

AGENDA
CITY OF CASPER PLANNING AND ZONING MEETING

December 14, 2023

6:00 P.M.

THE LYRIC (*Temporary City Hall Meeting Space*)

230 West Yellowstone Highway, Casper

Meetings can be viewed online via the City of Casper's YouTube channel.

PLANNING AND ZONING POLICY

PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.

2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
 - Clearly state your name and address.
 - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
 - Please do not repeat the same statements that were made by a previous speaker.
 - Please speak to the Commission as you would like to be spoken to.
 - Please do not address Applicants or other audience members directly.
 - Please make your comments at the podium and directed to the Planning and Zoning Commission.

3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items and recommendations to the City Council on others, as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies, or guidelines.

AGENDA

I. CALL TO ORDER

II. MINUTES: Consideration of P & Z Commission Minutes from November 9, 2023

III. PUBLIC HEARINGS:

ZOC-527-2023 (*Postponed from November 9, 2023*) – Request for a zone change of 10.0-acres, more or less, described as proposed Tract A-1, “Kensington Heights Addition No. 4” (currently described as the northern half, more or less, of Tract A, “Kensington Heights Addition No. 4”), from R-2 (One Unit Residential) to R-4 (High Density Residential). Applicant: Kensington Heights Development, LLC.

ZOC-524-2023 – Request for a zone change of the following properties from PUD (Planned Unit Development) to C-2 (General Business):

City of Casper Owned Parcels:

- 1514 & 1550 East 12th – Pt NW SE: 10-33-79 (Life Steps Campus, Inst. # 581547) (15.51-acres, more or less).
- 1656 & 1760 East 12th – Lots 1 & 2, Highland Park #5 (Youth Crisis Center & Meals on Wheels) (2.02-acres & 1.33-acres, more or less).
- Cemetery area located immediately north, and northeast, of Lifesteps Campus, encompassing Chugwater Blvd, Newcastle Blvd – SE Portion of Highland Park Cemetery Add. #2 (3.34-acres, more or less) (Cemetery).
- 1860 East 12th – Lot 2, Highland Park Add. #3 (1.44-acres, more or less) (City of Casper Cemetery Office).
- Orphan Parcel located directly north of 1202 South Kenwood, in front of the Youth Crisis Center – Casper View Addition, Lot 2, Block 3 (0.12-acres, more or less).
- Orphan Parcels located directly north of 1705 East 12th and 1200 South Elk, in front of Meals on Wheels – Casper View Addition, Lots 1-2, Block 4 (0.22-acres, more or less).
- Orphan Parcels directly south of 1860 East 12th Street – Glendale Addition, Block A (0.22-acres, more or less).
- Orphan Parcels in front of Park Place, 1930 East 12th – Glendale Addition, Block B (0.22-acres, more or less).

Natrona County Owned Parcels:

- 1500 East 12th – 8-acres located in the SW portion of the Highland Park Cemetery Addition No. 2 (Health Department Parcel, as described by the Real Estate

Purchase Agreement between the City of Casper and Natrona County, dated April 18, 2023).

- Orphan parcel directly north of 1427 East 12th Street – Casper View Addition, Lot 2, Block 1. (0.13-acres, more or less).

State of Wyoming Owned Parcels

- Orphan parcel addressed 1408 East 12th – Casper View Addition, Lot 1, Block 1; Casper View Addition, (0.13-acres, more or less).
- Orphan parcels located directly south of and abutting 1514 East 12th – Lots 1-2, Block 2; Casper View Addition, Lots 1-2, Block 3; (0.30-acres, more or less).
- Orphan parcel located directly north of 1601 East 12th, in front of the Youth Crisis Center – Casper View Addition, Lot 1, Block 3 (0.12-acres, more or less).

Applicants: City of Casper, Natrona County & State of Wyoming.

SUB-541-2023 – Request for final plat approval of the “Natrona County Health Addition,” comprising 8.003-acres, more or less, and located at the northeast corner of South Conwell Street and East 12th Street (1500 E 12th). Said final plat being a vacation and replat of a portion of “Highland Park Cemetery Addition No. 2”. Applicant: Natrona County.

ANX-533-2023 and **ZOC-534-2023** – Request to annex 0.51-acres, more or less, described as Lot 5, “Bryan Subdivision” and located at the southwest corner of Mary Street and Bryan-Evansville Road. The request also includes a proposed zone change of the 0.51-acre parcel from County zoning to City zoning classification M-2 (General Industrial). Applicant: Gene L. Robinson Living Trust.

SUB-540-2023 – Request for final plat approval of the “Morado Cove” Addition, being a vacation and replat of Lot 39, Block 1, “The Heights” and Lots 3 & 4, “The Heights Addition No. 2,” located at 1371 and 6311 Morado Drive, and comprising 1.485-acres, more or less. Applicant: Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust Dated May 13, 2002, and Carol S. Hammond and Bert K. Hammond, Trustees under the Carol S. Hammond Living Trust dated May 13, 2002.

CUP-454-2023 – (*Tabled on August 10, 2023*) Request for a Conditional Use Permit (CUP) to allow a “personal service shop” (nail salon) in an R-3 (One to Four Unit Residential) zoning district, located at 104 North Lennox Street, “Butler Addition,” Block 106, Lot 8. Applicant: My Hanh Vines.

IV. SPECIAL ISSUES: None.

V. COMMUNICATIONS:

- A. Commission
- B. Community Development Director/City Planner
- C. Council Liaison
- D. OYD and Historic Preservation Commission Liaisons
 - 1) Historic Preservation Commission (The November meeting was a tour of the Rialto and America Theaters)
 - 2) Old Yellowstone Advisory Committee (Draft minutes from November 27)
- E. Other Communications

VI. ADJOURNMENT – *Next Meeting of the Planning and Zoning Commission is scheduled for Thursday, January 11, 2024, at 6:00 P.M., at the LYRIC, 230 West Yellowstone Highway, Casper.*

**CASPER PLANNING AND ZONING MEETING
THURSDAY NOVEMBER 9, 2023
THE LYRIC, 230 W YELLOWSTONE**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page.

Members Present: Terry Wingerter, Joe Hutchison, Michael McIntosh, Kenneth Bates, Vickery Fales-Hall, Nic Eskew

Absent Members: Maribeth Plocek

Others present: Craig Collins, City Planner
Barb Santmire, Administrative Assistant III
Wallace Trembath, Deputy City Attorney

MINUTES OF THE PREVIOUS MEETING

Mr. Wingerter moved that the minutes of the October 12, 2023 Planning & Zoning Commission meeting be approved as presented. Mr. Bates seconded the motion. With all members present voting aye, the motion carried.

PUBLIC HEARINGS

Case #1: The applicant for case **ZOC-527-2023** regarding a zone change of Kensington Heights Addition No. 4, Tract A-1 requested the public hearing be postponed until the December 14, 2023 Planning and Zoning Commission meeting.

Mr. Bates made a motion to postpone case **ZOC-527-2023**. The motion was seconded by Ms. Hall. All those present voted aye. Motion carried.

Chairperson McIntosh noted that with the postponement, there will be no public hearing and, therefore, no public comment on this case. Those wishing to express comments on the case were encouraged to attend the December 14th meeting and be heard at the rescheduled public hearing.

COMMUNICATIONS:

Community Development/City Planner – Mr. Collins noted that 2 Commissioners have decided not to apply for a second term, leaving 2 openings to be filled for 2024. Anyone wishing to apply should submit a letter of interest to the Community Development Department for consideration.

Historic Preservation Commission – A poll will be posted on the CHPC Facebook page asking for input on next year’s limited-edition Christmas ornament.

Old Yellowstone District Advisory Committee – An update was provided on the roadwork being planned by the OYD for Midwest (from Walnut to Poplar) and by WYDOT for Poplar (not including the Poplar St bridge).

It was also noted that the holiday season is a busy time for the OYD Advisory Committee with light hanging, community caroling, and many other projects planned by the Committee members.

Other Communication from the Commission – On behalf of the Commissioners, Mr. Bates thanked everyone who is serving, or has served, expressing appreciation for the sacrifices they have made.

ADJOURNMENT

There being no further business, Chairperson McIntosh adjourned the meeting at 6:11 pm.

Chairperson

Secretary

December 8, 2023

MEMO TO: Michael McIntosh, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT **ZOC-527-2023** (*Postponed from November 9, 2023*) – Request for a zone change of 10.0-acres, more or less, described as proposed Tract A-1, “Kensington Heights Addition No. 4” (currently described as the northern half, more or less, of Tract A, “Kensington Heights Addition No. 4”), from R-2 (One Unit Residential) to R-4 (High Density Residential). Applicant: Kensington Heights Development, LLC.

Recommendation:

The Planning and Zoning Commission may approve a zone change after hearing public testimony, and consideration of the facts of the case, if the proposed zone change meets the requirements of the Casper Municipal Code and is found to be in conformance with the Comprehensive Land Use Plan (Generation Casper).

Code Compliance:

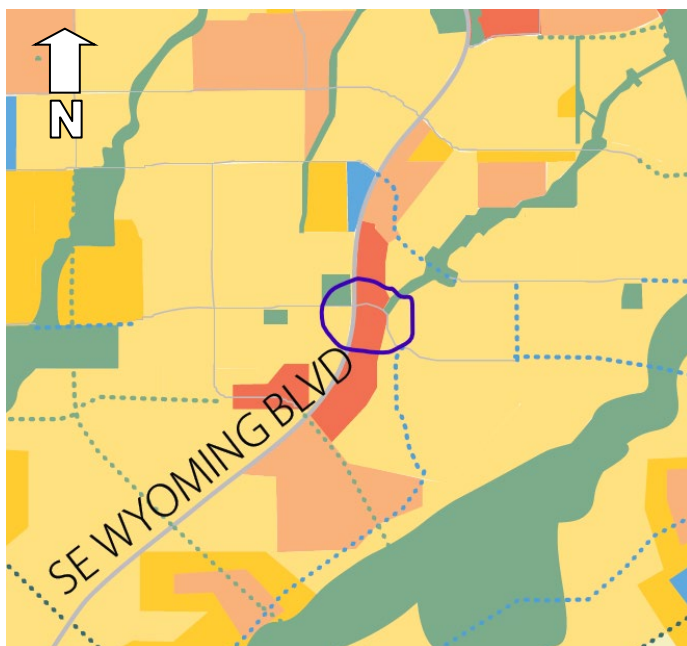
Staff has completed all public notice requirements of Section 17.12.170 of the Casper Municipal Code pertaining to zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared, staff has received eleven (11) separate correspondences from eight (8) individuals regarding this case. In addition, staff received a petition in opposition with (93) signatures.**

Applicable City Codes and Adopted Policies/Plans

1. If the Planning and Zoning Commission “approves” the zone change, it will advance to the City Council for their consideration, with a “do-pass” recommendation from the Commission. However, if the zone change is denied by the Commission, the zone change will not progress to City Council unless an appeal is requested, in the manner specified by Code.
2. Imposing conditions of approval is not permissible with zone changes.
3. 17.36.020 - Permitted uses in the R-4 (High Density Residential) zoning district are as follows:
 - A. Assisted living;
 - B. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;

- C. Conventional site-built and modular two-family dwellings;
- D. Conventional site-built and modular **multifamily dwellings**;
- E. Conventional site-built and modular condominiums for residential use;
- F. Conventional site-built and modular townhomes for residential use;
- G. Bed and breakfast;
- H. Bed and breakfast homestay;
- I. Boarding/rooming houses;
- J. Churches;
- K. Day-care, adult;
- L. Family child care home;
- M. Group homes;
- N. Nursing homes;
- O. Parks, playgrounds, golf courses, and similar recreational activities operated and used primarily during daylight hours;
- P. Schools, public, parochial, and private elementary, junior and senior high;
- Q. Neighborhood assembly uses;
- R. Branch community facilities;
- S. Neighborhood grocery;
- T. Personal service shops;
- U. Professional offices with fewer than twenty employees;
- V. Coffee shops, cafes and restaurants without drive-up windows;
- W. Sundry shops and specialty shops.

4. Future Land Use Plan information for the subject area (Generation Casper Comprehensive Land Use Plan – page 4-26):



- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood Centers
- Community Centers
- Employment Mixed Use
- Employment Centers
- Urban Center
- Parks + Open Space

Summary:

Kensington Heights Development, LLC has applied for a zone change of 10-acres, more or less, located at the southeast corner of Centennial Village Drive and SE Wyoming Boulevard, from R-2 (One Unit Residential) to R-4 (High Density Residential). The subject property is currently undeveloped, and the proposed use of the property is multifamily residential. R-2 (One Unit Residential) zoning does not list multifamily residential as either a permitted or conditional use. Land uses in the surrounding area are a mix of residential, educational and commercial.

The subject property was originally included in the Centennial Hills Planned Unit Development (PUD), approved in 2003. In March of 2020, the area was rezoned from PUD to R-2 (One Unit Residential) via Ordinance No. 6-20.

Zoning immediately surrounding the subject property is as follows:

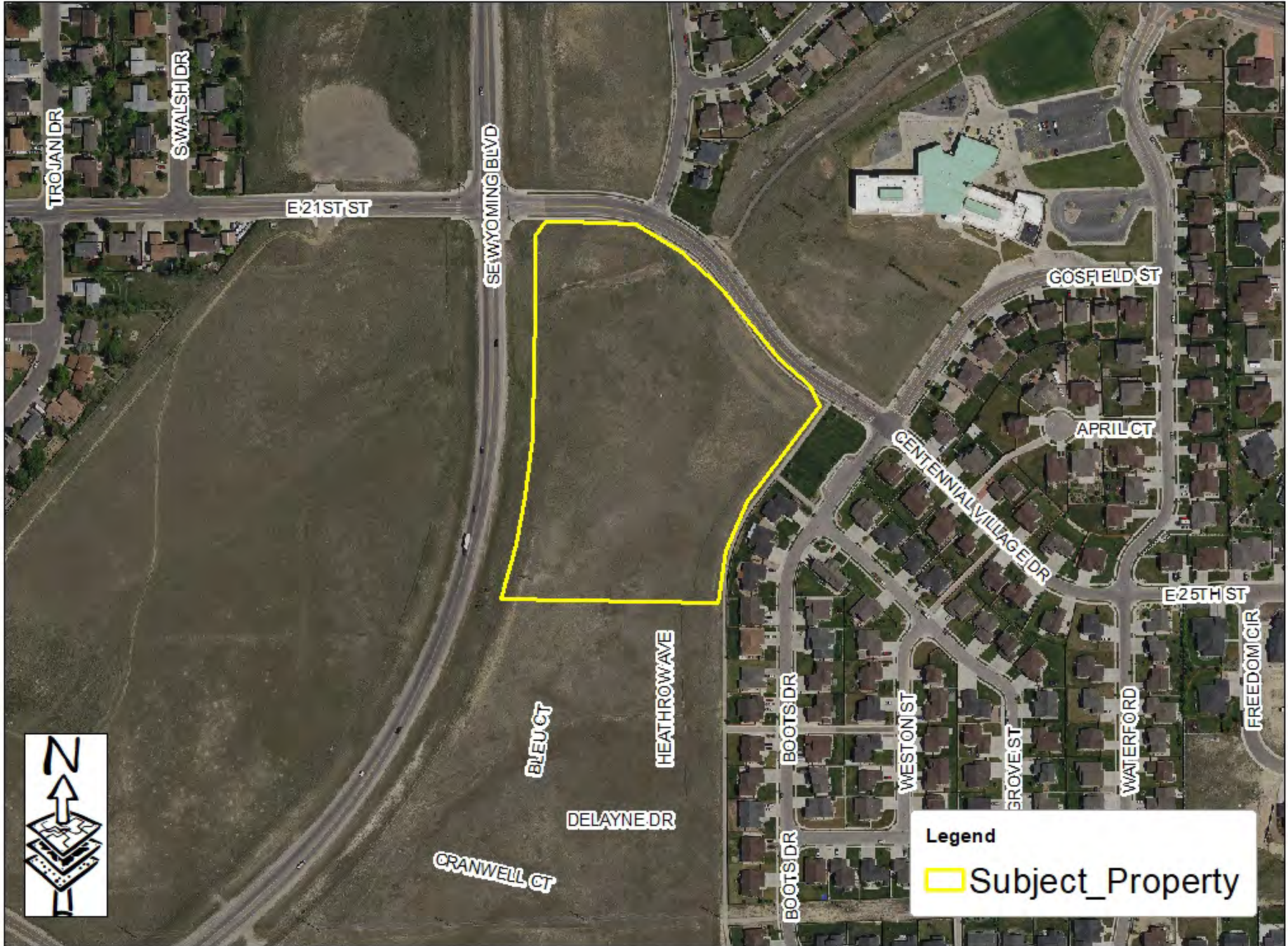
- North – PUD (Planned Unit Development);
- South – R-2 (One Unit Residential);
- East – R-2 (One Unit Residential);
- West – Unincorporated (County).

Section 17.12.170 of the Casper Municipal Code provides guidance on zone change requests, and requires that the Community Development Director provide a report to the Commission as to the request's conformance with the Comprehensive Land Use Plan. The Generation Casper Comprehensive Plan also provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The FLU designates the desired future use of the subject property as "Community Centers." Page 4-33 of the Comprehensive Plan describes "Community Centers" as a concentration of commercial activity that may include some mix of higher density residential uses and multi-story buildings.

Chapter 3 of the 2017 Generation Casper Plan provides specific principles, goals and strategies to guide land development and decision making, based on the input received from Casper citizens during the development of the plan. Applicable principles, goals and strategies are as follows:

- ECH1-4 – Housing Space: Promote land use patterns that provide adequate housing of all types, supported by integrated parks and services.
- ECH1-5 – Fair Housing: Provide a range of attainable and affordable housing throughout the community with equal access to fair housing (meaning equal housing opportunities free from discrimination, as according to HUD).
- UQL2-4 – Community Housing: Implement land use changes that encourage diverse housing options and affordability by integrating the latest tools, incentives and code options.

Kensington Proposed Zone Change Area - R-2 to R-4



Kensington Proposed Zone Change Area - R-2 to R-4



From: [REDACTED]
To: [Planning](#)
Subject: Zoning change ZO-527-2023
Date: Wednesday, November 1, 2023 3:39:27 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to oppose the zoning change from residential to commercial on application ZO-527-2023. Casper has spent many hours and dollars developing a master plan which insures residents will know how the land around their home will be used. We use that information to understand the location of our schools, the walkability of our neighborhoods, the views of Casper mountain and frankly the long-term value of our homes. People in the Kensington Heights Development were told this land was for residential use and would be similar to their own homes. It is such misrepresentation to now change that land use to commercial. Development can't always be just about the dollar a developer can make. It should be about the quality of life for Casper residents.

Please continue to honor the master plan so many worked to develop and so many thought they could trust.

Linda Bryce
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: ZO-537-2023
Date: Thursday, November 2, 2023 8:45:43 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a long time East side resident and a 40 year career in Casper real estate I vehemently oppose the developers plan to change “ their” previously submitted and approved zoning of this 16 acre parcel from residential to commercial.

When I sell a home on Boots in Centennial Hills or this same developers new subdivision, Kensington Heights and the Buyer questions me as to the potential use of the nearby vacant land I absolutely need to be able to rely on the the fact that the current zoning is R-2; single family residential before I encourage them to make an investment in that home between \$400,000 and \$800,000!

If the City allows this change and “high density and multi story use” ie. Apartment buildings, there are easily a dozen existing homes that will be devalued instantly by at least 20%. Is there not consideration for the investment these homeowners have already made in this Community ? Not to mention the developer’s responsibility to these homeowners who have already contributed to the developers wealth.

At the very least there should be a height limit on any buildings that are proposed for this site. Casper residents consistently desire the preservation and protection of our views of our treasured Casper Mountain. We are very short sighted if we fail to honor this pledge to protect our “jewel”.

I know the City is tired of hearing what they consider an “elitist” Colorado vision for Casper however I repeat ; Why do we consistently fail to consider the aesthetic and long term vision to affirm quality of life growth and we just approve ANY growth.

Our neighbors to the South do a far superior job preserving and protecting the overall aesthetic look of their communities and their views and values and have been rewarded with substantial growth and investment in their communities. Businesses and residents want to locate there because of this commitment and consistency.

Our haphazard approach to pacify developers by arbitrarily changing zoning is wrong and dangerous.

In addition I can’t imagine the possible dangers this higher density use might pose to parents picking up and dropping off their children at Summit Elementary.

Jeanne Goldrick
2829 Ardon Lane
Casper, WY 82609
Sent from my iPad

From: [REDACTED]
To: [Craig Collins](mailto:ccollins@casperwy.gov)
Subject: Re: ZO-537-2023
Date: Thursday, November 2, 2023 11:59:13 AM

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Craig,

Thank you for your response .

I believe a change to R-4 is nothing but lipstick on a pig . The area and surrounding homes will be immensely compromised by apartments regardless of some landscape and set back requirements..

I can only hope the residents adjacent to this parcel hire an attorney and file a class action suit against the city and the developer.

This is truly acting in bad faith .

Jeanne Goldrick

Sent from my iPhone

> On Nov 2, 2023, at 10:00 AM, Craig Collins <ccollins@casperwy.gov> wrote:

>

> Jeanne:

>

> Thank you for your comments, they will be forwarded to the Planning and Zoning Commission.

>

> Just an FYI, the applicant has requested a postponement of this case, so it will NOT be heard on November 9th. The applicant believes that the C-2 (General Business) zoning is causing confusion, and she wishes to apply for an alternate zoning classification that narrows the list of allowable uses. We will be sending out letters to property owners within 300 feet to notify them of the changes. The new date of for consideration will be December 14th.

>

> Best,

>

> Craig Collins, AICP

> City Planner

>

>

> -----Original Message-----

> From: Jeanne Goldrick [REDACTED]

> Sent: Thursday, November 2, 2023 8:45 AM

> To: Planning <planning@Casperwy.gov>

> Subject: ZO-537-2023

>

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>

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> In addition I can’t imagine the possible dangers this higher density use might pose to parents picking up and dropping off their children at Summit Elementary.

>

> Jeanne Goldrick

> 2829 Ardon Lane

> Casper, WY 82609

> Sent from my iPad

>

>

> All City of Casper e-mails and attachments, except those defined as attorney/client communications or confidential/privileged information, may qualify as public records under the Wyoming Public Records Act, W.S. § 16-4-201 et seq., and are subject to public disclosure pursuant to this Act.

From: [Craig Collins](#)
To: [Barbara Santmire](#)
Subject: FW: Objection to Kensington Heights Zoning Change
Date: Thursday, November 2, 2023 9:44:15 AM

From: Thomas Shanor [REDACTED]
Sent: Thursday, November 2, 2023 9:34 AM
To: Craig Collins <ccollins@casperwy.gov>
Subject: Objection to Kensington Heights Zoning Change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Craig:

I appreciate you taking my call yesterday. After reviewing the relevant information, I find it necessary to write this objection to the Kensington Heights zoning change.

First, the Property and surrounding area was initially zoned for residential purposes. However, for some reason, the zoning and platting seemed to be modified as the infrastructure (i.e. the roads) were built on a reduced size. The "smaller streets" simply cannot handle any more traffic. Boots Drive, the street which I live on, essentially becomes a one-lane road throughout most of the Winter. In the Summer, it is at best a lane and one-half. If a car is parked on the street, traversing cars must take turns as there is insufficient room for both to pass at the same time. Furthermore, Summit Elementary School essentially causes a traffic stand-still at drop/off a pickup times. To put it simply, the streets are already overburdened with traffic as it is. Any increased use will do nothing except make traffic worse and make using the roadways impossible during certain times of the year and/or certain times of the day.

Second, the already condensed development was designed by the same party asking to receive this new zoning modification. It seems entirely unfair for people/residents to deal with the "shrunk infrastructure" and rely on the existing zoning just to have the rug pulled out from under them. This is especially the case when the request is coming from the same party who caused this issue (small streets and increased traffic) in the first place.

Third, the Comprehensive Plan describes that this area is to be used as a Community Center. The plan, being very thought out, describes the purpose of the Community Center as follows: Each Community Center should serve a **particular purpose to the community and offer a distinctive sense of place**. Furthermore, the intended uses shall be for retail, trade, service uses, and offices with **supporting multifamily residential**. I would argue that there is no particular purpose for a large multifamily unit in this area. As mentioned above, it will only

cause to over-burden the already burdened streets. Furthermore, this multi-family will not be supporting anything. There are no retail shops, trades, business, or the like in the immediate area or neighborhood. All of the commercial activity lies to North. Furthermore, there is no distinct sense of place with a multi-family Unit and no surrounding businesses or shops-- its just a multifamily unit. No person simply goes to hang-out and spend a day at an apartment complex. Therefore, I do not think that a standalone apartment complex comports or complies with the Comprehensive Plan as **it does not support anything**.

Fourth, with all the above said, I think its important to note that I do not think that a zoning change or modification isn't warranted in the future. I think that ultimately it is in the best interest of the area for that to occur. However, it needs to occur with plan and thought. It needs to be done so the Comprehensive Plan can be utilized. The area needs restaurants, shops, business, ect. However, none of that can occur or will occur if the surrounding area is utilized by a large apartment complex; or if the property and surrounding infrastructure is overburdened and rendered unusable.

Therefore, with all due respect, and for the reasons stated above, I ask that this zoning change be denied until a more thought-out plan is presented to the City which comports with the Comprehensive Plan.

Thomas W. Shanor

Attorney at Law

Shanor Law Office PC

6571 E. 2nd #2

Casper, WY 82609



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From: [Thomas Shanor](#)
To: [Craig Collins](#)
Subject: Re: Objection to Kensington Heights Zoning Change
Date: Friday, November 3, 2023 11:35:04 AM

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Craig:

Thank you for the email; however, the objection remains the same if the Property is to be rezoned as R-4. The current infrastructure is **inadequate** to handle a multi-family unit. At a minimum, plans of development need to be presented **prior** to any zoning modification. Ingress and egress needs to be discussed.

I cannot stress enough that this neighborhood is already condensed and overutilized. Unless serious thought and planning is put into this project, it will do nothing except effectuate a business transaction to the detriment of an entire neighborhood. This is contrary to the purpose of the Zoning Ordinances.

Thomas W. Shanor
Attorney at Law
Shanor Law Office PC
6571 E. 2nd #2
Casper, WY 82609
[REDACTED]

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From: Craig Collins <ccollins@casperwy.gov>
Sent: Thursday, November 2, 2023 9:49 AM
To: Thomas Shanor [REDACTED]
Subject: RE: Objection to Kensington Heights Zoning Change

Thanks Thomas, your comments will be forwarded to the Planning and Zoning Commission.

I just talked to the applicant, and she has asked for a continuance this month, and plans to amend her rezoning request, for consideration at the December 14th P & Z Commission meeting. She believes that the C-2 (General Business) zoning of the property is being misunderstood, and wants to clarify her plans by switching to R-4 (High Density Residential). We will be sending out updated letters to property owners within 300 feet.

Let me know if you have any questions,

Craig Collins
City Planner

From: Thomas Shanor [REDACTED]
Sent: Thursday, November 2, 2023 9:34 AM
To: Craig Collins <ccollins@casperwy.gov>
Subject: Objection to Kensington Heights Zoning Change

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Craig:

I appreciate you taking my call yesterday. After reviewing the relevant information, I find it necessary to write this objection to the Kensington Heights zoning change.

First, the Property and surrounding area was initially zoned for residential purposes. However, for some reason, the zoning and platting seemed to be modified as the infrastructure (i.e. the roads) were built on a reduced size. The "smaller streets" simply cannot handle any more traffic. Boots Drive, the street which I live on, essentially becomes a one-lane road throughout most of the Winter. In the Summer, it is at best a lane and one-half. If a car is parked on the street, traversing cars must take turns as there is insufficient room for both to pass at the same time. Furthermore, Summit Elementary School essentially causes a traffic stand-still at drop/off a pickup times. To put it simply, the streets are already overburdened with traffic as it is. Any increased use will do nothing except make traffic worse and make using the roadways impossible during certain times of the year and/or certain times of the day.

Second, the already condensed development was designed by the same party asking to receive this new zoning modification. It seems entirely unfair for people/residents to deal with the "shrunk infrastructure" and rely on the existing zoning just to have the rug pulled out from under them. This is especially the case when the request is coming from the same party who caused this issue (small streets and increased traffic) in the first place.

Third, the Comprehensive Plan describes that this area is to be used as a Community Center. The plan, being very thought out, describes the purpose of the Community Center as follows: Each Community Center should serve a **particular purpose to the community and offer a distinctive sense of place**. Furthermore, the intended uses shall be for retail, trade, service uses, and offices with **supporting multifamily residential**. I would argue that there is no particular purpose for a large multifamily unit in this area. As mentioned above, it will only cause to over-burden the already burdened streets. Furthermore, this multi-family will not be

supporting anything. There are no retail shops, trades, business, or the like in the immediate area or neighborhood. All of the commercial activity lies to North. Furthermore, there is no distinct sense of place with a multi-family Unit and no surrounding businesses or shops-- its just a multifamily unit. No person simply goes to hang-out and spend a day at an apartment complex. Therefore, I do not think that a standalone apartment complex comports or complies with the Comprehensive Plan as **it does not support anything.**

Fourth, with all the above said, I think its important to note that I do not think that a zoning change or modification isn't warranted in the future. I think that ultimately it is in the best interest of the area for that to occur. However, it needs to occur with plan and thought. It needs to be done so the Comprehensive Plan can be utilized. The area needs restaurants, shops, business, ect. However, none of that can occur or will occur if the surrounding area is utilized by a large apartment complex; or if the property and surrounding infrastructure is overburdened and rendered unusable.

Therefore, with all due respect, and for the reasons stated above, I ask that this zoning change be denied until a more thought-out plan is presented to the City which comports with the Comprehensive Plan.

Thomas W. Shanor
Attorney at Law
Shanor Law Office PC
6571 E. 2nd #2
Casper, WY 82609
[REDACTED]

.***E-mail Disclaimer***

The information contained in this email, and in any accompanying documents, may constitute confidential and/or legally privileged information. The information is intended only for use by the designated recipient. If you are not the intended recipient (or responsible for delivery of the message to the intended recipient), you are hereby notified that any dissemination, distribution, copying, or other use of, or taking any action in reliance on this e-mail is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete the message from your system.

All City of Casper e-mails and attachments, except those defined as attorney/client communications or confidential/privileged information, may qualify as public records under the Wyoming Public Records Act, W.S. § 16-4-201 et seq., and are subject to public disclosure pursuant to this Act.

From: [Rebekah Ladd](#)
To: [Planning](#)
Subject: Please Vote Against an Upcoming Zoning Change
Date: Friday, November 3, 2023 10:13:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

My name is Rebekah Ladd. I've been a citizen of Casper since 2016. You may remember me from my time as the Public Information Officer for the Casper Police Department from 2019-2022.

During my time at the Department, I had first hand knowledge of crime in our City. As you are probably aware, apartment complexes in Casper have much higher rates of crime than single family home residential neighborhoods.

If you are unaware of this, I would encourage you to speak with any officer or leadership at the Police Department and ask the question.

This reason alone is why my family moved in 2019 from a single family home on the west side of town to a single family home on the east side of town.

The overall low crime rates of Casper is why we chose to relocate here in the first place. And subsequently relocate my mother, her husband, and my in laws. All of whom moved here from out of state, bought homes, got jobs and contribute to this community.

I am contacting you today to speak out against the zoning change located at the corner of Wyoming Boulevard and Centennial Hills Boulevard that would change this location from R-2 (One Unit Residential) to C-2 (General Business). It is our knowledge the intent is to build apartments.

We bought our home in this neighborhood, as many others did, because it is a single family home neighborhood. Zoning ordinances are ASSURANCES from the city that citizens bet their life savings on when purchasing a home.

I would encourage you to consider your allegiance. Is it to business development that breaks promises made to citizens?

Or is it to citizens who are asking you to protect their neighborhoods? To keep the promises originally made to residents through zoning ordinances? Would you want this change if your home was next to it? When you thought you bought a home in a safe, quiet neighborhood next to an elementary school?

This issue matters immensely to my family and many others in this neighborhood. We cannot afford to move anytime soon. If and when crime rates kick up as a result of this apartment complex - as they have with other apartment complexes in town - we are stuck and we are scared.

We, as many others have, moved here for safety, security - way of life. Please do what you can to protect that for us and when ask you to. We do not want this change. Please vote against it.

Respectfully,

Rebekah, Kendrick, Jordan (5) and Raegan (9 weeks) Ladd

From: [Cayl Carpenter](#)
To: [Planning](#)
Subject: Comment ZOC-527-2023
Date: Wednesday, November 8, 2023 1:22:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Casper City Planning Department,

My name is Cayl Carpenter, I live at 2923 Heathrow Ave, Casper, WY, 82609. I am writing to express my strong opposition to the proposed zoning change in my neighborhood, applied for by the Kensington Heights Development LLC. I have not seen the plans for the proposed lot, I have only heard rumors of proposed apartments being built here? I am by no means against business and/or apartment complexes, but I would like to recognize that this is not the right place for these to go if that is the intended plan. We already have low water pressure, and small side streets that are not going to be able to accommodate such an increased demand on them. I moved to this area for a quiet neighborhood that is well suited for raising my young family, this increased traffic would interfere with the safety and livelihood of my family. I have lived in Casper my entire life and would like the same opportunity for my children.

We are not often presented opportunities as a city whole, to really focus on things that make huge impacts. While it is a known fact that low income/apartment complexes can boost economic growth in that particular area, I don't see this area of Casper needing stimulated? A few areas that would really benefit from this kind of construction and housing would be North Casper, Paradise valley, near the Preserve apartments, near the fairgrounds. This particular area seems very economically stable and not the best suited place for this. I would strongly urge you all to use this opportunity to focus on areas of Casper that we can make better and more suitable for this proposal, rather than a rezoning of this area.

My ask is that you reject this rezoning of this plot of land to better the Casper Community.

Thank you all for your service and for listening to myself and neighbors around me!

A large black rectangular redaction box covering the signature area of the email.

From: [Bob Bailey](#)
To: [Planning](#)
Subject: Rezoning area in Kensington hats
Date: Thursday, November 9, 2023 10:14:19 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City planner,

This is in referenc to your meeting tonight about the rezoning of an area in Kensington heights

I am very much not in favor of this change. Homs were purchased prior with the anticipation that this would be a residential area not containing any commercial area nor multiple family housing

In able to maintain value of homes for those that have already purchased homes, this area should be left as single family homes

Sent from my iPhone

From: [David Granum](#)
To: [Planning](#)
Subject: Opposition to ZOC-527-2023
Date: Friday, December 1, 2023 9:43:25 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Collins,

My wife and I currently reside at 2552 Boots Drive, and are writing to express our concern and opposition to the proposed zoning change **ZOC-527-2023** (northern half of Tract A Kensington Heights Addition No. 4 from R-2 to C-2).

When we decided to purchase our home on Boots Drive, we did so with the understanding that development of open lots behind and adjacent to the house were zoned for residential. A portion of these lots being zoned for general business development impacts a home buying decision, as well as the value that we paid for a home in this location.

Another concern for the residents of this area is the lack of detail around development that may occur. Specifically, will this development back up to the Centennial Hills subdivision with no setback or road separation? Also, what type of impact will the development have on congestion in an area that is directly across from Summit Elementary School and already has a high volume of traffic.

We certainly understand and appreciate the benefit that such zoning may bring to the community as a whole. However, it seems there are available locations in Casper that are already zoned and more suitable for such developments.

Overall, we feel there are many downsides to this zoning change for the residents of Centennial Hills & Kensington Heights, as well as additional concerns for Summit Elementary. At the same time, it seems the benefits that the potential development may bring can still be realized at locations that were initially zoned and better suited for such developments.

Thank you for your time and consideration.

David & Krista Granum
2552 Boots Dr. Casper, WY 82609

[REDACTED]
[REDACTED]

Garrett Mortimer
2902 Lambert Court
Casper, WY 82609

Dear Casper City Planning Department,

I am writing to express my strong opposition to the proposed Zone change as applied for by Kensington Heights Development, LLC. While I certainly understand the need for affordable housing in our city, I believe the selected location for this project would have a detrimental impact on our community.

I completed construction on my long-term home not far from the tract of land being considered for re-zoning. What attracted me to this area was the idyllic homes, clean walking areas, and safe family environments. The homeowners in this area, like me, made long term investments in this community by purchasing their homes. I was drawn to the community and the environment as it is currently.

The increase in traffic congestion during the commute hours alone will be enough to deter long term homeownership and quality investments in the area. The type of housing being proposed simply does not align with the character of our neighborhood. Homes recently sold, or currently being built in the Kensington Heights Development are aesthetically appealing, high-quality homes, with owners who cherish living in a thriving neighborhood.

I have concerns about the impact this housing development will have on property values in the surrounding area. This is a long time developed residential area with a reputation for being a safe, quiet, and friendly neighborhood. The influx of low-income residents could lead to increased crime rates and other negative social effects that would alter the area indefinitely.

I strongly urge you to reject rezoning this plot of land for the benefit of the surrounding community.

Thank you for your continued service and support of our community.

Sincerely,











Garrett Mortimer

Petition to Deny/Reject the Zone change in Kensington Heights Addition

ZOC-527-2023 requests a change for Tract A from R-2 (One unit Residential) to C-2 (Business)

We the undersigned, urge the City of Casper to **REJECT** the proposed zone change for the following reasons:

- 1 When we bought our home in Centennial Hills, we believed the zoning was R-2, would remain so, and it was valued on that basis.
- 2 Increases in noise, light pollution, and crime, are sure to accompany any business development.
- 3 When residents were concerned about the zone change in 2022, we had no idea that it ultimately it could be changed to Business.
- 4 Current roads in the area are very narrow and business development will increase the traffic jams.
- 5 The local school (Summit Elementary) is not able to handle the influx from students in the high density housing.
Students will need to be transported to other areas, which will further exacerbate the local traffic problem.
- 6 The quality of education at Summit will be adversely effected by increasing the student teacher ratio.
- 7 Once zoned "Business"s (think ANY business, there is no limit to what establishments could be in our neighborhood.
- 8 This proposal will reduce the property values in our neighborhood.

NAME	SIGNATURE	ADDRESS
Brian Lewis		2817 Croydon Dr
Jeff Rhea		2805 Croydon Dr
David S Mitchell		2828 Croydon Dr.
Carolyn R Mitchell		2828 Croydon Dr
Kyle Vinick		2840 Croydon Dr.
HARREL DAVID		2857 Croydon Dr.
Pete Owen		2900 Croydon Dr.
Jessyca Boyce		2912 Croydon Dr
Mark Boy		2924 Croydon Dr.
Mareana Esau		2924 Croydon Dr

Petition to Deny/Reject the Zone change in Kensington Heights Addition

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NAME	SIGNATURE	ADDRESS
Talen Mackovich		2863 Lambert Ct.
Ken Morse		4251 Drayton Way
Sustin Cleward		4291 Drayton way
Amy Aguilar		4291 Drayton way
Rodney Thomas		2837 Croyle Dr
Gene Thomas		2937 Croyle Dr
James Thomas		2937 Croyle Dr
James Thomas		2937 Croyle Dr
Kyle Bentson		2853 Croyle Dr
Mark Hamrick		2891 Croyle Dr
Marise Hausero		2829 Croyle Dr
Colin Strana		2936 Croyle Dr

petition to Deny/Reject the Zone change in Kensington Heights Addition

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Front roads in the area are very narrow and business development will increase the traffic jams.
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The quality of education at Summit will be adversely affected by increasing the student teacher ratio.
The area zoned "Business" (think ANY business, there is no limit to what establishments could be in our neighborhood).
This proposal will reduce the property values in our neighborhood.

NAME	SIGNATURE	ADDRESS
Jenny Russell		4371 Gramin Dr
Dwight Patterson		4411 Gramin Dr
Josiah Timmie Galles		4420 Gramin Dr
Bobby Hill		2841 Marston
Anthony & Chris Stengel		2863 S. Hon Ct
JAMES & BETH DAWBUSHEN		4274 Drayford way
Stacy Hill		4960 Drayton way
Zane Matheson		4280 Drayton way
Monica Mitchell		4330 Drayton way
MARK K. TRER		4330 Drayton way

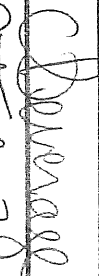









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7. Once zoned "Business"s (think ANY business), there is no limit to what establishments could be in our neighborhood.
8. This proposal will reduce the property values in our neighborhood.

is 301
pressure
ready
& water

NAME	SIGNATURE	ADDRESS
Cassan Beverage		2941 Boats Dr.
Patrick Beverage		2941 Boats Dr.
John Sheate		2869 Boats Dr.
Mike Storz		4250 Graham Dr.
Rand Renhart		4310 Grant Dr.
Mariana Brenton		4331 Graham Dr.
Bregma Bathini		4311 Graham Dr.
Nimmo Karuki		4311 Graham Dr.
Aleen Ford		4231 Graham Dr.
Steve Ford		4231 Graham Dr.

Petition to Deny/Reject the Zone change in Kensington Heights Addition

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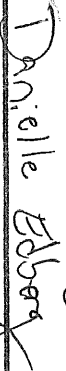
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NAME

SIGNATURE

ADDRESS

Suslin Edberg



2806 Boats Dr

2806 Boats Dr

Sharon Vair



2818 Boats Dr

2830 Boats Drive

~~Manda Higgins~~

~~~~

2878 Boats Dr.

Andrew Harris



2878 Boats Dr.

2902 Boats Dr.

Zach Weeman



2902 Boats Dr.

2520 Warden St

~~Summerford-Harris~~

~~~~

2520 Warden St

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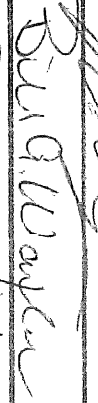




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NAME	SIGNATURE	ADDRESS
Ryan Ginyg		2571 Grove 82609
MARK GENE BREAU		2583 GARDE 82609
Sondus Bsuming		4321 Stout 82609
Kyle Pilgare		4251 Shift St. 82609
Ryan Taylor		2594 Weston St 82609
Bzell Wacker		2557 Western 82609
Jessica Hanson		2556 Western 82609
Diane Frencklerck		2580 Webster 82609
David Nilsen		4321 Stout St 82609
DAVE THARRS		4211 STOUT ST 82609

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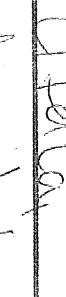

NAME	SIGNATURE	ADDRESS
Kyle Wheeler		2430 Boots Drive Casper, WY
Andy Dinary		2456 Boots Dr
Aaron Larson		2450 Boots St.
Kelly & Mike		2432 Boots Drive Casper
Cassie Holt		2605 Boots Drive 82609
Tim & Debbie Smith		2517 Boots Dr.
Tiffany & Steve Wilson		2505 Boots Dr.
Shane & Amanda Kelly		2576 Boots Dr.
Mike & Sarah Genzel		4539 Westcott Dr
Aileen Dinary		2456 Boots Dr.

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NAME	SIGNATURE	ADDRESS
Heather Avery		2180 Boats D
Brynn Avery		2180 Boats D
Emmy Vingt		2403 Grove St
John Swanson		2474 Grove St
John Casper		2487 Grove St
Makayla Melle		2547 Grove St.
Amy Bryant		2535 Grove St.
Li-Fa Lai		2558 Grove St
Napat Lai		2558 Grove St
Heather Gings		2571 Grove St

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NAME	SIGNATURE	ADDRESS
Shane Pulliam		2415 Centennial Village Dr
Jason or Amanda Parks		2391 Centennial Village DR
Kimi Borking		4111 Stosford Ct.
Amelia Peterson		3652 Dreyton Way
Donna O'Quinn		2893 WREDD
SPIN MILK		2882 HEARNS
Ally Lemons		2803 Heathrow Ave
LUKE BRIDWATER		2802 Lambert Ct
KARLA MONROE		2862 LAMBERT CT
Bailey Markovich		2863 Lambert Ct

Petition to Deny/Reject the Zone change in Kensington Heights Addition

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NAME

SIGNATURE

ADDRESS

Michael Wilhelm

Ms. Ann

4350 Dayton Way

Burgess Embury

Thelma Embury

2451 Centennial Village Dr.

December 8, 2023

MEMO TO: Michael McIntosh, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT **ZOC-524-2023** – Request for a zone change of the following properties from PUD (Planned Unit Development) to C-2 (General Business):

City of Casper Owned Parcels:

- 1514 & 1550 East 12th – Pt NW SE: 10-33-79 (Life Steps Campus, Inst. # 581547) (15.51-acres, more or less).
- 1656 & 1760 East 12th – Lots 1 & 2, Highland Park #5 (Youth Crisis Center & Meals on Wheels) (2.02-acres & 1.33-acres, more or less).
- Cemetery area located immediately north, and northeast, of Lifesteps Campus, encompassing Chugwater Blvd, Newcastle Blvd – SE Portion of Highland Park Cemetery Add. #2 (3.34-acres, more or less) (Cemetery).
- 1860 East 12th – Lot 2, Highland Park Add. #3 (1.44-acres, more or less) (City of Casper Cemetery Office).
- Orphan Parcel located directly north of 1202 South Kenwood, in front of the Youth Crisis Center – Casper View Addition, Lot 2, Block 3 (0.12-acres, more or less).
- Orphan Parcels located directly north of 1705 East 12th and 1200 South Elk, in front of Meals on Wheels – Casper View Addition, Lots 1-2, Block 4 (0.22-acres, more or less).
- Orphan Parcels directly south of 1860 East 12th Street – Glendale Addition, Block A (0.22-acres, more or less).
- Orphan Parcels in front of Park Place, 1930 East 12th – Glendale Addition, Block B (0.22-acres, more or less).

Natrona County Owned Parcels:

- 1500 East 12th – 8-acres located in the SW portion of the Highland Park Cemetery Addition No. 2 (Health Department Parcel, as described by the Real Estate Purchase Agreement between the City of Casper and Natrona County, dated April 18, 2023).
- Orphan parcel directly north of 1427 East 12th Street – Casper View Addition, Lot 2, Block 1. (0.13-acres, more or less).

State of Wyoming Owned Parcels

- Orphan parcel addressed 1408 East 12th – Casper View Addition, Lot 1, Block 1; Casper View Addition, (0.13-acres, more or less).
- Orphan parcels located directly south of and abutting 1514 East 12th – Lots 1-2, Block 2; Casper View Addition, Lots 1-2, Block 3; (0.30-acres, more or less).
- Orphan parcel located directly north of 1601 East 12th, in front of the Youth Crisis Center – Casper View Addition, Lot 1, Block 3 (0.12-acres, more or less).

Applicants: City of Casper, Natrona County & State of Wyoming.

Recommendation:

The Planning and Zoning Commission may approve a zone change after hearing public testimony, and consideration of the facts of the case, if the proposed zone change meets the requirements of the Casper Municipal Code and is found to be in conformance with the Comprehensive Land Use Plan (2017 Generation Casper).

Code Compliance:

Staff has completed all public notice requirements of Section 17.12.170 of the Casper Municipal Code pertaining to zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared, staff had not received any public comments on this case.**

Applicable City Codes and Adopted Policies/Plans

1. If the Planning and Zoning Commission “approves” the zone change, it will advance to the City Council for their consideration, with a “do-pass” recommendation from the Commission. However, if the zone change is denied by the Commission, the zone change will not progress to City Council unless an appeal is requested, in the manner specified by Code.
2. Imposing conditions of approval is not permissible with zone changes.
3. 17.36.020 - Permitted uses in the C-2 (General Business) zoning district are as follows:
 1. Animal clinics and animal treatment centers;
 2. Apartments located within a business structure;
 3. Arcades/amusement centers;
 4. Assisted living;

5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, retail liquor stores, and cocktail lounges;
9. Bed and breakfast;
10. Bed and breakfast homestay;
11. Bed and breakfast inn;
12. Business, general retail;
13. Chapels and mortuaries;
14. Churches;
15. Clubs or lodges;
16. Convenience establishment, medium volume;
17. Dance studios;
18. Day care, adult;
19. **Child care center;**
20. Family child care center—zoning review;
21. Family child care home;
22. Family child care home—zoning review;
23. Electrical, television, radio repair shops;
24. Gaming/gambling;
25. Grocery stores;
26. **Group homes;**
27. **Homes for the homeless (emergency shelters);**
28. Hotels, motels;
29. Neighborhood groceries;
30. **Offices, general and professional;**
31. Pet shops;
32. Medical laboratories, **clinics**, health spas, rehabilitation centers, real estate brokers, insurance agents;
33. Parking garages and/or lots;
34. **Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;**
35. Pawn shops;
36. Personal service shops;
37. Pharmacies;
38. Printing and newspaper houses;
39. Reception centers;
40. Recreation centers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;

46. Vocational centers, medical and professional institutions;
47. Neighborhood assembly uses;
48. Regional assembly uses;
49. **Branch community facilities;**
50. Neighborhood grocery;
51. **Conventional site-built and modular single and multifamily dwellings and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.**

4. Future Land Use Plan information for the subject area (Generation Casper Comprehensive Land Use Plan – pg 4-26):

Summary:

The City of Casper, the State of Wyoming, and Natrona County have applied, as the landowners, for a zone change of multiple properties located north of East 12th Street, between South Conwell Street and South Lowell Street. The subject area is currently zoned PUD (Planned Unit Development), and the proposed zoning is C-2 (General Business). Current land uses within the subject area include the following:

- Lifesteps Campus (Branch Community Facility, Group Home, Child Care Center, Offices, Emergency Housing, Medical Clinic)
- Meals on Wheels (Branch Community Facility)
- Highland Park Cemetery (Park Historic)
- Highland Park Cemetery Office (Offices, General and Professional)
- Future site of the County Health Department (Medical Clinic)
- Youth Crisis Center (Group Home)

As the name of the zoning district suggests, the intent of the Planned Unit Development (PUD) zoning classification is to permit maximum flexibility in land development regulations/standards under **a professional, prepared comprehensive plan and program** (*emphasis added*). Per Section 17.52.090 of the Casper Municipal Code, when an area is considered for PUD (Planned Unit Development) zoning, a site plan, and a set of development guidelines, including architectural standards, permitted uses, setbacks, signage, densities, usable open space provisions, etc. must be approved, and all future development must adhere to those standards.

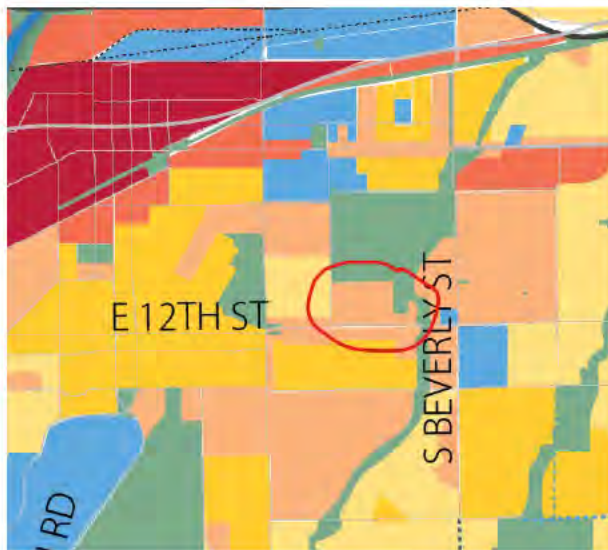
The Natrona County Health Department is in the design stages for development at the corner of Conwell and 12th Street on a portion of former City-owned land that was originally set aside for the expansion of the cemetery. The Planned Unit Development (PUD) could not have anticipated the construction of the Health Department at the time it was established; and under current zoning additional steps would be necessary to update the Planned Unit Development (PUD) documents to account for the planned construction before a site plan could be submitted or approved. Although

there may have been a compelling reason for the flexibility afforded by the Planned Unit Development (PUD) zoning at the time it was originally zoned, the added complexity and flexibility is not necessary under today's zoning regulations, and all the existing and proposed uses of the properties can be accommodated under C-2 (General Business) zoning. With the approval of the zoning to C-2 (General Business), any future development on the properties can be accommodated without the requirement to create and/or amend a set of PUD (Planned Unit Development) development guidelines.

Existing zoning in the immediate area is as follows:

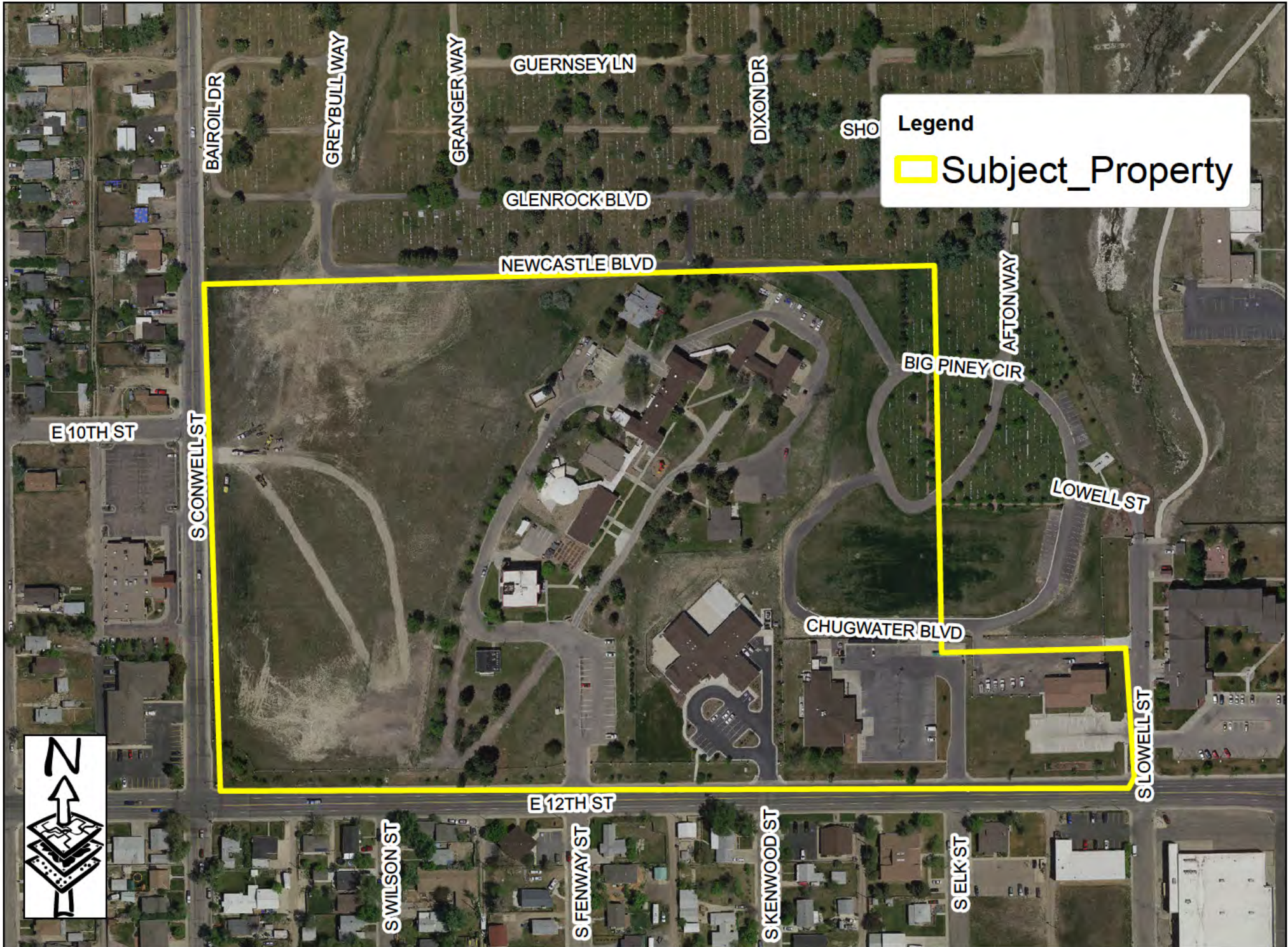
- North – PH (Park Historic);
- South – R-2 (One Unit Residential), C-1 (Neighborhood Convenience) and R-4 (High Density Residential);
- West – PUD (Planned Unit Development) and R-2 (One Unit Residential);
- East – PUD (Planned Unit Development) and PH (Park Historic).

Section 17.12.170 of the Casper Municipal Code provides guidance on zone change requests, and requires that the Community Development Director provide a report to the Commission as to the request's conformance with the Comprehensive Land Use Plan. The Generation Casper Comprehensive Plan also provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The FLU designates the desired future use of the subject property as "Neighborhood Center." Page 4-32 of the Comprehensive Plan provides the primary uses within areas designated "Neighborhood Centers" as low-scale commercial uses supporting general neighborhood needs with supporting multifamily residential. General Characteristics include uses such as schools and other public facilities, such as recreation centers.

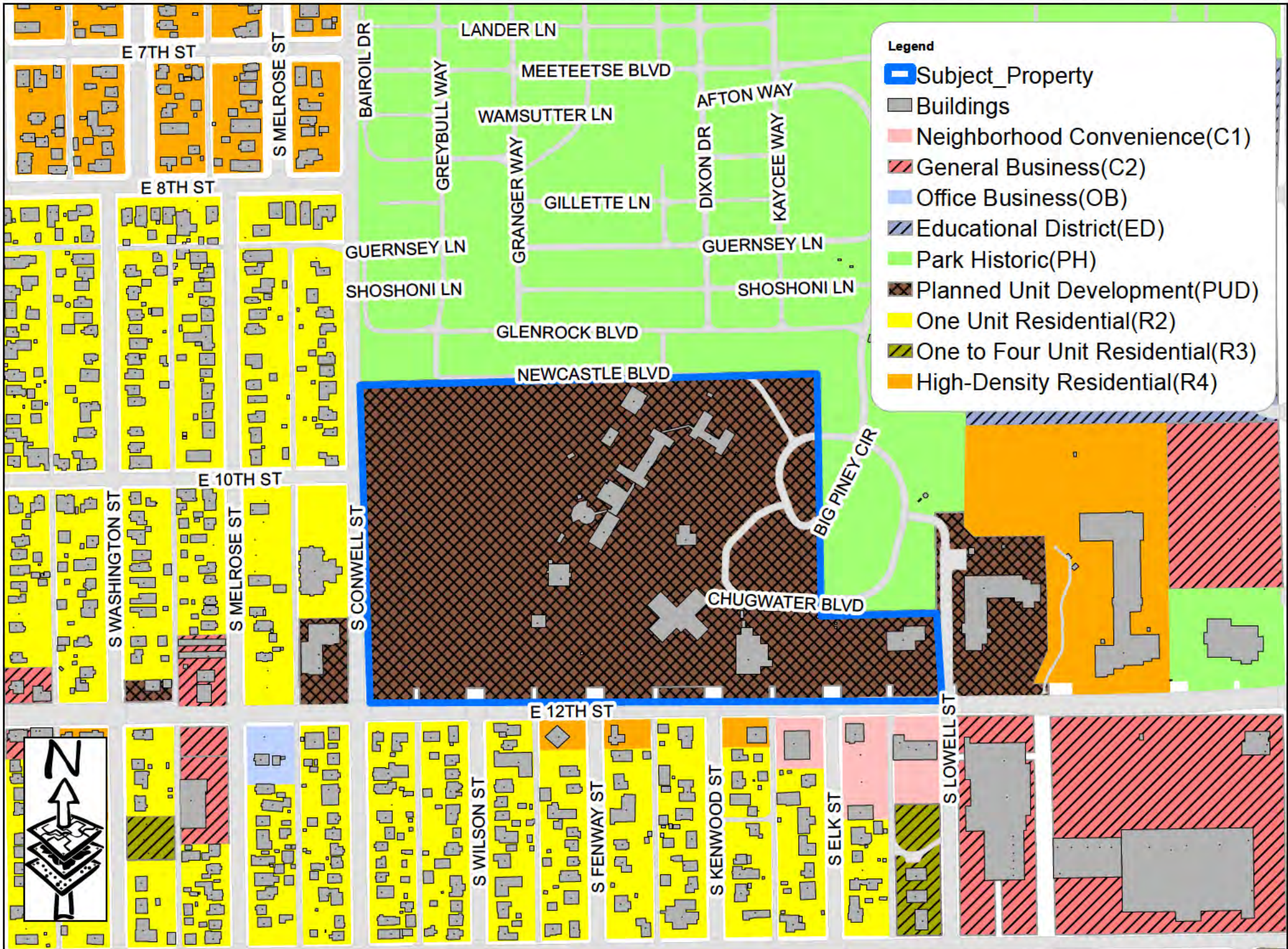


- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood Centers
- Community Centers
- Employment Mixed Use
- Employment Centers
- Urban Center
- Parks + Open Space

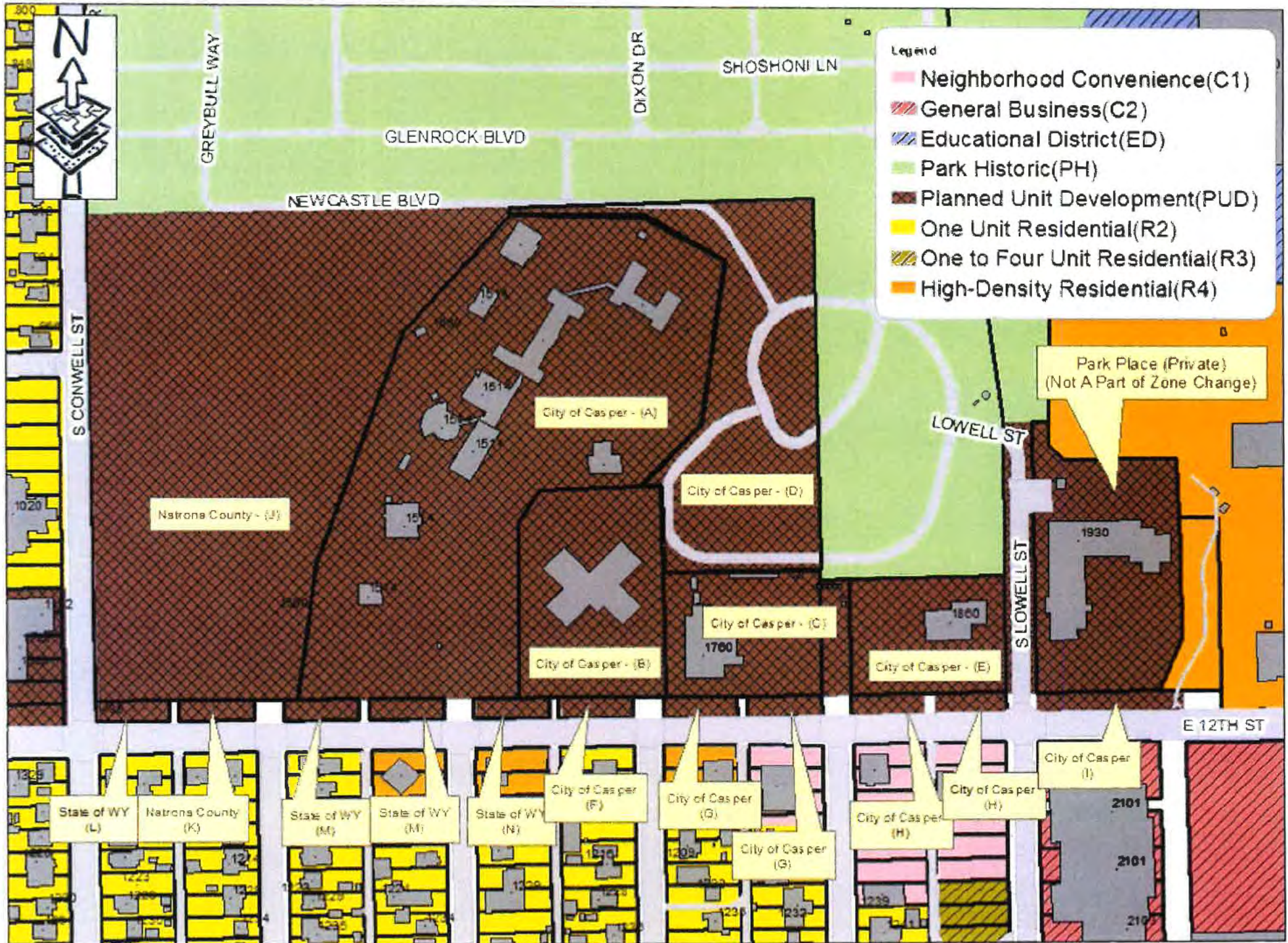
Rezone from PUD (Planned Unit Development) to C-2 (General Business)



Rezone from PUD (Planned Unit Development) to C-2 (General Business)



Proposed Joint Zone Change Application



December 8, 2023

MEMO TO: Michael McIntosh, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **SUB-541-2023** – Request for final plat approval of the “Natrona County Health Addition,” comprising 8.003-acres, more or less, and located at the northeast corner of South Conwell Street and East 12th Street (1500 E 12th). Said final plat being a vacation and replat of a portion of “Highland Park Cemetery Addition No. 2”. Applicant: Natrona County.

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the proposed plat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments either for or against the plat.**

Applicable City Codes and Adopted Policies/Plans

1. The Planning and Zoning Commission’s decision with regard to the plat is a recommendation to Council. With an approval, a “do-pass” recommendation will be forwarded to Council, and with a denial, a “do-not-pass” recommendation will be forwarded.
2. The property in question is currently zoned PUD (Planned Unit Development); however, it is included in a zone change of multiple properties to C-2 (General Business).
3. There are no minimum lot size requirements in either the PUD (Planned Unit Development) or C-2 (General Business) zoning districts.

Summary:

Application has been received for a subdivision (replat) of a portion of the “Highland Park Cemetery Addition No. 2” to create the “Natrona County Health Addition.” The property involved encompasses 8-acres, and is located directly west of Lifesteps Campus, at the northeast corner of the intersection of South Conwell and East 12th Streets. The property was sold by the City of Casper to Natrona County for the development of a new County Health Facility. The replat was a condition of the sale of the property.

The property is currently zoned PUD (Planned Unit Development); however, it is included in a zone change of multiple properties to C-2 (General Business), which the Planning and Zoning Commission is considering in a companion item. The proposed Natrona County Health Addition consists of a single lot/tract, which has frontage on two (2) public streets. There are no minimum lot size requirements under either the PUD (Planned Unit Development) or C-2 (General Business) zoning of the property. Staff has not provided any recommended conditions of approval.

PLAT OF
"NATRONA COUNTY HEALTH ADDITION"
 TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION LOCATED IN AND BEING A PORTION OF THE
 NW1/4SE1/4, SECTION 10, TOWNSHIP 33 NORTH, RANGE 79
 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY,
 WYOMING

BEING A VACATION AND REPLAT OF A PORTION OF HIGHLAND
 PARK CEMETERY ADDITION NO. 2, A SUBDIVISION LOCATED IN
 AND BEING A PORTION OF THE S1/2NE1/4 AND THE
 N1/2SE1/4, SECTION 10, TOWNSHIP 33 NORTH, RANGE 79 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION
 Natrona County, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of a
 portion of Highland Park Cemetery Addition No. 2, to the city of Casper and being located in the NW1/4SE1/4, Section 10,
 Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly
 described by metes and bounds as follows:

Beginning at the southwesterly corner of the Parcel being described and the southwesterly corner of said Highland Park
 Cemetery Addition No. 2, and the northwesterly corner of Lot 1, Block 1, Casper View Addition and a point in the easterly
 right-of-way line of South Conwell Street; thence from said Point of Beginning and along the westerly line of the Parcel
 being described and the westerly line of said Highland Park Cemetery Addition No. 2 and the easterly line of said South
 Conwell Street, N0°52'21"W, 760.36 feet to the northwesterly corner of said Parcel; thence along the northerly line of the
 Parcel being described and into and across said Highland Park Cemetery Addition No. 2, N89°07'40"E, 665.26 feet to the
 northeasterly corner of said Parcel and a point in and an intersection with the southerly line of said Highland Park Cemetery
 Addition No. 2; thence along the easterly line of the Parcel being described and the southerly line of said Highland Park
 Cemetery Addition No. 2, S42°33'31"W, 183.84 feet to a point; thence, S20°21'27"W, 425.74 feet to a point; thence,
 S7°54'14"W, 236.14 feet to the southeasterly corner of said Parcel and a point in and an intersection with the northerly
 line of said Casper View Addition; thence along the southerly line of the Parcel being described and the southerly line of said
 Highland Park Cemetery Addition No. 2 and the northerly line of said Casper View Addition, S89°41'02"W, 348.69 feet to the
 Point of Beginning and containing 8.003 acres, more or less.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the
 above named owners and proprietors. The name of said subdivision shall be known as "NATRONA COUNTY HEALTH ADDITION"
 to the City of Casper, Wyoming. All streets as shown hereon are hereby or have been previously dedicated to the use of the
 public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for the
 purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

NATRONA COUNTY
 200 N. CENTER
 CASPER, WY 82601

STEVEN FREEL, CHAIRMAN BOARD OF COUNTY COMMISSIONERS

ACKNOWLEDGMENT

STATE OF WYOMING)
 COUNTY OF NATRONA) SS

The foregoing instrument was acknowledged before me by Steven Freel, Chairman Board of County
 Commissioners this _____ day of _____, 20____.

Witness my hand and official seal.

My commission expires: _____

NOTARY PUBLIC

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 20____ and forwarded to the City Council of
 Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. _____ duly passed, adopted and approved on the _____ day
 of _____, 20____.

Attest: _____ Mayor _____
 City Clerk _____

INSPECTED AND APPROVED on the _____ day of _____, 20____.

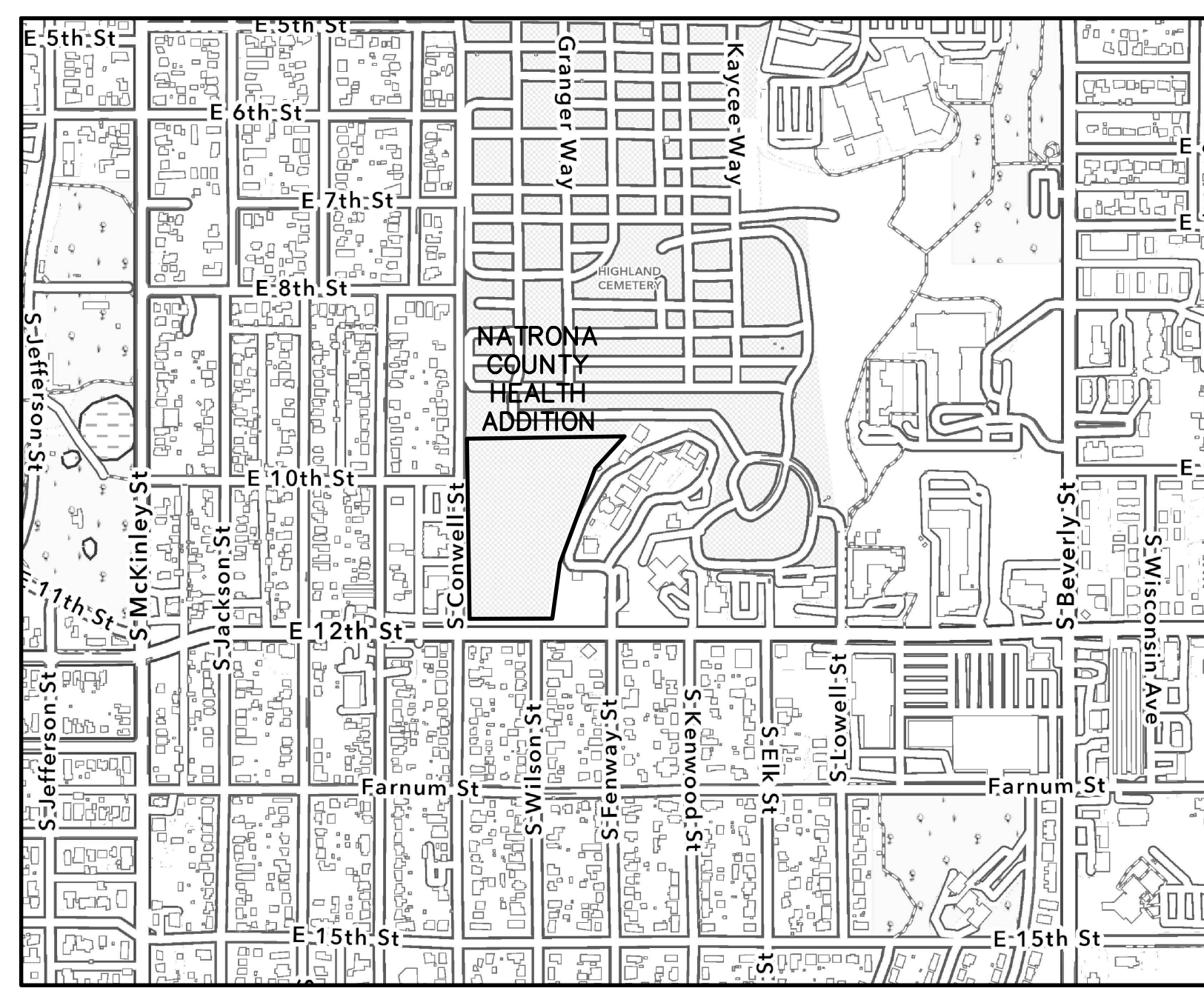
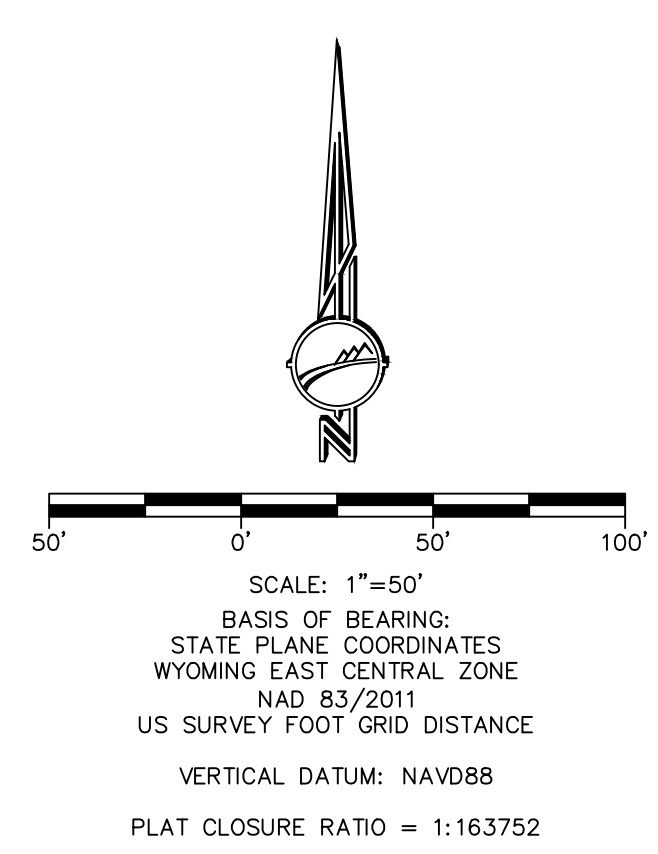
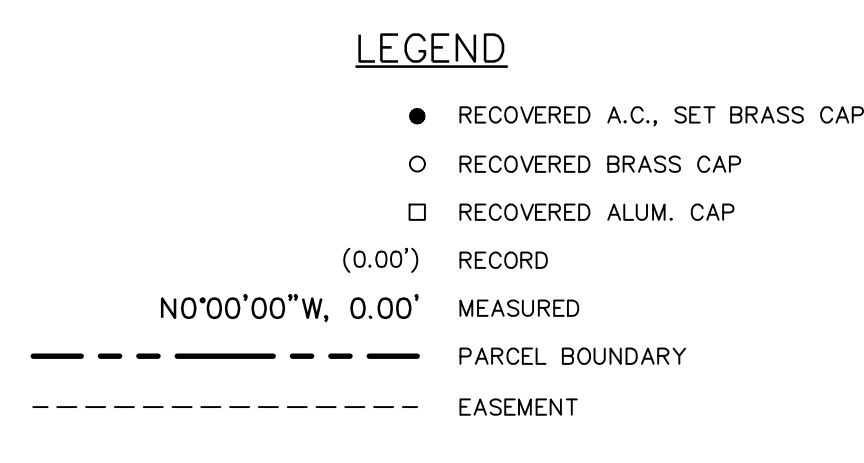
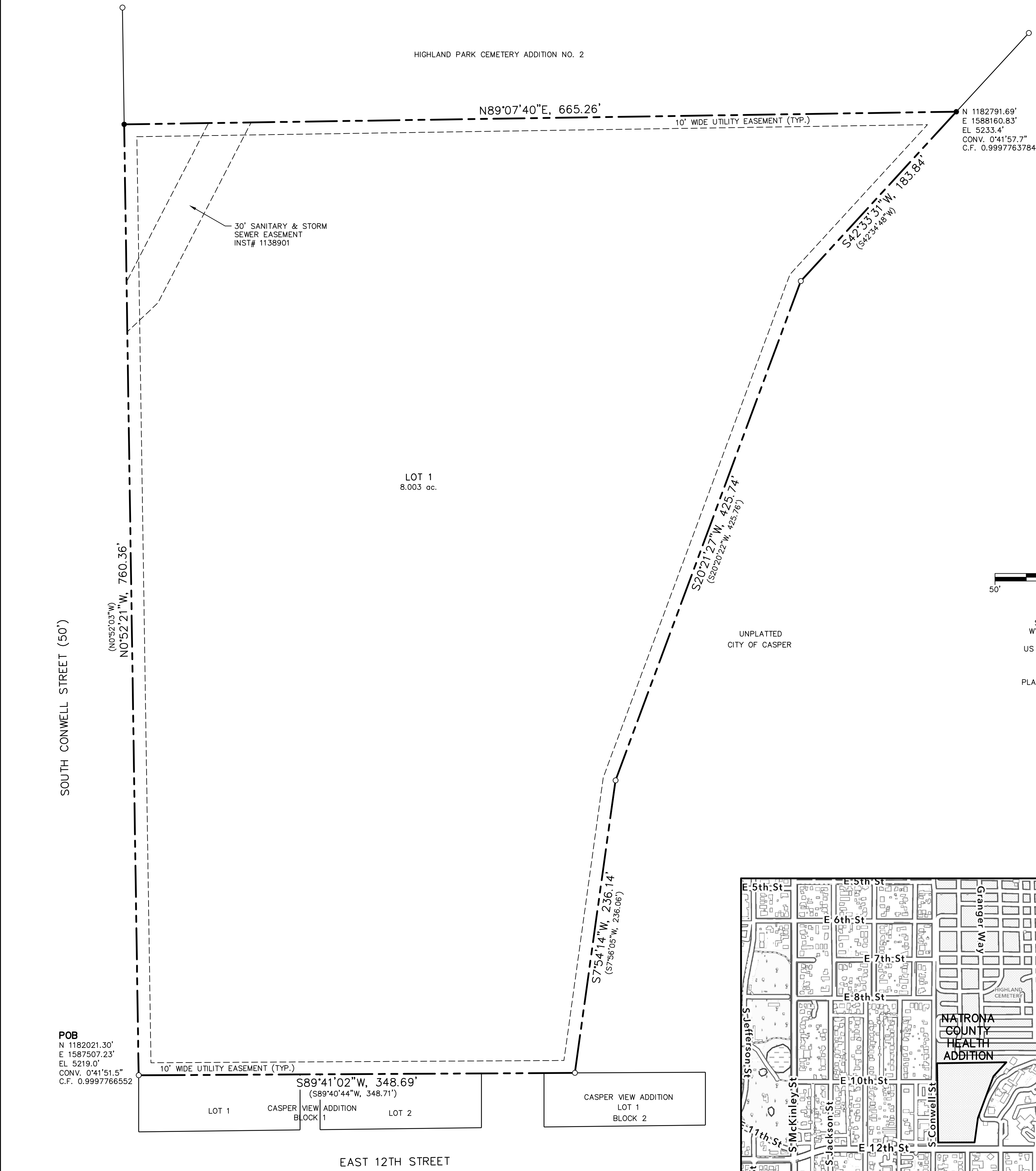
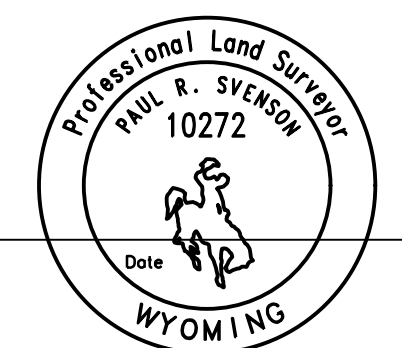
City Engineer _____

INSPECTED AND APPROVED on the _____ day of _____, 20____.

City Surveyor _____

CERTIFICATE OF SURVEYOR

I, Paul R. Svenson, a registered professional land surveyor, License No. 10272, do hereby certify that this plat was made from notes taken
 during an actual survey made by me or others under my direct supervision during the month of June, 2023 and that this plat, to the best of my
 knowledge and belief, correctly and accurately represents said survey. The perimeter boundary is monumented by brass caps as of the date of this
 survey.

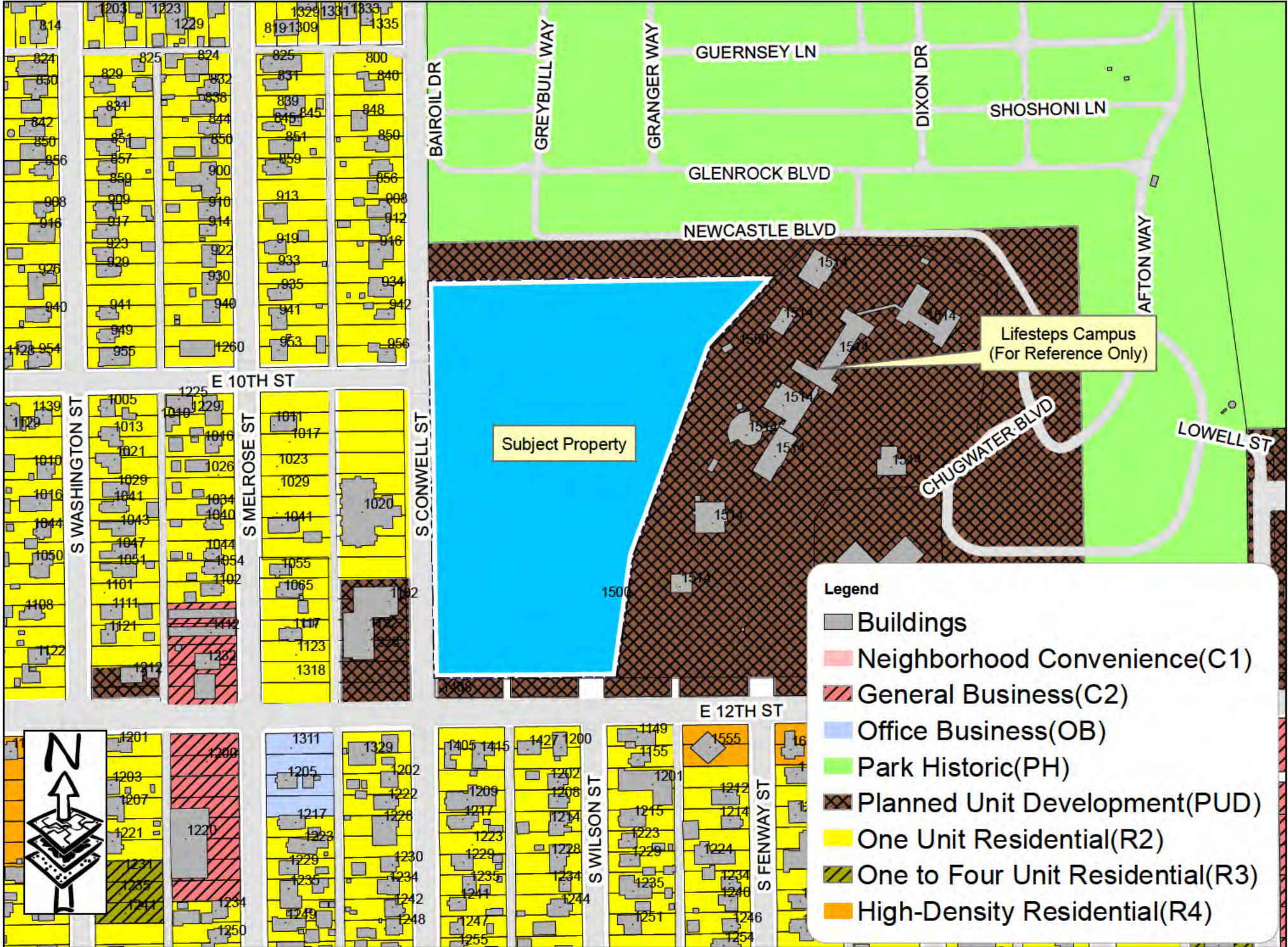


N:\CLIENTS\WV\17758-08-CASPER-NATRONA-COUNTY-HEALTH-DEPARTMENT\SURVEY\NCHAPLAT.DWG. DRAWN BY: BSB

Plat creating - "Natrona County Health Addition" Subdivision



Plat creating - "Natrona County Health Addition" Subdivision



December 8, 2023

MEMO TO: Michael McIntosh, Chairperson
Members, Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **ANX-533-2023** and **ZOC-534-2023** – Request to annex 0.51-acres, more or less, described as Lot 5, “Bryan Subdivision” and located at the southwest corner of Mary Street and Bryan-Evansville Road. The request also includes a proposed zone change of the 0.51-acre parcel from County zoning to City zoning classification M-2 (General Industrial). Applicant: Gene L. Robinson Living Trust.

Recommendation on Annexation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the requested annexation meets the requirements of the Casper Municipal Code and Wyoming State Statutes, staff recommends that the Planning and Zoning Commission grant an approval of the annexation and forwards a “do pass” recommendation to the City Council.

Recommendation on Zoning:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the proposed M-2 (General Industrial) zoning of the annexed property meets the minimum requirements of the Casper Municipal Code and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission grant an approval of the zone change request and forwards a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all requirements of Sections 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting public notice on the property, and publishing legal notice in the Casper Star-Tribune. **At the time the staff report was prepared, staff had not received any public comments on this case.**

Applicable City Codes and Adopted Policies/Plans

1. The Planning and Zoning Commission's decision with regard to the annexation is a recommendation to Council. With an approval, a "do-pass" recommendation will be forwarded to Council, and with a denial, a "do-not-pass" recommendation will be forwarded.
2. If the Planning and Zoning Commission "approves" the zone change, it will advance to the City Council for their consideration, with a "do-pass" recommendation from the Commission. However, if the zone change is denied by the Commission, the zone change will not progress to City Council unless an appeal is requested, in the manner specified by Code.
3. The following is a list of permitted uses in the M-2 (General Industrial) zoning district:
 - A. All uses permitted in the M-1 district;
 - B. Asphalt (hot mix) plants;
 - C. Concrete plants;
 - D. Gypsum manufacturing;
 - E. Helistops, airports, heliports, or aircraft landing fields;
 - F. Large equipment sales and repair;
 - G. Manufacture and storage of explosives;
 - H. Refineries;
 - I. Rock quarrying and crushing;
 - J. Warehouses, indoor and outdoor storage, and retail sales.
 - K. Sexually oriented businesses, pursuant to all regulations set forth in [Section 9.24.110](#) of the municipal code.
4. Before any territory is eligible for annexation, the governing body of any city or town, at a hearing as provided in W.S. 15-1-405, shall find that:
 - (i) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;
 - (ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;
 - (iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

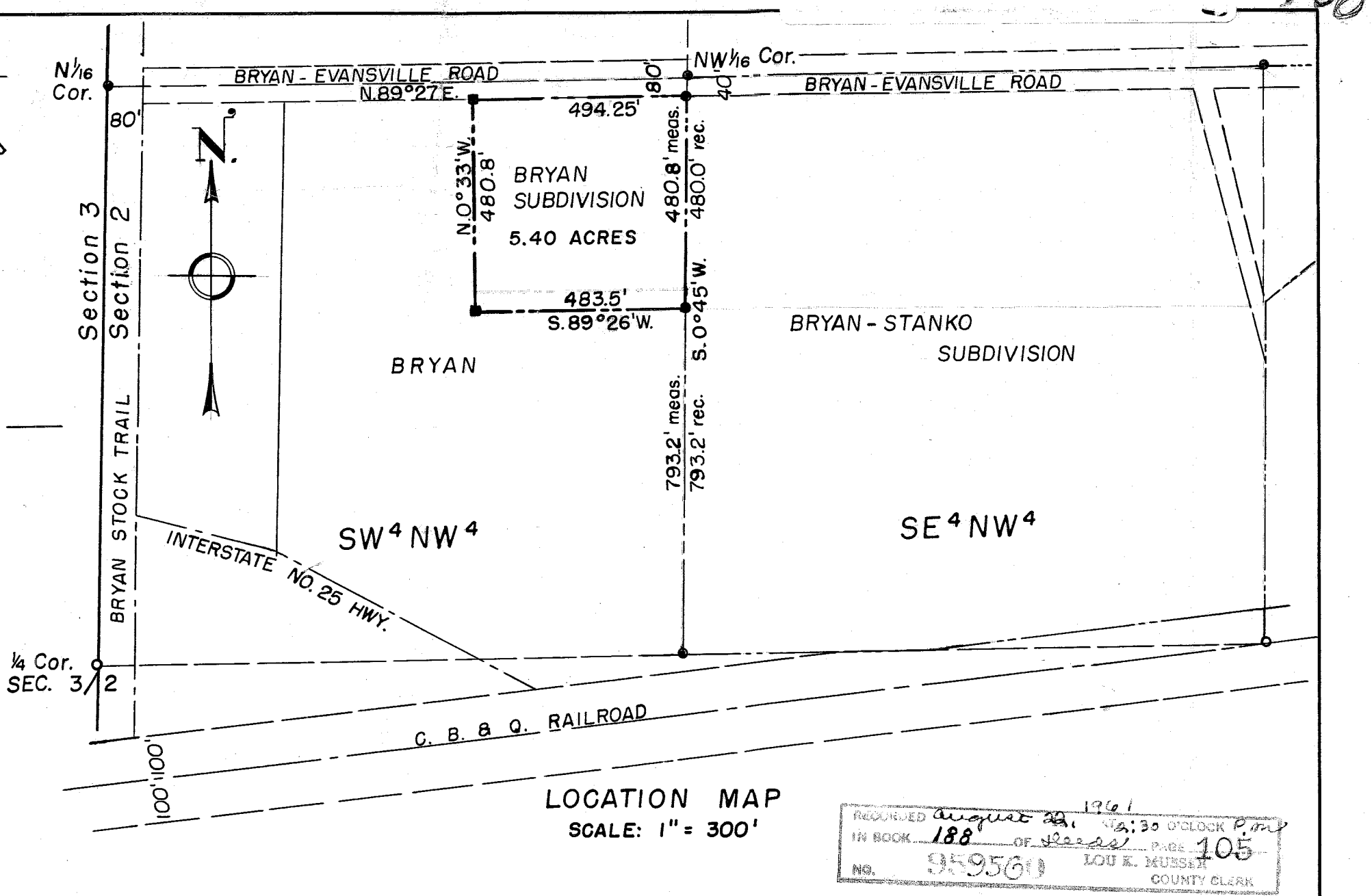
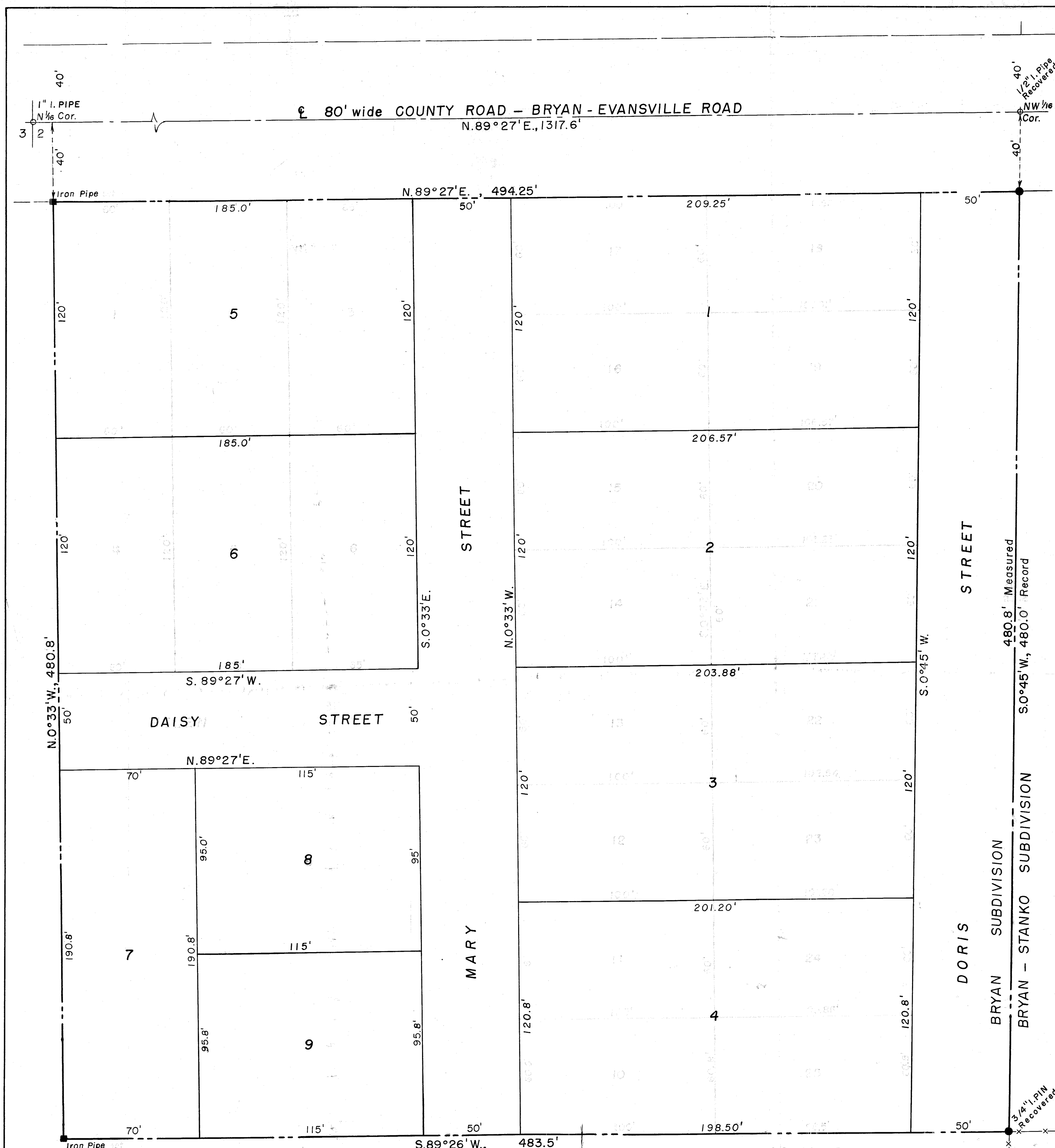
- (iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;
- (v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and
- (vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

Summary:

An application has been received requesting annexation of 0.51-acres, described as Lot 5, “Bryan Subdivision,” located at the southwest corner of Mary Street and Bryan-Evansville Road. The purpose of the annexation is to obtain water and sewer for the property. The property is contiguous with the Casper city limits on all sides. Existing land uses in the area are all industrial, and the surrounding zoning classifications are as follows:

- North – PH (Park Historic)
- South – M-2 (General Industrial)
- East – M-2 (General Industrial)
- West – M-2 (General Industrial)

In a companion item, the applicant has requested M-2 (General Industrial) zoning for the property, upon annexation. In that the property is currently platted, the applicant is not requesting subdivision approval at this time. Given the homogeneous industrial character and zoning of the surrounding area, the proposed M-2 (General Industrial) zoning of the property is appropriate and consistent.



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA
This is to certify that the foregoing subdivision of a part of the NE 1/4 SW 1/4 NW 1/4, Section 2, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, State of Wyoming, as appears upon this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands...

Jennie L. Bryan, Irwin E. Bryan
Jennie L. Bryan, wife Irwin E. Bryan, husband

On this 17th day of July, 1961 before me personally appeared Irwin E. Bryan and Jennie L. Bryan, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed, including the waiver and release of the right of homestead.

My commission expires: May 27, 1965

CERTIFICATE OF SURVEYOR

I, H.L. Worthington do hereby certify that this plat of "BRYAN SUBDIVISION" a subdivision of a part of the NE 1/4 SW 1/4 NW 1/4, Section 2, T. 33 N., R. 79 W. of the 6th Principal Meridian, Natrona County, Wyoming was made from notes taken during an actual survey made by me during the months of June and July, 1961 and such survey is accurately shown hereon. I further certify that this plat correctly shows the subdivision of blocks, lots and streets and easements of record, that all lot and block corners are marked by iron pins and properly identified. All dimensions are shown in feet and decimals thereof and all courses are by direct solar observation, this plat being true to the best of my knowledge and belief.

Wyoming Registration No. 142
H. L. Worthington
SURVEYOR

Subscribed in my presence and sworn to before me this 17th day of July, 1961.
My commission expires: May 27, 1965

APPROVED:

Board of County Commissioners of Natrona County, City Council, City of Casper, Wyoming by Resolution No. 4-19 duly passed, adopted and approved on the 21st day of August, 1961.

ATTEST: Louise M. Mussen, COUNTY CLERK; ATTEST: City Clerk; ATTEST: Mayor

INSPECTED and APPROVED: Dated, Aug. 15, 1961, George R. Hughes, COUNTY SURVEYOR

PLAT
BRYAN SUBDIVISION
A SUBDIVISION OF A PART OF THE NE 1/4 SW 1/4 NW 1/4 SECTION 2, T. 33 N. - R. 79 W., 6th P.M. NATRONA COUNTY, WYOMING

SURVEY & PLAT BY:
WORTHINGTON, LENHART & ASSOCIATES, INC.
200 South Lowell Street, Casper, Wyoming
Work Order No. 6-21-A, Date: 7-13-61

SCALE: 1" = 30'

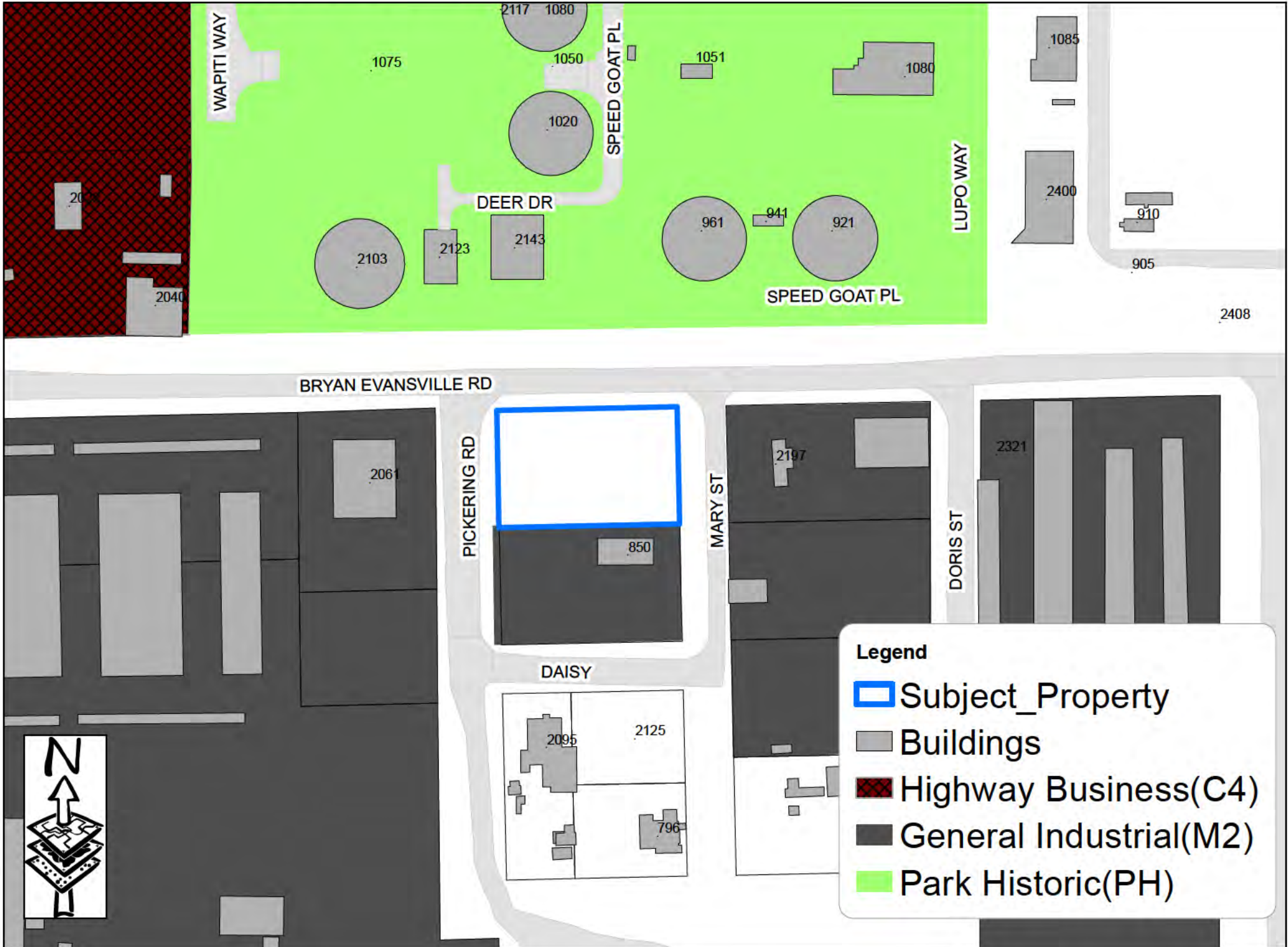
Annexation - Lot 5, Bryan Subdivision



Annexation - Lot 5, Bryan Subdivision



Annexation - Lot 5, Bryan Subdivision



December 8, 2023

MEMO TO: Michael McIntosh, Chairperson
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **SUB-540-2023** – Request for final plat approval of the “Morado Cove” Addition, being a vacation and replat of Lot 39, Block 1, “The Heights” and Lots 3 & 4, “The Heights Addition No. 2,” located at 1371 and 6311 Morado Drive, and comprising 1.485-acres, more or less. Applicant: Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust Dated May 13, 2002, and Carol S. Hammond and Bert K. Hammond, Trustees under the Carol S. Hammond Living Trust dated May 13, 2002.

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the proposed plat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments either for or against the plat.**

Applicable City Codes and Adopted Policies/Plans

1. The Planning and Zoning Commission’s decision with regard to the plat is a recommendation to Council. With an approval, a “do-pass” recommendation will be forwarded to Council, and with a denial, a “do-not-pass” recommendation will be forwarded.
2. The property in question is zoned PUD (Planned Unit Development).
3. There are no minimum lot size requirements in the PUD (Planned Unit Development) zoning district, and all land development standards are governed by the McMurry

Business Park Planned Unit Development Design/Development Guidelines, dated 2014, as amended.

Summary:

Application has been received for a subdivision (replat) of three (3) existing lots located in “The Heights” and “The Heights Addition No. 2” to create the proposed “Morado Cove” subdivision. The subject properties are located at 1371 and 6311 Morado Drive, and encompass 1.485-acres, more or less. The area is part of the McMurry Business Park PUD (Planned Unit Development), and governed by the PUD Guidelines that were established when the area was originally approved for development. As is the case with all PUD’s, development regulations such as allowable uses, minimum lot sizes, and architectural standards differ from those governing typical developments found elsewhere in the City. Article VI of the PUD Guidelines requires concurrence from the McMurry Business Park Design Review Committee (DRC) for development proposals, and as required, the DRC has provided a Resolution/ Certificate of Plan Compliance in support of the proposed replat, and for the development of townhomes on the subject property.

McMurry Business Park Design Review Committee

Resolution to Authorize Multi-Family Use

Owner: Bert K. Hammond Living Trust and Carol S. Hammond Living Trust
Owner Representative: Mike Hammond
Applicant's Phone: 720-445-1121
Applicant's Email: mike@masteryre.com

Date: 8-28-2023

Address: Lots 3 and 4 of "The Heights Addition No. 2" a Subdivision in the City of Casper, Wyoming ("Subject Property")

One August 28, 2023 the Design Review Committee for the McMurry Business Park ("DRC") met to review a request to construct twin homes on the Subject Property.

Upon reviewing the request to use the Subject Property for Commercial / Multi-Family (CMF) use, the Design Review Committee determined that the actual boundaries of the planning areas may vary in accordance with Section 3.01 Planning Areas subsection (b) of the McMurry Business Park PUD Design / Development Guidelines.

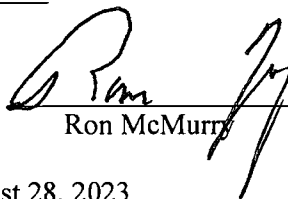
The DRC also concluded that the proposed twin homes that the Owner is proposing to construct on the Subject Property are an ideal transition between the existing single-family homes and the existing apartment complex.

By signing the DRC ratifies the proposed use of the Subject Property.

Design Review Committee

Date: August 28, 2023

Authorized Signer:



Ron McMurry

Date Signed: August 28, 2023

PLAT OF
"MORADO COVE"
 A SUBDIVISION LOCATED IN AND BEING A PORTION OF
 THE SE1/4SW1/4, SECTION 8
 TOWNSHIP 33 NORTH, RANGE 78 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

BEING A VACATION AND REPLAT OF
 LOT 39, BLOCK 1, THE HEIGHTS AND
 LOTS 3 & 4, THE HEIGHTS ADDITION NO. 2
 LOCATED IN THE SE1/4SW1/4, SECTION 8,
 TOWNSHIP 33 NORTH, RANGE 78 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust May 13, 2002 and Carol S. Hammond and Bert K. Hammond, Trustees under the Carol S. Hammond Living Trust Dated May 13, 2002, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lot 39, Block 1, The Heights, and Lots 3 & 4, The Heights Addition No. 2, to the City of Casper, Wyoming located in a portion of the SE1/4SW1/4, Section 8, Township 33 North, Range 78 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

PARCEL 1 (BLOCK 1):

Beginning at the northeasterly corner of the Parcel being described and the most southerly corner of Lot 1, Juniper Ridge Addition, and a point in the westerly right of way line of Morado Drive; thence from said Point of Beginning and along the easterly line of said Parcel and the westerly right of way line of Morado Drive, S15°31'49"W, 253.55 feet to the southwesterly corner of said Parcel and a point in and intersection with the northerly line of Lot 38, Block 1, The Heights; thence along the southerly line of said Parcel and the northerly line of said Lot 38, Block 1, The Heights, N71°25'50"W, 175.56 feet to the southwesterly corner of said Parcel and the northwesterly corner of said Lot 38, Block 1, The Heights and a point in and intersection with the easterly line of Lot 18, said Block 1, The Heights; thence along the westerly line of said Parcel and the easterly line of Lots 16-18, said Block 1, The Heights, N15°44'14"E, 245.44 feet to the northwesterly corner of said Parcel and the northeasterly corner of said Lot 16, Block 1, The Heights and the southwesterly corner of said Lot 1, Juniper Ridge Addition; thence along the northerly line of said Parcel and the southerly line of said Lot 1, Juniper Ridge Addition, S74°04'41"E, 174.43 feet to said Point of Beginning and containing 1.002 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

PARCEL 2 (BLOCK 2):

Beginning at the southeasterly corner of the Parcel being described and the northeasterly corner of Lot 13, Block 4, The Heights and a point in the westerly line of Lot 2, The Heights Addition No. 2; thence from said Point of Beginning and along the southerly line of said Parcel and the northerly line of said Lot 13, Block 4, The Heights, N71°30'49"W, 186.09 feet to the southwesterly corner of said Parcel and the northwesterly corner of said Lot 13, Block 4, The Heights and a point in and intersection with the easterly right of way line of Morado Drive; thence along the westerly line of said Parcel and the easterly right of way line of Morado Drive, N15°33'48"E, 256.83 feet to the beginning of a non-tangential curve; thence along the arc of a true curve to the right and having a radius of 100.00 feet, and the long chord of which bears N63°20'27"E, 148.24 feet, through a central angle of 95°39'57", 166.97 feet to the beginning of a non-tangential curve; thence along the northerly line of said Parcel and the southerly right of way line of said Morado Drive and along the arc of a true curve to the left and having a radius of 6625.00 feet, and the long chord of which bears S69°11'27"E, 76.07 feet, through a central angle of 0°39'29", 76.07 feet to the northeasterly corner of said Parcel and the northwesterly corner of said Lot 2, The Heights Addition No. 2 and a point of intersection with a non-tangential line; thence along the easterly line of said Parcel and the westerly line of said Lot 2, The Heights Addition No. 2, S15°30'45"W, 358.98 feet to said Point of Beginning and containing 1.485 acres, more or less, as set forth by the plat attached and made a part hereof.

Said Parcel being subject to any and all reservations, easements and rights-of-way of record or as may otherwise exist.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "MORADO COVE" to the City of Casper, Wyoming. All streets as shown hereon are hereby or have been previously dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

BERT K. HAMMOND AND CAROL S. HAMMOND, TRUSTEES UNDER THE BERT K. HAMMOND LIVING TRUST MAY 13, 2002 AND CAROL S. HAMMOND AND BERT K. HAMMOND, TRUSTEES UNDER THE CAROL S. HAMMOND LIVING TRUST DATED MAY 13, 2002
 867 N. HAVEN CREST COURT
 GRAND JUNCTION, COLORADO 81506

BERT K. HAMMOND, TRUSTEE CAROL S. HAMMOND, TRUSTEE

ACKNOWLEDGMENT

STATE OF WYOMING)
)SS
 COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust May 13, 2002 and Carol S. Hammond and Bert K. Hammond, Trustees under the Carol S. Hammond Living Trust Dated May 13, 2002 this _____ day of _____, 20____.

Witness my hand and official seal.

My commission expires: _____ NOTARY PUBLIC

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 20____ and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. _____ duly passed, adopted and approved on the _____ day of _____, 20____.

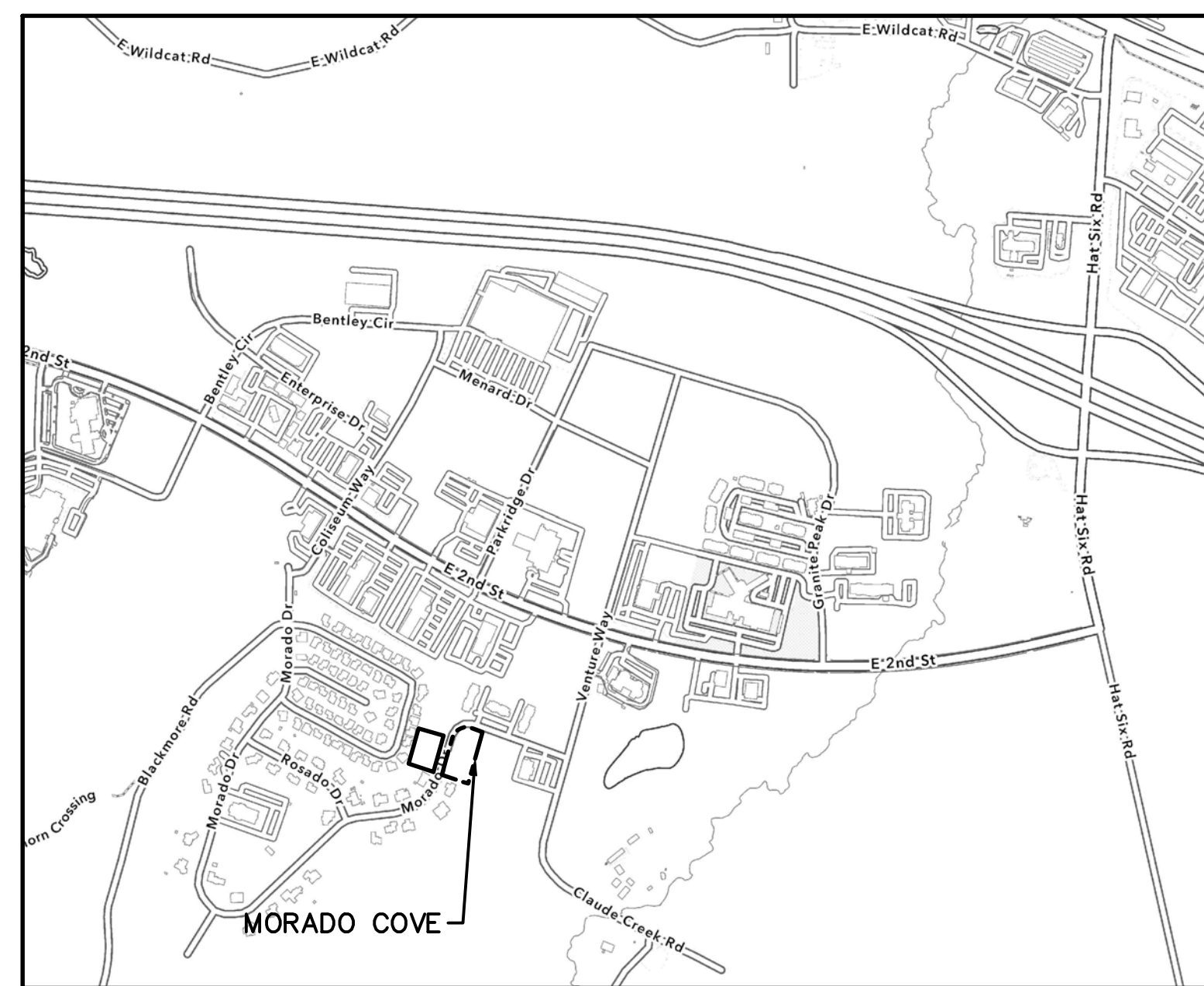
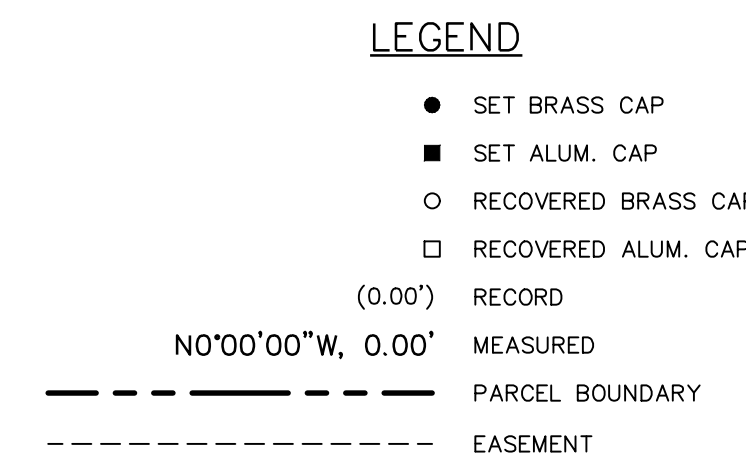
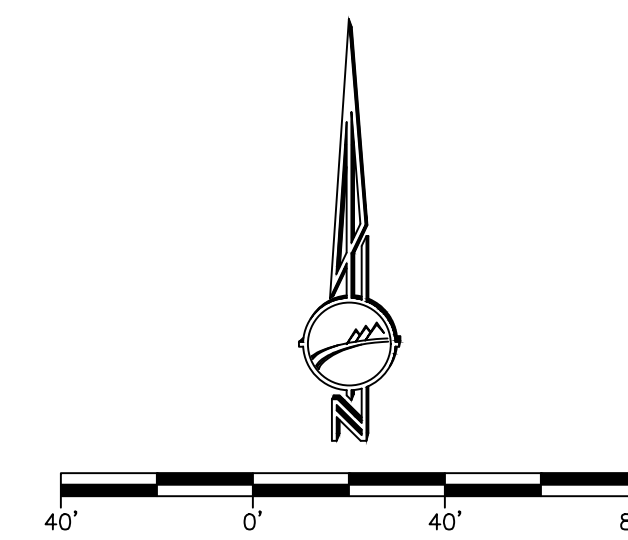
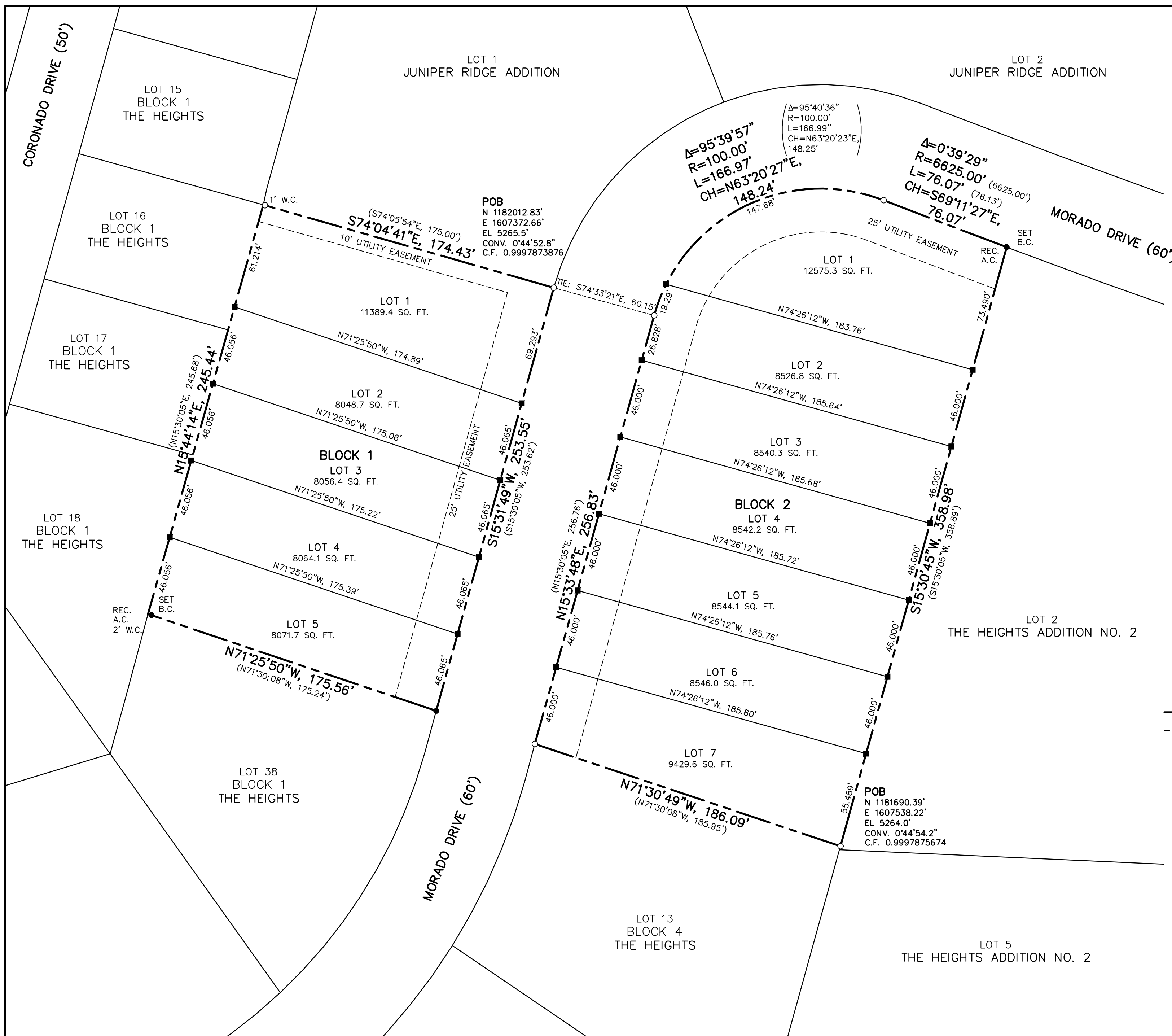
Attest: _____ Mayor _____
 City Clerk _____

INSPECTED AND APPROVED on the _____ day of _____, 20____

City Engineer _____

INSPECTED AND APPROVED on the _____ day of _____, 20____

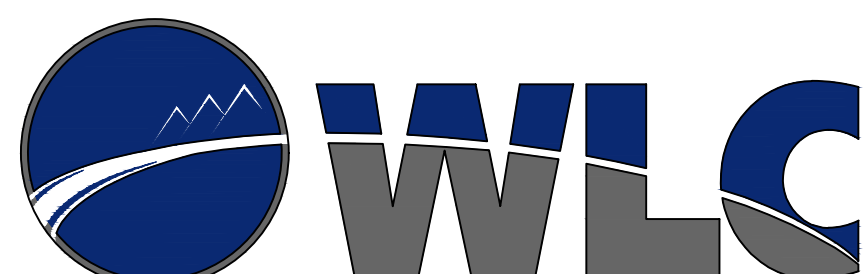
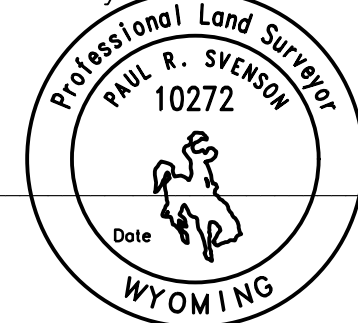
City Surveyor _____



VICINITY MAP
 SCALE: 1"=1000'

SURVEYORS CERTIFICATE

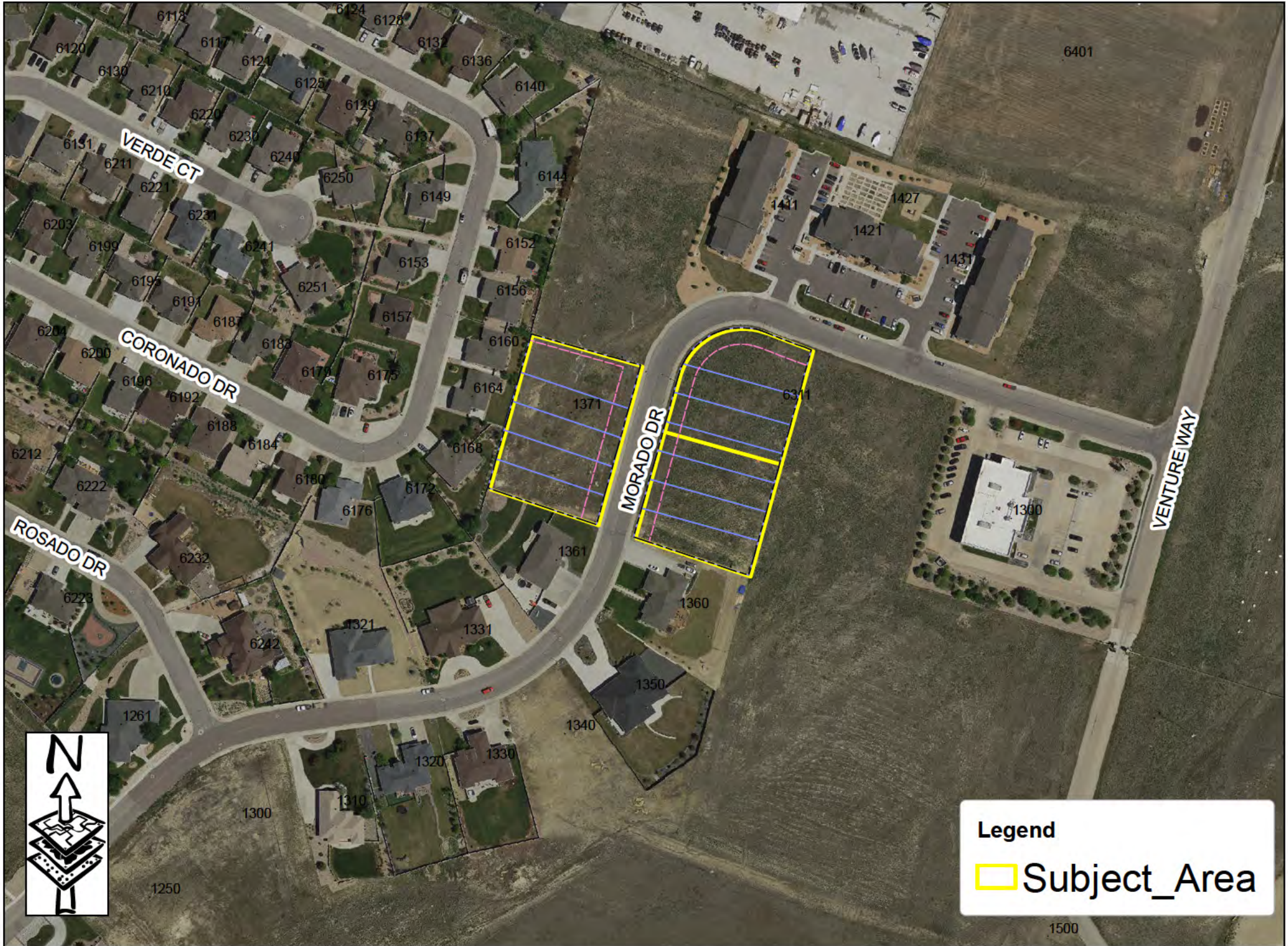
I, Paul R. Svenson, a Professional Land Surveyor, 10272, do hereby certify that this plat was made from notes taken during an actual survey made by me or under my direct supervision during the month of October, 2023 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey.



ENGINEERING • SURVEYING
 200 PRONGHORN, CASPER, WY. 82601
 W.O. NO. 17817 DATE: 11-30-23 FILE NAME: HAMMOND_REPLAT

N. CLIENT: BERT HAMMOND; U. 1717 - HAMMOND; REPLAT SURVEY CURVE MORADO DRIVE; REPLAT SURVEY CURVE MORADO DRIVE; DRAWN BY: MJD

Replat Creating Morado Cove Subdivision



Replat Creating Morado Cove Subdivision

