

AGENDA
PLANNING AND ZONING MEETING
September 17, 2020
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

COVID-19 precautions are in effect at Planning and Zoning meetings. Entrance to the meeting is through the east door of City Hall on David Street. Face coverings are encouraged, seating has been gridded into six foot distances. Written comments are encouraged and may be submitted by mail to City of Casper Planning Commission, 200 North David Street, Casper, WY 82601; or by Email at dhardy@casperwy.gov.

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 Planning and Zoning 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: June 18, 2020 no meeting in July and August

III. PUBLIC HEARINGS:

- A. **PLN-20-011-R** – (Tabled - March 19, 2020) A vacation and replat of Lots 23-33, Block 1, City of Casper Addition, to create The Nolan Subdivision, comprising 0.93-acres, more or less, located at 322 South David Street. Applicant: The NOLAN, LLC. (*Will be withdrawn at applicants' request*)
- B. **PLN-20-022** – (Tabled – June 18, 2020) Proposed Amendment to the New Delta Addition Subdivision Agreement, dated August 3, 1999, to remove all land use restrictions identified in Sections 2.1 and 2.2 of the New Delta Addition Subdivision Agreement, located generally at the northeast corner of East 15th Street and Wyoming Boulevard. Applicant: True Land Realty, LLC and Wyoming Orthopaedic Institute, LLC. (*Not scheduled to be reviewed in September*)
- C. **PLN-20-029-R** – Petition to vacate and replat Lot 14, Block 17, of Lots 8-14, Block 17, Trails West Estates No. 2 Addition, and Lot 20A, Block 17, Trails West Estates No. 3 Addition, to create the Trails West Estates No. 4 Addition to the City of Casper, located at 6831 Trevett Lane. Applicant: Anij Indigo, Trustee of the Anij Indigo Living Trust, dated April 11, 2018.
- D. **PLN-20-030-R** – Petition to vacate and replat Mesa Del Sol III Addition, to create Mesa Del Sol III Addition, Tract G, generally located at the intersection of Jordan and Central Drive. Applicant: Mesa 3, Inc.

V. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

VI. SPECIAL ISSUES:

VII. COMMUNICATIONS:

- A. Commission
- B. Community Development Director
- C. Council Liaison
- D. OYD and Historic Preservation Commission Liaisons

- 1) Minutes from July 13, 2020, Historic Preservation Commission Meeting (attached)**
- 2) The Old Yellowstone Advisory Committee held their Oscar Awards Ceremony Monday, August 31, 2020. Thank you to those Commissioners that attended.**

E. Other Communications

VIII. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY, June 18, 2020
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday June 18, 2020, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Randy Hein
 Fred Feth
 Susan Frank
 Terry Wingerter
 Erik Aune

Absent Members: None

Others present: Liz Becher, Community Development Director
 Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Deputy City Attorney
 Bob Hopkins, Council Liaison
 Ken Bates, Council Liaison
 Bob Ide, 159 North Wolcott Street

Chairman King noted for the record that today June 18, 2020 was Craig Collins Birthday and he is 48 years old.

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the April 16, 2020 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the April 16, 2020 Planning & Zoning Commission meeting.

Mr. Hein made a motion to approve the minutes of the April 16, 2020 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye with the exception of Mr. Aune and Mr. Davis who abstained. Motion carried.

II. PUBLIC HEARING

The first case this evening.

PLN-20-015-ARZ – Petition to annex and plat the proposed Ide Addition Subdivision, comprising 0.945-acres, more or less, located at 330 South Center Street; and consideration of a request to establish the zoning of said Addition as C-3 (Central Business). Applicant: Ide-Mobil, LLC.

Craig Collins, City Planner presented the staff report and entered eight (8) exhibits into the record for this case.

Chairman King opened the public hearing and asked for the person representing the case to come forward and explain the application.

Bob Ide, 159 North Wolcott Street, spoke in favor of this case. He advised that when he applied for a Building Permit he was informed that there were some pieces of property that had not been annexed to the City, which began the current process.

Mr. Wingerter asked if this location was going to be a bank and would there be drive-up windows on the south side of the building? If so that could impact the traffic flow on South Center Street when someone exiting the bank tried to turn left?

Mr. Ide replied that was correct, there would be drive-up windows and a design had been configured to encourage patrons to turn right onto South Center Street.

Chairman King asked Mr. Collins if there was anyone wishing to comment in favor of, or opposition to this case.

Mr. Collins stated that no one had contacted the Planning office to speak this evening.

There being no one to speak Chairman King entertained a motion to approve, deny or table PLN-20-015-ARZ, regarding the annexation.

Mr. Wingerter made a motion to approve case PLN-20-15-ARZ, regarding the annexation to create the Ide Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth.

There was discussion on:

- Some improvements at the location were located on City Property.
- The trail/pathway impacts.

Mr. Collins stated that Mr. Ide leases a portion of City property where the improvements are located, and the trail/pathway would remain, without any impact.

All those present voted aye. Motion Carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-20-015-ARZ, regarding the plat.

Mr. Aune made a motion to approve case PLN-20-015-ARZ regarding the plat of the Ide Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Davis. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, deny or table PLN-20-015-ARZ, regarding the zoning.

Mr. Aune made a motion to approve case PLN-20-015-ARZ, regarding the zoning of the Ide Addition as C-3 (Central Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

The next case this evening.

PLN-20-021-VZ - Petition to vacate Tract G, Mesa Del Sol Addition as public parkland, and to rezone said property as R-4 (High Density Residential). Applicant: City of Casper.

Craig Collins, City Planner presented the staff report and entered five (5) exhibits into the record for this case. He advised that he would answer any questions.

Mr. Wingerter asked if soil reports would be required with future development of the property. He was aware of some homes in the area with foundation problems.

Mr. Collins advised that ultimately the developer would be required to provide soil analysis and geotechnical reports prior to development.

Ms. Frank asked if staff could find out who owned the surrounding properties?

Mr. Collins displayed property ownership in the 300’ radius of the subject property.

Chairman King noted that Liz Becher, Community Development Director is in attendance this evening.

Ms. Frank asked if there was any other designated parkland in the area.

Mr. Collins advised that there is a park in the Meadowlark area. He displayed a map showing the proposed vacation with adjacent land that will remain a park and pointed out the Meadowlark park.

Mr. Hein asked if any additional parks were planned for this area.

Mr. Collins advised that there was a park plan in place for the City and the area was adequately covered with parkland.

Chairman King asked Mr. Collins if there was anyone wishing to comment in favor of, or opposition to this case.

Mr. Collins stated that no one had contacted the Planning office to speak this evening.

Mr. Davis made a motion to approve case PLN-20-021-VZ, regarding the vacation and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Wingerter.

Discussion:

Mr. Hein expressed a concern of connectivity to the park.

Mr. Collins advised that the City had retained the services of Worthington, Lenhart and Carpenter and they have drawn up a easement, that will be recorded and become a pathway/trail that follows the contour of the trail to the park.

All those present voted aye with the exception of Mr. Hein and Ms. Frank who voted nay. Motion carried.

Mr. Wingerter made a motion to approve case PLN-20-021-VZ, regarding the zoning and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Davis. All those present voted aye with the exception of Mr. Hein and Ms. Frank who voted nay. Motion Carried.

Our last case this evening.

PLN-20-022 – Proposed Amendment to the New Delta Addition Subdivision Agreement, dated August 3, 1999, to remove all land use restrictions identified in Sections 2.1 and 2.2 of the New Delta Addition Subdivision Agreement, located generally at the northeast corner of East 15th Street and Wyoming Boulevard. Applicant: True Land Realty, LLC and Wyoming Orthopaedic Institute, LLC.

Chairman King read a statement from the applicant:

“Regarding the proposed amendment to the New Delta Addition Subdivision Agreement, the applicant has requested to table the proposed amendment until further notice. The

applicant would like time for additional communication and community participation related to this request. True Land and Realty remains committed to being a good neighbor, partnering with all stake holders to enhance the community and the people it serves. True Land and Realty is looking forward to additional dialogue with its neighbors, sharing its vision for their development known as The Compass at Centennial Hills.”

Chairman King entertained a motion to Table PLN-20-022. Ms. Frank made a motion to Table PLN-20-022. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

V. SPECIAL ISSUES:

Chairman King stated that the 2019 Planning Division Annual report had been included with packet materials.

VI. COMMUNICATIONS:

- A. Commission:
There were none.
- B. Community Development Director:
Liz Becher, Community Development Director invited members of the Commission to join the Old Yellowstone District Advisory Committee to tour the State Office Building on Monday, June 22, 2020. She advised that there were special instructions to follow should anyone want to attend. Mr. Wingerter stated he would like to go on the tour.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons
There were none.

Casper Historic Preservation
There were none.

- E. Other Communications:
There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, July 16, 2020.

VII. ADJOURNMENT


Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Feth to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:37 p.m.

Chairman

Secretary

September 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-20-011-R** – A vacation and replat of Lots 23-33, Block 1, City of Casper Addition, to create The Nolan Subdivision, comprising 0.93-acres, more or less, located at 322 South David Street. Applicant: The NOLAN, LLC.

Recommendation:

Staff recommends that the Planning and Zoning Commission remove Case PLN-20-011-R from the table, and acknowledge/approve the applicant's request to withdraw the case from consideration.


Summary:

The Nolan, LLC has applied for a vacation and replat creating The Nolan subdivision. The property is located at 322 South David Street, and is the location of the former Plains Furniture building, currently under development as a mixed use, commercial and residential project known as "The Nolan."

Staff received a letter dated August 14, 2020 from the owners' representative, which formally requested the withdrawal of the case. The Planning and Zoning Commission tabled the request at their March 19, 2020 regular public hearing; therefore, prior to any action on it, the Commission must first remove the case from the table, for discussion.

September 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-20-029-R** – Petition to vacate and replat Lot 14, Block 17, of Lots 8-14, Block 17, Trails West Estates No. 2 Addition, and Lot 20A, Block 17, Trails West Estates No. 3 Addition, to create the Trails West Estates No. 4 Addition to the City of Casper, located at 6831 Trevett Lane. Applicant: Anij Indigo, Trustee of the Anij Indigo Living Trust, dated April 11, 2018.

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating Trails West Estates No. 4 meets the minimum requirements of the Municipal Code, staff recommends approval, with a “do pass” recommendation to City Council, with the following condition:

1. Prior to the establishment of a public hearing for consideration of the case at City Council, the applicant shall sign/execute a Subdivision Agreement, addressing the specific requirements, obligations and timing for the construction of Indian Scout Drive.

Code Compliance:

Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. At the time the staff report was prepared, **staff has received one (1) written public comment on this case, requesting that the case be continued until the details of the construction of Indian Scout Drive are provided.**

Summary:

Application has been received to vacate and replat two (2) lots located south of Trevett Lane, and immediately south and west of Indian Scout Drive. Trevett Lane is an improved public street, and Indian Scout Drive is a dead-end, undeveloped, public right-of-way. Indian Scout was initially designed as a horseshoe-shaped, looped street; however, a portion of the street, located approximately in the middle of the loop, was vacated many years ago. The subject property is zoned R-1 (Residential Estate), and encompasses 5.95-acres, more or less.

The proposed replat is not changing the existing lot configuration for the properties involved. The purpose of the replat is to create a new subdivision, and to generate a new Subdivision Agreement, in order to change the terms regarding the construction of Indian Scout Drive. Section 1.3(b) of the current Subdivision Agreement (*Lots 8 through 14, Block 17, Trails West Estates No. 2*) specifies the timing/trigger for the construction of Indian Scout Drive, which according to the

current agreement, must be constructed concurrently with the development of the lots. The applicant seeks to defer the construction of Indian Scout, while allowing the applicant or its successor to build on Lot 1 of Block 17, Trails West Estates No. 4. If the applicant, or its successors, ever desire to build on Lot 2, they would agree to build out the portions of Indian Scout necessary to gain access to Lot 2, or if the City determines to form an LAD (Local Assessment District) to build out Indian Scout, the owners of Lot 1 and Lot 2 would also agree to consent to the LAD, and pay their proportionate share of assessments.

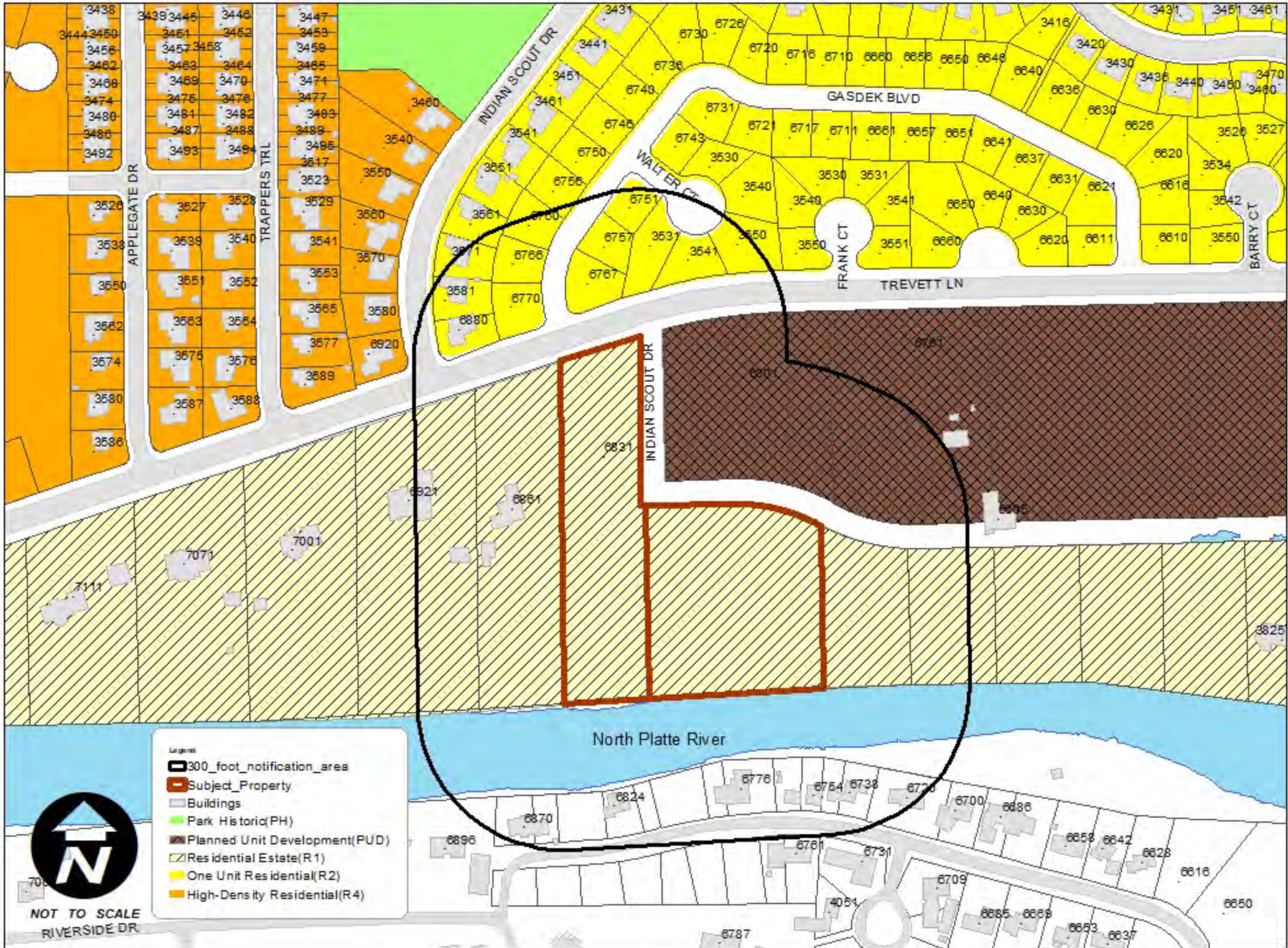
Proposed Trails West Estates No. 4 Addition to the City of Casper

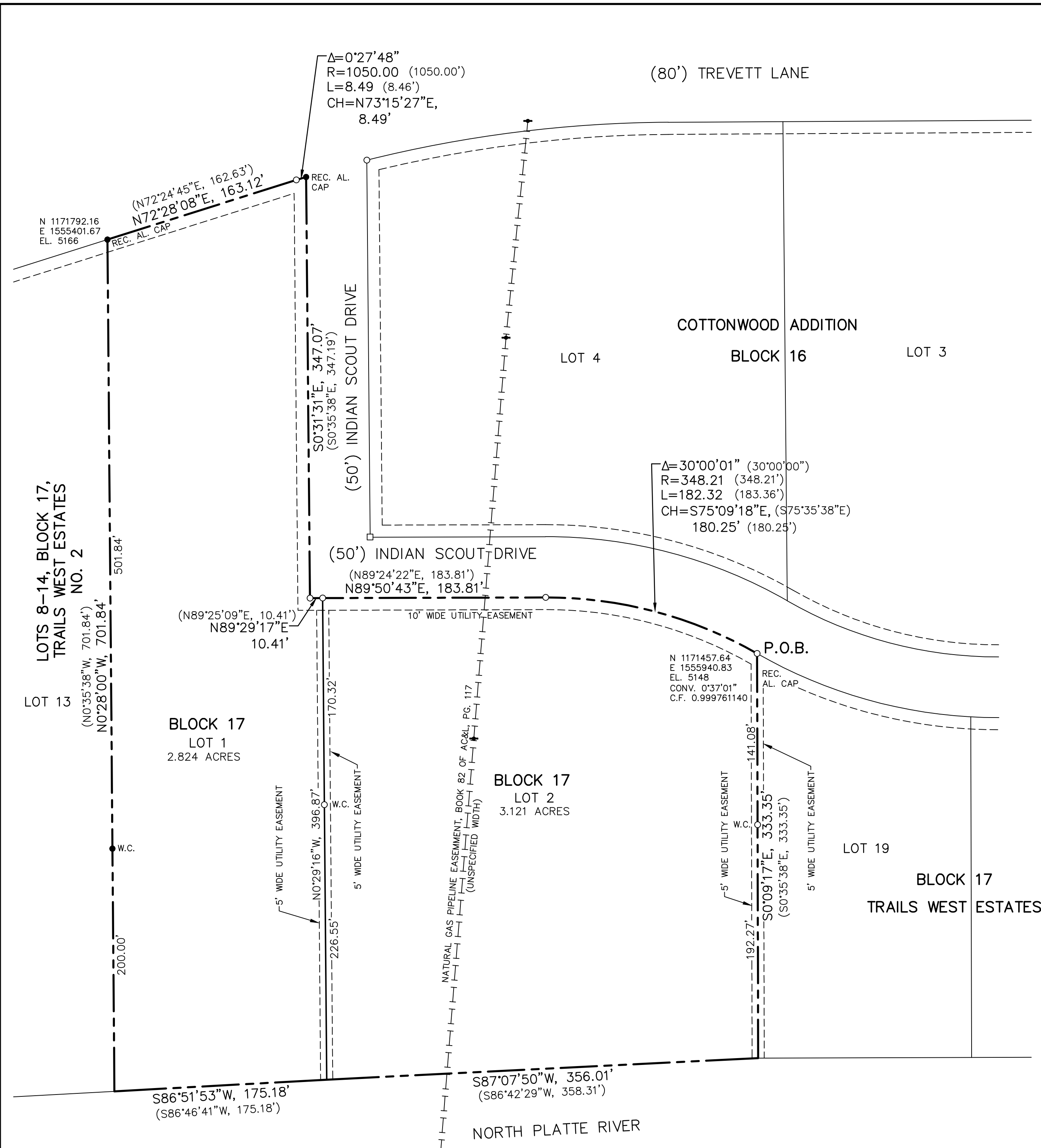


Proposed Trails West Estates No. 4 Addition to the City of Casper



Proposed Trails West Estates No. 4 Addition to the City of Casper





PLAT OF
"TRAILS WEST ESTATES NO. 4"
 TO THE CITY OF CASPER, WYOMING
 A VACATION & REPLAT OF
 LOT 14, BLOCK 17, OF LOTS 8-14, BLOCK 17,
 TRAILS WEST ESTATES NO. 2
 AND LOT 20A, BLOCK 17, TRAILS WEST ESTATES NO. 3
 ADDITIONS TO THE
 CITY OF CASPER, WYOMING,
 SUBDIVISIONS OF PORTIONS OF THE NE1/4SW1/4, SECTION 22
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=60'

CERTIFICATE OF DEDICATION
 Anij Indigo, Trustee of the Anij Indigo Living Trust dated April 11, 2018, hereby certifies that she is the owner and proprietor of the foregoing vacation and replat of Lot 14, Block 17, Lots 8-14, Block 17, Trails West Estates No. 2, and Lot 20A, Block 17, Trails West Estates No. 3, Additions to the City of Casper, Wyoming and subdivisions of a portion of the NE1/4SW1/4, Section 22, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and the northwesterly corner of Lot 19, Block 17, Trails West Estates; thence along the easterly line of said Parcel and the westerly line of said Lot 19, Block 17, Trails West Estates, S.0'09'17"E., 333.35 feet to the southeasterly corner of said Parcel and the southwesterly corner of said Lot 19, Block 17, Trails West Estates; thence along the southerly line of said Parcel and Block 17, Trails West Estates No. 3, S.87'07'50"W., 356.01 feet to a point; thence continuing along the southerly line of said Parcel and Block 17, Trails West Estates No. 2, S.86'51'53"W., 175.18 feet to the southwesterly corner of said Parcel and southeasterly corner of Lot 13, Block 17, of Lots 8-14, Block 17, Trails West Estates No. 2; thence along the westerly line of said Parcel and the easterly line of said Lot 13, Block 17, Lots 8-14, Block 17, Trails West Estates No. 2, N.0'28'00"W., 701.84 feet to the northwesterly corner of said Parcel, the northeasterly corner of said Lot 13, Block 17 and a point in and intersection with the southerly line of Trevett Lane; thence along the northerly line of said Parcel and the southerly line of said Trevett Lane, N.72'28'08"E., 163.12 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 1050.00 feet and through a central angle of 0'27'48", northeasterly, 8.49 feet and the chord of which bears N.73'15'27"E., 8.49 feet to a point in and intersection with the westerly line of Indian Scout Drive; thence along the easterly line of said Parcel and westerly line of said Indian Scout Drive, S.0'31'31"E., 347.07 feet to a point; thence along the northerly line of said Parcel and southerly line of said Indian Scout Drive, N.89'29'17"E., 10.41 feet to a point; thence N.89'50'43"E., 183.81 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 348.21 feet and through a central angle of 30'00'00", southeasterly, 182.32 feet and the chord of which bears S.75'09'18"E., 180.25 feet to the Point of Beginning and containing 5.95 acres, more or less.

The vacation and replat of the foregoing described lands is with the free consent and in accordance with the desires of the above named owner and proprietor. The name of said replat and vacation shall be known as "TRAILS WEST ESTATES NO. 4". All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby dedicated for the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

Anij Indigo, Trustee of the Anij Indigo Living Trust dated April 11, 2018
 5648 Cypress Creek Drive
 Grant, FL 32949

Anij Indigo, Trustee

ACKNOWLEDGMENT

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Anij Indigo, Trustee of the Anij Indigo Living Trust dated April 11, 2018 on this _____ day of _____, 2020.

Witness my hand and official seal.

My commission expires: _____
 Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 2020 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. _____, 2020, duly passed, adopted and approved on the _____ day of _____, 2020.

Attest: City Clerk _____ Mayor _____

INSPECTED AND APPROVED on the _____ day of _____, 2020.

City Engineer _____

INSPECTED AND APPROVED on the _____ day of _____, 2020.

City Surveyor _____

CERTIFICATE OF SURVEYOR

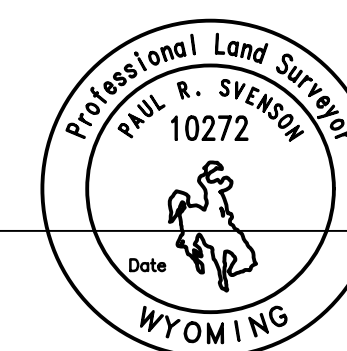
STATE OF WYOMING) ss
 COUNTY OF NATRONA)

I, Paul R. Svenson, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of March, 2014, June, 2016 and August, 2020 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

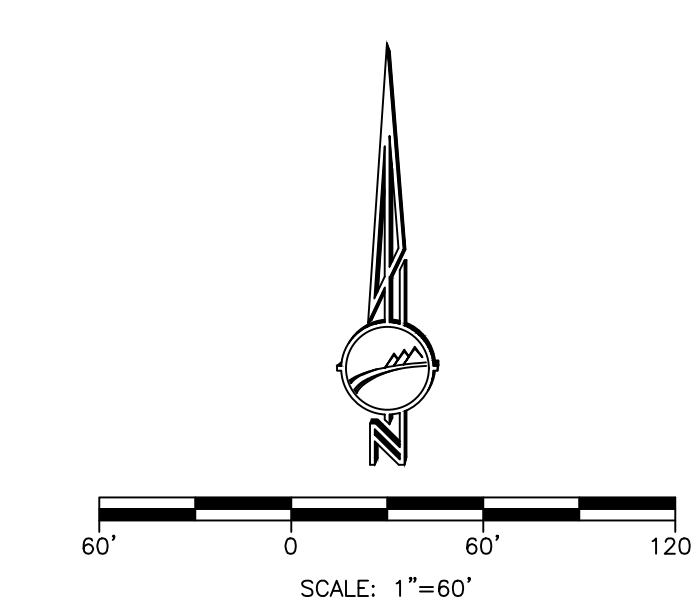
Wyoming Registration No. 10272 L.S.

Subscribed in my presence and sworn to before me by Paul R. Svenson this _____ day of _____, 2020.

My commission expires: _____ Notary Public _____



- LEGEND**
- RECOVERED BRASS CAP CORNER
 - RECOVERED ALUMINUM CAP
 - SET BRASS CAP ON #6X30" REBAR
 - w.c. WITNESS CORNER
 - SUBDIVISION BOUNDARY
 - - - - - EASEMENT
 - N.88°47'11"E., 51.81' MEASURED BEARING & DISTANCE
 - (N88°47'11"E, 51.81') RECORD BEARING & DISTANCE



DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO WYOMING STATE PLANE
 COORDINATES, EAST CENTRAL ZONE, NAD83/2011 AND
 ELEVATIONS REFER TO NAVD88 AND ARE NOT TO BE
 USED AS BENCH MARKS.



N:\GROUP\BOUNDARY\17110-ANIJ-INDIGO-REPLAT TRACKET LANE PROPERTY\SURVEY\WY\INDIGO REPLAT 17110.DWG

2163 G

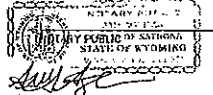
Replat of Lot 8, Block 17, Trails West Estates No. 2, Matrona County, Wyoming. Instrument No. 739707. Recorded 4-2-04.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING COUNTY OF MATRONA } ss WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2003. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO THE TRUE MERIDIAN, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS DAY OF March, 2004. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 1/1/11



APPROVALS

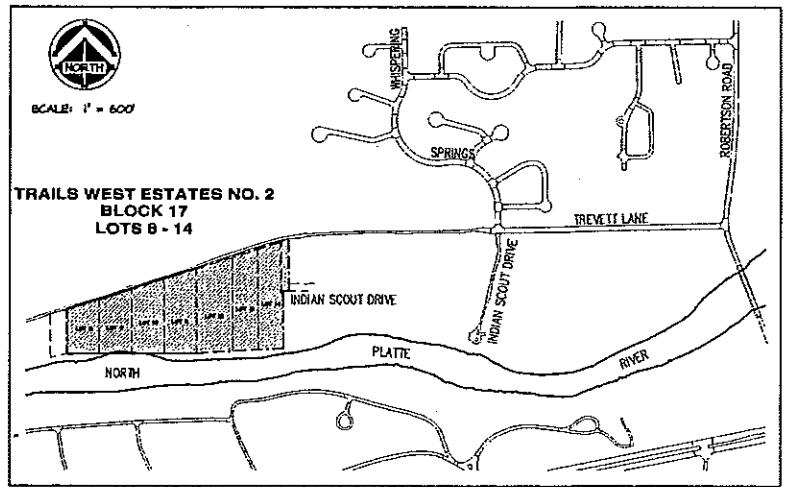
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 27th DAY OF February, 2004. ATTEST: [Signature] SECRETARY. APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 04-29, DULY PASSED, ADOPTED AND APPROVED THIS 2nd DAY OF March, 2004. ATTEST: [Signature] CITY CLERK. INSPECTED AND APPROVED THIS 29th DAY OF March, 2004. [Signature] CITY ENGINEER. INSPECTED AND APPROVED THIS 27th DAY OF March, 2004. [Signature] COUNTY SURVEYOR.

RECORDED

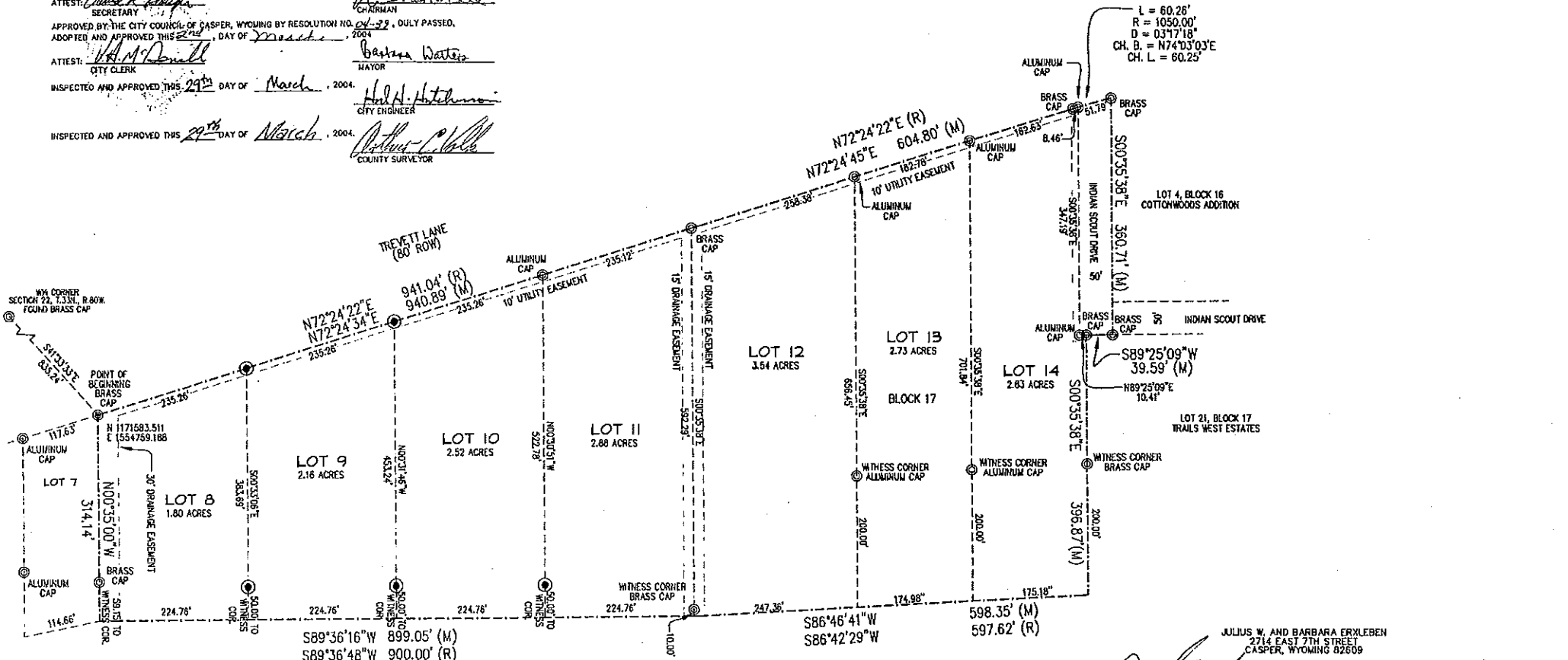
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF MATRONA COUNTY, WYOMING THIS 7th DAY OF April, 2004. INSTRUMENT NO. 739707. [Signature] COUNTY CLERK.

NOTES

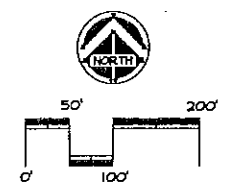
- 1. ERROR OF CLOSURE EXCEEDS 1:315,000.
2. BASIS OF BEARINGS IS THE EAST LINE OF LOT 5, BLOCK 16, COTTONWOOD ADDITION BEING S00°35'38"E.



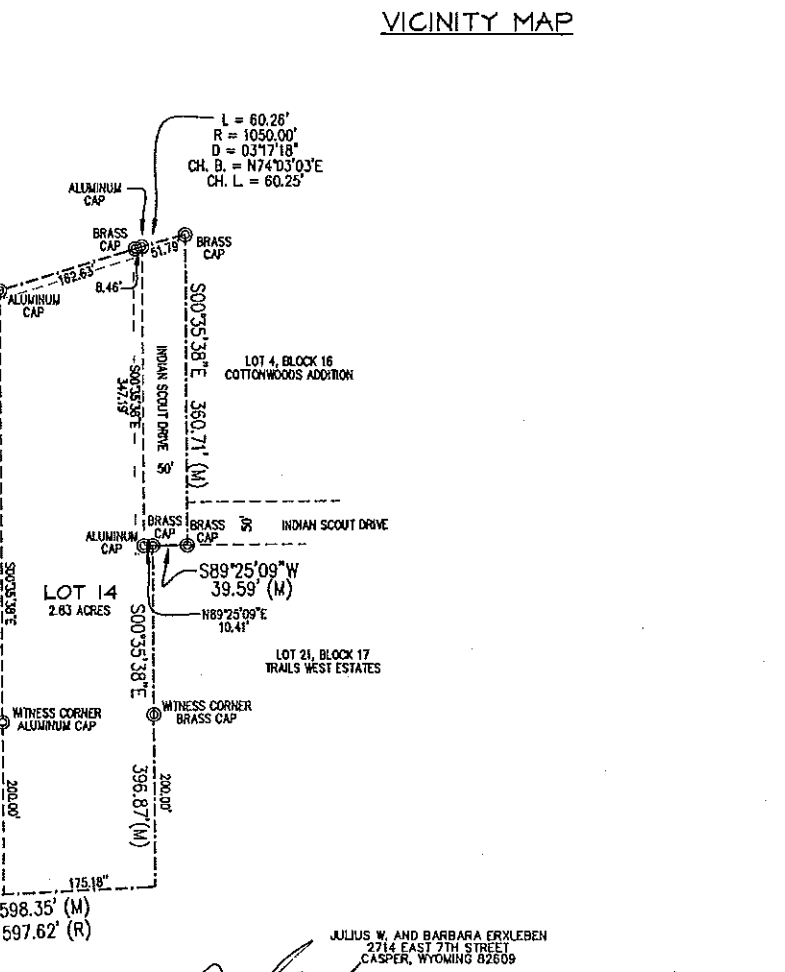
VICINITY MAP



LEGEND: SET BRASS CAP, SET INSTRUMENT 5/8" REBAR & ALUMINUM CAP, FOUND MONUMENT AS NOTED.



DECEMBER, 2003



JULIUS W. AND BARBARA ERKLEBEN 2714 EAST 7TH STREET CASPER, WYOMING 82609. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIUS W. & BARBARA ERKLEBEN, THIS DAY OF April, 2007. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/19/2007. [Signature] NOTARY PUBLIC.

CERTIFICATE OF DEDICATION

STATE OF WYOMING COUNTY OF MATRONA } ss THE UNDERSIGNED, CRAIG H. & PAMELA J. EVERT, PATRICIA SAINT, DAVID K. & ANGIE DUBAY, THOMAS ROGERS AND JULIE AND BARBARA ERKLEBEN DO CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW¼¼ SECTION 22, T.33N., R.80W., 6TH P.M., MATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 22, MONUMENTED BY A BRASS CAP; THENCE S41°33'33"E, A DISTANCE OF 835.24 FEET TO THE NORTHWEST CORNER OF THE PARCEL, BEING THE POINT OF BEGINNING; THENCE N72°24'34"E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, A DISTANCE OF 940.89 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP; THENCE N72°24'45"E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, A DISTANCE OF 604.80 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°17'18", A DISTANCE OF 60.26 FEET, WITH A CHORD BEARING OF N74°03'03"E, A DISTANCE OF 60.25 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP; THENCE S00°35'38"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 360.71 FEET TO A POINT MONUMENTED BY A BRASS CAP, AND LOCATED ON THE SOUTH LINE OF INDIAN SCOUT DRIVE; THENCE S89°25'09"W, ALONG THE SOUTH LINE OF INDIAN SCOUT DRIVE, A DISTANCE OF 39.59 FEET TO A POINT MONUMENTED BY A BRASS CAP; THENCE S00°35'38"E, A DISTANCE OF 396.87 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED IN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED N00°35'38"W, A DISTANCE OF 200.00 FEET FROM THE ACTUAL CORNER LOCATION; THENCE S86°46'30"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 597.62 FEET TO AN ANGLE POINT, LOCATED WITHIN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED N00°35'38"W, A DISTANCE OF 10.00 FEET FROM THE ACTUAL CORNER LOCATION; THENCE S89°36'16"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 899.05 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP LOCATED N00°35'00"W, A DISTANCE OF 59.75 FEET FROM THE ACTUAL CORNER LOCATION; THENCE N00°35'00"W, A DISTANCE OF 314.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.86 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

CRAIG H. & PAMELA J. EVERT 1649 BEGGONIA CASPER, WYOMING 82604. [Signatures] NOTARY PUBLIC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CRAIG H. AND PAMELA J. EVERT, THIS DAY OF April, 2004. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/19/2007. [Signature] NOTARY PUBLIC.

PATRICIA A. SAINT 888 WILLOW CREEK ROAD CASPER, WYOMING 82604. [Signature] NOTARY PUBLIC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICIA A. SAINT, THIS DAY OF March, 2004. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/19/2007. [Signature] NOTARY PUBLIC.

DAVID K. & ANGIE DUBAY 1340 BRETTON DRIVE CASPER, WYOMING 82609. [Signatures] NOTARY PUBLIC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID K. AND ANGIE DUBAY, THIS DAY OF March, 2004. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/19/2007. [Signature] NOTARY PUBLIC.

THOMAS ROGERS 2049 SOUTH COFFMAN CASPER, WYOMING 82604. [Signature] NOTARY PUBLIC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS ROGERS, THIS DAY OF April, 2004. WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES 12/19/2007. [Signature] NOTARY PUBLIC.

REPLAT OF LOTS 33 - 35, BLOCK 17, TRAILS WEST ESTATES AND LOTS 25 - 28, BLOCK 17, TRAILS WEST ESTATES AS LOTS 8 - 14, BLOCK 17 TRAILS WEST ESTATES NO. 2

TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE NW¼¼ SECTION 22, T.33N., R.80W., 6TH P.M. NATRONA COUNTY WYOMING

MINOR BOUNDARY ADJUSTMENT
 PLAT OF
"TRAILS WEST ESTATES NO. 3"
 TO THE CITY OF CASPER, WYOMING
 A VACATION & REPLAT OF
 LOTS 20 AND 21, BLOCK 17,
 TRAILS WEST ESTATES
 AN ADDITION TO THE
 CITY OF CASPER, WYOMING,
 A SUBDIVISION OF PORTIONS OF THE
 NE1/4SW1/4, SECTION 22
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN NATRONA
 COUNTY, WYOMING
 SCALE: 1"=60'

CERTIFICATE OF DEDICATION

Al Jordan and Anij Indigo-Jordan, Trustees, or their successors in trust, under the Albert and Anij Indigo-Jordan Living Trust dated May 26, 2011, hereby certify that they are the owners and proprietors of the foregoing vacation and replat of Lots 20 and 21, Block 17, Trails West Estates, an Addition to the City of Casper, Wyoming and a subdivision of a portion of the NE1/4SW1/4, Section 22, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northeasterly corner of the Parcel being described and the northeasterly corner of Lot 19, Block 17, Trails West Estates; thence along the easterly line of said Parcel and the westerly line of said Lot 19, Block 17, Trails West Estates, S.0°09'17"E, 333.35 feet to the southeasterly corner of said Parcel and the southeasterly corner of said Lot 19, Block 17, Trails West Estates; thence along the southerly line of said Parcel and Block 17, Trails West Estates, S.87°07'50"W, 358.01 feet to the southwesterly corner of said Parcel and the southwesterly corner of Lot 14, Block 17, Lots 8-14, Block 17, Trails West Estates No. 2; thence along the westerly line of said Parcel and the easterly line of said Lot 14, Block 17, Lots 8-14, Block 17, Trails West Estates No. 2, N.0°29'16"W, 396.87 feet to the northwesterly corner of said Parcel and a point in and intersection with the southerly line of Indian Scout Drive; thence along the northerly line of said Parcel and the southerly line of said Indian Scout Drive, N.89°50'43"E, 183.81 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 348.21 feet and through a central angle of 30°00'00", southeasterly, 182.32 feet and the chord of which bears S.75°09'18"E, 180.25 feet to the Point of Beginning and containing 3.121 acres, more or less.

The vacation and replat 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 replat and vacation shall be known as "TRAILS WEST ESTATES NO. 3". All streets as shown hereon are hereby or were previously dedicated to the use of the public and easements as shown hereon are hereby dedicated for the use of public and private utility companies for the purposes of construction, operation and maintenance of city roads, utility lines, conduits, ditches, drainage and access.

Al Jordan and Anij Indigo-Jordan, Trustees, or their successors in trust, under the Albert and Anij Indigo-Jordan Living Trust dated May 26, 2011
 1350 Morado Drive
 Casper, Wyoming 82609

Al Jordan
 AL JORDAN, TRUSTEE

Anij Indigo-Jordan
 ANIJ INDIGO-JORDAN, TRUSTEE

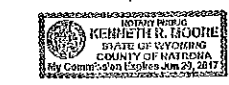
ACKNOWLEDGMENTS

State of Wyoming) ss
 County of Natrona)

The foregoing instrument was acknowledged before me by Al Jordan, Trustee of the Albert and Anij Indigo-Jordan Living Trust dated May 26, 2011 on this 28th day of FEBRUARY, 2017.

Witness my hand and official seal.

My commission expires: JUNE 20, 2017



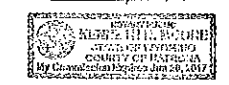
Kenneth R. Moore
 Notary Public

State of Wyoming) ss
 County of Natrona)

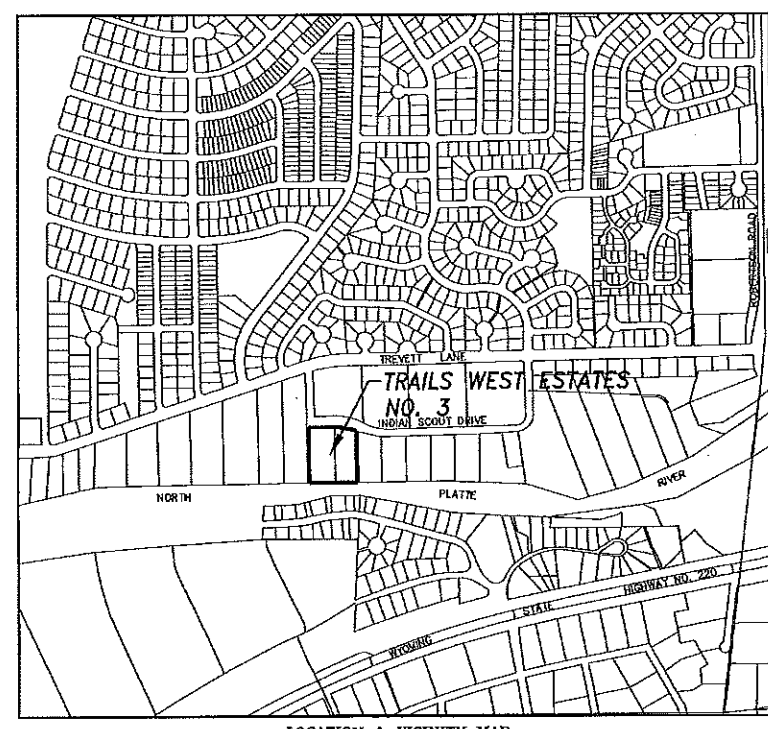
The foregoing instrument was acknowledged before me by Anij Indigo-Jordan, Trustee of the Albert and Anij Indigo-Jordan Living Trust dated May 26, 2011 on this 28th day of FEBRUARY, 2017.

Witness my hand and official seal.

My commission expires: JUNE 20, 2017



Kenneth R. Moore
 Notary Public



LOCATION & VICINITY MAP
 SCALE: 1"=600'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
 COUNTY OF NATRONA)

I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of March, 2014 and June, 2016 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

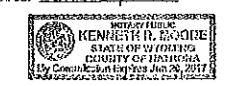
Wyoming Registration No. 15092 L.S.



Subscribed in my presence and sworn to before me by Steven J. Granger this 27th day of FEBRUARY, 2017.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
 Notary Public



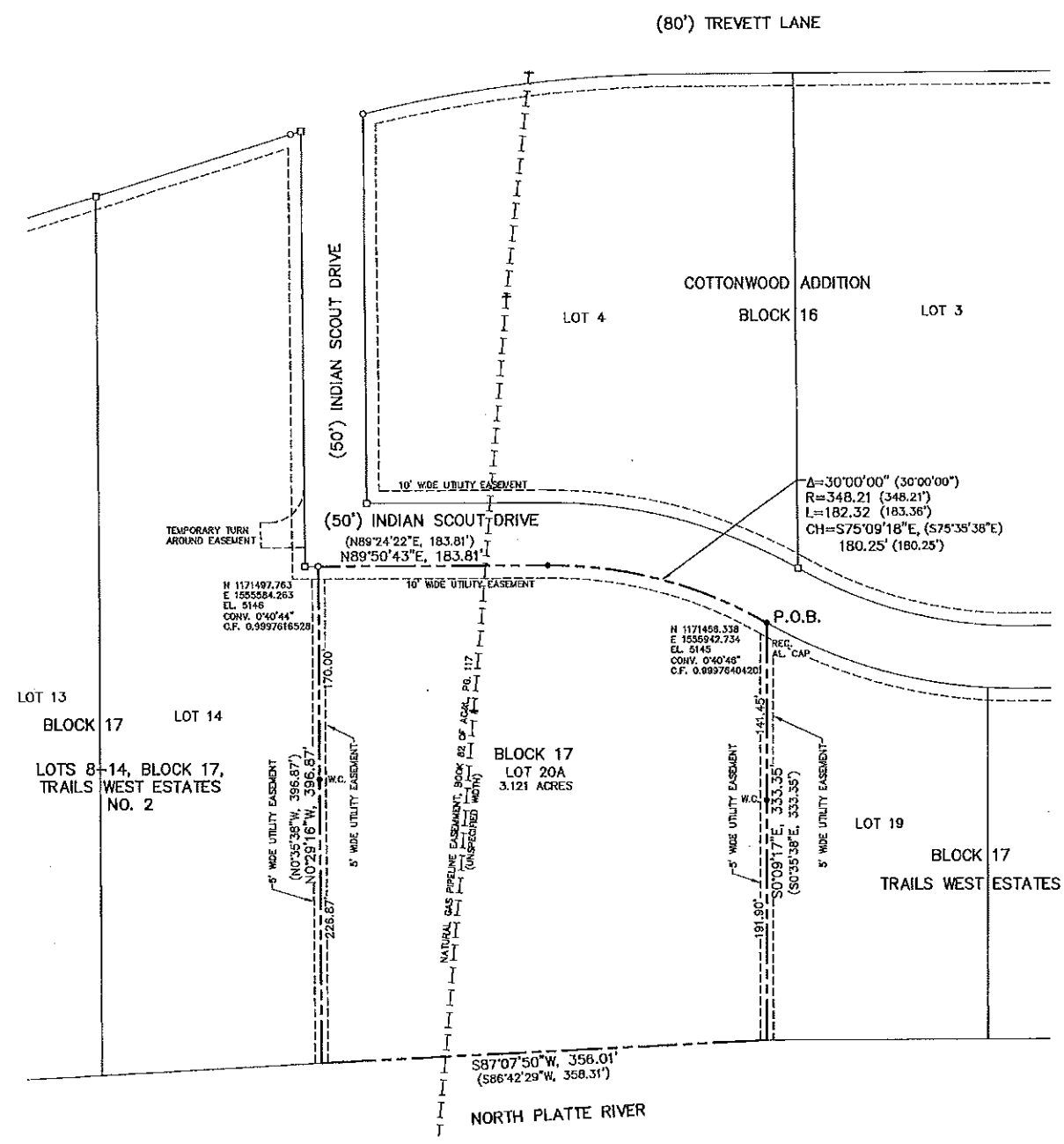
APPROVALS

INSPECTED AND APPROVED on the 3rd day of March, 2017.

LB Bocha
 Community Development Director

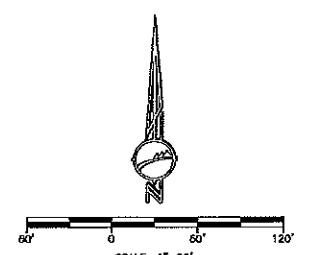
INSPECTED AND APPROVED on the 2nd day of March, 2017.

Kevin J. Jones
 City Engineer



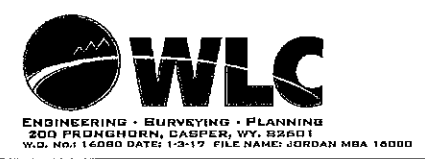
- LEGEND**
- RECOVERED BRASS CAP CORNER
 - RECOVERED ALUMINUM CAP
 - SET BRASS CAP CORNER
 - W.C. WITNESS CORNER
 - SUBDIVISION BOUNDARY
 - - - EASEMENT
 - MEASURED BEARING & DISTANCE
 - RECORD BEARING & DISTANCE

N.88°47'11"E, 51.81'
 (N88°47'11"E, 51.81')



PLAT CLOSURE RATIO: 1:1,450,290

DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON CIPS
 COORDINATES REFER TO CITY OF CASPER CDS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD83
 AND ARE NOT TO BE USED AS BENCH MARKS.



LOTS 8 THROUGH 14, BLOCK 17, TRAILS WEST ESTATES NO. 2
SUBDIVISION AGREEMENT

THIS AGREEMENT made and entered into this 2nd day of March, 2004, by and between the City of Casper, a Municipal Corporation, 200 North David Street, Casper, Wyoming, hereinafter referred to as "City," and David & Angela Dubay, 1340 Bretton Drive, Casper, WY 82609, Craig & Pam Evert, 7001 Trevett Lane, Casper, WY 82604, Patricia Saint, 1868 Willow Creek Road, Casper, WY 82604, Thomas Rogers, 2045 South Coffman, Casper, WY 82604, Scott & Tracey Mayland, 7151 Trevett Lane, Casper, WY 82604, and Julius & Barbara Erxleben, 2714 East 7th Street, Casper, WY 82609, hereinafter referred to as "Owners."

WHEREAS, Owners have applied to replat Lots 33 through 35, Block 17, Trails West Estates, and Lots 25 through 28, Block 17, Trails West Estates to create Lots 8 through 14, Block 17, Trails West Estates No. 2 Addition, comprising 23.8 acres, more or less; and,

WHEREAS, a plat of said lands has been prepared and approved by the City of Casper, designated as Exhibit "A" attached hereto, which is hereby made a part of this agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

SECTION 1 - OBLIGATIONS OF OWNERS.

Upon written demand of the Council or the City Manager, the Owners their heirs, successors or assigns, at their sole cost and expense, shall do, or cause to be done, the following:

1.1 Surveying:

- a. All subdivision corners and 1/16 corners shall be marked with 2" brass caps. These caps shall be set in concrete and shall show the number of the corner, elevation of the corner, identifying initial of the surveyor or company making the survey, and the license number of the surveyor making the survey or certifying the survey. The 1/16 corner shall be properly marked and verified as to the location, true elevation, and reference. In that the southeast and southwest corners of the subdivision are in the riverbed of the North Platte River, a Witness Corner shall be established on the east and west boundaries of the subdivision and shall be marked with a 2" brass cap. The cap shall be set in concrete and shall show the number of the corner, elevation of the corner, identifying initial of the surveyor or company making the survey, and the license number of the surveyor making the survey or certifying the survey.
- b. Block and lot corners, points of tangency (PT's), and points of curves (PC's), shall be marked by 1/2" by 18" rebar driven flush with the ground surface, and identified by an aluminum cap. Where lot corners fall within the Riverbed of the North

0739708

NATRONA CO. CLERK WY
MARY ANN COLEMAN
RECORDED

2004 APR 7 AM 9 54

City of Casper

200 N. David

15/50

Platte River, Witness Corners shall be established on each lot line and shall be marked by ½" by 18" rebar driven flush with the ground surface, and identified by an aluminum cap. Points of intersection (PI's) of all blocks, and the PT's and the PC's of all curves shall be witnessed on site by an iron pin at the construction. Block and lot corners shall be marked after initial dirt moving work has been completed so that duplicate marking of lot and block corners will not be necessary. Said markers shall be in place for final inspection by the Public Services Director upon completion of the sidewalk (curbwalk), or curb and gutter.

- c. A record of all elevation data for the addition of the 1/16 corner shall be submitted to the Public Services Director prior to the issuance of any building permit.
- d. A digital copy of the Final Subdivision Plat shall be provided as required by Section 16.20.070(P) of the Casper Municipal Code.

1.2 Construction Sequence:

Main water lines, sewer lines, storm sewer, roadways, sidewalks, and access drives shall be constructed in an orderly sequence, as the Addition is developed and built upon, so that there will be no gaps left in the paving, sidewalks, and other off-site improvements. Streets shall not be paved until all water lines, storm sewers, and property water and sewer services are in place and the ditches thereof properly backfilled and compacted, in accordance with City requirements. The Owners shall receive the approval of the Public Services Director or designated authority for any and all phases of construction.

1.3 Certification of Construction; Repair Obligations:

- a. All improvements shall be designed and inspected by an engineer registered in Wyoming, who shall certify that the improvements, including curbs, gutter, sidewalks, paving, utility systems, storm sewers, street lighting, and etc., have been constructed in accordance with the approved plans and specifications. The certification by the engineer is required to be in writing.
- b. The Owners shall maintain, repair, and replace, if necessary, all the improvements for a period of eighteen months (18) from the date the certification is approved for each improvement. This obligation includes maintenance, repair or replacement for any cause during such period, including acts of third parties. Upon completion of all maintenance, repair, and replacement to the satisfaction of the City Engineer, the City shall accept the construction thereof in writing and thereafter maintain said street dedicated to the public. In the event the Owners fail to maintain, repair, or replace said improvements during the eighteen month (18) period, City may, at its option, maintain, repair, or replace the same and Owners agree to pay for any cost incurred thereby. Maintenance, repair, or replacement by the City does not relieve the Owners from their obligation under this paragraph and shall not be construed to be an acceptance of the improvements by the City.

The paved streets, sidewalks, curbs, and gutters shall be constructed in accordance with the 1986 AASHTO Manual "Guide for the Design of Pavement Structures" or an equal standard approved by the Public Services Director. Indian Scout Drive shall ultimately be improved as a local street with a thirty (30) foot wide, asphaltic/concrete paving section and concrete curb and gutter on both sides of the street. The paving and curb and gutter on Indian Scout Drive shall be installed at such time as the connecting section of Trevett Lane is improved with paving and curb and gutter. If desired by a majority of the property owners abutting Indian Scout Drive, the property owners may petition the City of Casper to have the street paved prior to the paving of Trevett Lane through a local assessment district, a recapture agreement or through a conventional means of private funding for subdivision improvements. The Owner of Lot 14, Trails West Estates No. 2, shall be solely responsible for the cost of any and all improvements, (including, but not limited to paving, curbs, gutters, sidewalks, and storm water management) made to or in the entire width of the Indian Scout Drive right-of-way which runs the entire length of, and lies adjacent to said Lot 14.

Prior to the issuance of any building permits to the Owners for the properties served by Indian Scout Drive, the street shall, at a minimum, be constructed as an all-weather roadway that is not less than twenty-four (24) feet in width. The design of the all-weather roadway section shall be approved by the City Engineer.

1.4 Trevett Lane Roadway Improvements:

- I. The Owners shall design and build at their sole cost and expense Trevett Lane as a temporary all-weather roadway, including the installation of all necessary culverts to meet the then existing storm water runoff conditions. Owner's shall further provide, at their sole cost all necessary drainage easements therefore. This street shall be constructed in accordance with the plans and specifications as set forth and contained in Exhibit "B" attached hereto. Said street shall be constructed of 6 inches of Grading "W" material at a minimum width of twenty-four (24) feet over 9 inches of compacted subgrade. The street shall be fifty (50) feet in width with a twenty-four (24) foot wide graveled travel way centered in the roadway. The roadway edges shall be thirteen (13) feet in width and shall consist of compacted onsite material to match the top elevation of the gravel surfacing.
- II. Trevett Lane, lying west of the intersection of Trevett Lane and Whispering Springs Road shall ultimately be paved, with curb and gutter installed on both the North and South sides thereof under the following terms and conditions:
 - a. At such time as the Average Daily Traffic (ADT) on Trevett Lane, measured at the west side of the above mentioned intersection exceeds five hundred (500) vehicles per day over seven consecutive days, the Owners shall, at their sole cost and expense, install the sub-base, base course, paving, curb, and gutter, parkways and

sidewalk for the entire width of Trevett Lane to the construction standards and specifications required by the Subdivision Agreement Addendum, dated May 10, 1985 between New Vistas, Inc. and the City. The City may amend the pavement requirements as set forth above at any time to reflect updated construction standards and materials for said street. The construction of Trevett Lane as described in this sub-paragraph shall include the installation of all necessary culverts to meet the then existing storm water runoff conditions. Owner's shall further provide, at their sole cost all necessary drainage easements therefore.

- b. In addition to the condition set forth in subparagraph (a) above, Owners agree, at any time paving requirements for Trevett Lane are triggered or ordered by the City under any other subdivision agreement, to pay their pro-rata share of the costs and expenses for the installation of the paving, curb and gutter and sidewalk on Trevett Lane in accordance with the specifications as contained and set forth in the Subdivision Agreement Addendum dated May 10, 1985 between New Vistas, Inc. and the City. The City may amend the pavement requirements as set forth above at any time to reflect updated construction standards and materials for said street. The construction of Trevett Lane as described in this sub-paragraph shall include the installation of all necessary culverts to meet the then existing storm water runoff conditions. Owner's shall further provide, at their sole cost all necessary drainage easements therefore
- c. The Owners may finance the construction of the improvements described in this Agreement through any available means, including local assessment districts or other means, provided that the City shall be under no obligation to approve a Local Assessment District or other means of public funding for this purpose.

1.5 Underground Utilities and Street Lights:

All new utilities shall be located underground. All streetlights shall be installed in compliance with City of Casper street lighting standards at the Owner's sole expense. Streetlight pole materials shall be metal, as approved by the City Engineering Department.

1.6 Soils Analysis:

The Owners shall provide the Community Development Department with a soils analysis and subdivision lot drainage plan. Individual lot test bores will be required on each lot, with a soil analysis for the foundation design, and shall be approved by the Community Development Director and the City Engineer, prior to the issuance of a building permit.

1.7 Stormwater Management:

At such time that the City Council elects to proceed with a drainage basin or sub-basin wide stormwater management program, the Owners shall be required to participate with

a proportionate share of the total costs for the stormwater management facilities that would be required to mitigate any adverse basin or sub-basin runoff impacts from the subject property.

1.8 Erosion Control Program:

An earthwork permit shall be obtained from the City Engineer prior to any earthwork-taking place in the Addition. The Owners are required to post cash, an irrevocable letter of credit, performance bond, or other approved surety in the amount of Five Cents (\$.05) per square foot of area disturbed by construction activities, with a minimum amount of One Thousand Dollars (\$1,000.00). It shall be the obligation of the Owners to keep any bond or letter of credit in full force and effect. As provided herein, the Owners shall furnish proof of the same upon demand of the City.

1.9 Retaining Walls and Fences:

Any retaining walls constructed within the subdivision by the Owners shall be designed and certified by a Wyoming registered professional engineer, with said plans being approved by the Public Services Director and Community Development Director. Said walls shall be constructed within the boundaries of each lot and not on the property lines. Maintenance of said walls shall be the responsibility of each individual lot Owners.

1.10 Issuance of Building Permits:

All building permits will be issued by the Community Development Director in accordance with Title 15 of the Casper Municipal Code.

1.11 Water and Sewer:

- a) Curb boxes shall be left behind the sidewalk in front of each lot and the Owners shall protect, during the subsequent course of developing the Addition, valve boxes and curb boxes from damage, and be wholly responsible for the repair and replacement to the City's satisfaction of such that are damaged or destroyed. If the Owners shall fail or refuse to promptly repair or replace such boxes as required, the City may do so and charge the Owners directly for said cost. The Owners shall adjust said valve and curb boxes to finished grade, at the time the paving work is completed in the Addition.
- b) The Owners shall construct at their sole expense the necessary water lines up to and through the Addition, estimated to be 3,750 lineal feet in length. All work shall be in accordance with plans and specifications to be prepared by the Owners' engineer and approved by the City. Water line sizes shall be as determined by the City. The City will pay the difference in material cost between an 8" water main and the required oversized line pursuant to Chapter 16.19 of the Casper Municipal Code, as amended.

- c) The Owners at their cost shall install water service lines in accordance with City specifications to the property line so as to serve each lot or building site in the addition.
- d) The Owners shall construct at their sole expense the necessary sewer lines to and through the Addition. All work shall be in accordance with plans and specifications to be prepared by the Owners' engineer and approved by the City. Sewer sizes shall be as determined by the City. The City will pay the difference in material cost between an 8" sewer main and the required oversized line pursuant to Chapter 16.19 of the Casper Municipal Code, as amended.
- e) The Owners, at their own cost, shall install sewer service lines, in accordance with City specifications, to the property line so as to serve each lot or building site in the Addition.
- f) The Owners shall protect manhole covers and rings from damage in the course of constructing the line, and shall be solely responsible for repair or replacement to the City's satisfaction. The Owners shall adjust such manhole rings and covers to finished grade. The Owners agree to protect and save the City harmless from any loss or claim suffered by other sewer users to their real or personal property, and from personal injury or damages by reason of obstruction or damage to the sewer lines or any part thereof occasioned by present or future construction work on said Addition by the Owners, and said obligation shall continue until the sewer line and the system within the Addition is accepted by the City's representatives; provided, however, that acceptance of part of the system shall not relieve the Owners of the obligations herein imposed in the event of damage by reason of future sewer construction within said Addition.
- g) Prior to the issuance of a building permit for any new structure, or prior to the issuance of a plumbing permit to connect existing buildings to the water and sewer systems, the then-existing water system investment charge (connection charge), sewer system investment charge (connection charge) and water meter charge shall be paid to the City. The Owners will also pay to the Central Wyoming Regional Water System Joint Powers Board the then current Regional Water System investment charge for each building to be served with water.
- h) All necessary easements up to and through the subdivision shall be obtained by the Owners. The Owners promptly shall deliver easements in a form acceptable for recording, wherever reasonably required for the purposes of enabling the City to install, maintain, and repair its sewer lines, water lines, fire hydrants, and future bikeway/pedestrian pathway.

1.12 Public Sites and Open Spaces:

Public Sites and Open Space requirements for this subdivision have already been satisfied; therefore, Owners are not required to contribute parkland with this replat.

1.13 Street and Traffic Signs:

Owners shall be responsible for the cost and installation of all necessary street and traffic signs, as determined by the Public Service Director.

SECTION 2 - OBLIGATIONS OF CITY.

- 2.1 The zoning of Lots 8 through 14, Block 17, Trails West Estates No. 2 shall remain R-1 (Residential Estate) district.
- 2.2 The City shall issue a building permit and occupancy permit for the buildings on Lots 8 through 14, Block 17, Trails West Estates No. 2, an Addition to the City of Casper, under the terms of this agreement, upon performance by the Owners of the conditions set forth, in said agreement, and pursuant to Title 15 of the Casper Municipal Code. All building permits will be issued by the Community Development Director in accordance with the Casper Municipal Code.
- 2.3 The City shall pay the over sizing costs, as provided by City Code, for the oversizing of the eight (8) inch water and sewer mains to that of twelve (12) inches.
- 2.4 The City shall aid in the establishment of a recapture program for the Owners to receive a reimbursement from the future users of the water main and sewer main based on the prorated share of the total expense that benefits said future users, to be distributed to the Owners based on the proportional share of their contribution.
- 2.5 The City shall pay the share of the Trevett Lane water and sewer mains required to serve the Owners that would otherwise be paid by the current or future owners of the property currently described as Lots 1, 2, 3 & 4, Block 16, Cottonwood Addition, subject to the City's right to recapture said costs as provided in the Contract for Inside-City Water Service, dated August 27, 2001 between the City and Charles J. Pater.

SECTION 3 - REMEDIES.

In the event the Owners fails to do, or fails to cause to be done, any of the requirements set forth in this agreement in an expeditious manner, the City may, at its option, do any or all of the following:

- a. Refuse to issue any building permits or certificates of occupancy to any person, including the Owners, or their successors in interest.

- b. After written notice to the Owners of those items which have not been completed or properly completed, and upon failure to cure the same by the Owners within a reasonable period of time, the City may complete any and all of the public improvements required by this agreement by itself or by contracting with a third party to do the same. In the event the City elects to complete said improvements, or contracts with a third party to do so, the Owners agree to pay any and all costs resulting therefrom upon demand by the City.

The remedies provided in this paragraph are in addition to any other remedies specifically provided for in this agreement, or which the City may otherwise have at law or in equity, and are not a limitation upon the same. The Owners further agree to pay all reasonable attorneys' fees, court costs, and litigation costs in the event the City is required to enforce the provisions of this agreement in a court of law. This document, its interpretation, and enforcement shall be governed by the laws of the State of Wyoming.

THIS AGREEMENT shall be binding upon, and shall inure to the benefit of all parties hereto, their successors and assigns.

The City does not waive any right or rights it may have pursuant to the Wyoming Governmental Claims Act, Wyoming Statute Sections 1-39-101, et seq. The City specifically reserves the right to assert any and all immunities, rights and defenses it may have pursuant to the Wyoming Governmental Claims Act.

Any litigation regarding this agreement shall be resolved in a court of competent jurisdiction situated in Natrona County, Wyoming.

THE OWNERS represents by their signatures below, that there are no outstanding mortgages against the property to which this agreement relates; or, in the alternative, if a mortgage exists by its signature below the mortgage holder, and all mortgage holders consent to the terms of this contract on their own behalf and on behalf of their successors. In the event that the mortgage holder becomes the owner of the property, the mortgage holder is not bound to physically complete the improvements agreed to by Owners. Mortgage holder is not a guarantor of the obligations of the Owners, except that mortgage holder's interest is subject to any dedications or other conveyances made by Owners to the public, the City or any other public entity. However, any other subsequent property owners are obligated to complete the obligations of the Owners.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

APPROVED AS TO FORM:

[Signature]

ATTEST:

V.H. McDonald
V. H. McDonald
City Clerk

CITY OF CASPER, WYOMING
A Municipal Corporation

Barbara E. Watters
Barbara E. Watters
Mayor

WITNESSETH:

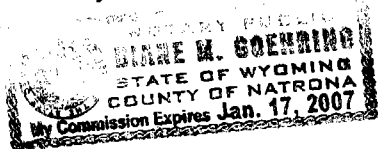
By: Tracey Mayland
By: Tracey Mayland
By: Brandy White
By: Tracey Mayland
By: Brandy White
By: Tracey Mayland
By: Tracey Mayland
By: [Signature]
By: [Signature]
By: [Signature]

By: [Signature] David Dubay
By: Angela Dubay Angela Dubay
By: Patricia A Saint Patricia Saint
By: Craig Evert Craig Evert
By: Pam Evert Pam Evert
By: Julius Erxleben Julius Erxleben
By: Barbara Erxleben Barbara Erxleben
By: [Signature] Thomas Rogers
By: [Signature] Scott Mayland
By: Tracey Mayland Tracy Mayland

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Barbara E. Watters, Mayor of the City of Casper, Wyoming, a Municipal Corporation, this 11th day of March, 2004.

WITNESS my hand and official seal.

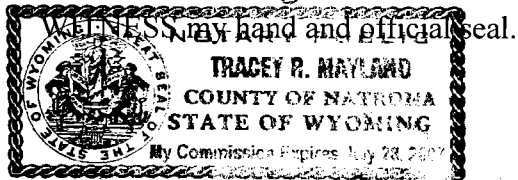


Diane M. Goehring
Notary Public

My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by David Dubay, this 27th day of February, 2004.

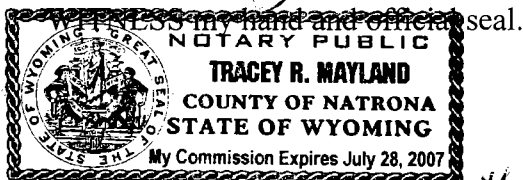


Tracey R. Mayland
Notary Public

My Commission Expires: July 28th, 2007

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Angela Dubay, this 27th day of February, 2004.

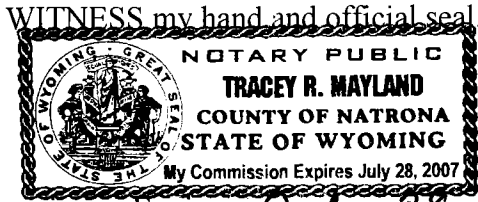


Tracey R. Mayland
Notary Public

My Commission Expires: July 28th, 2007

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Craig Evert, this 27th
day of February, 2004.



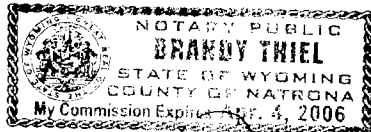
Tracey R. Mayland
Notary Public

My Commission Expires: July 28, 2007

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Pam Evert, this 20th
day of February, 2004.

WITNESS my hand and official seal.



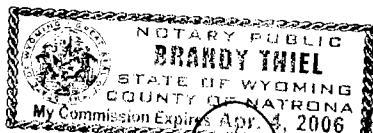
Brandy Thiel
Notary Public

My Commission Expires: April 4, 2006

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Patricia Saint, this 20th
day of February, 2004.

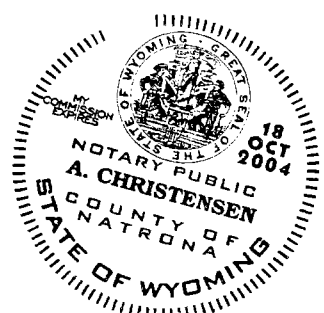
WITNESS my hand and official seal.



Brandy Thiel
Notary Public

My Commission Expires: April 4, 2006

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)



The foregoing instrument was acknowledged before me by Thomas Rogers, this
25 day of Feb, 2004.

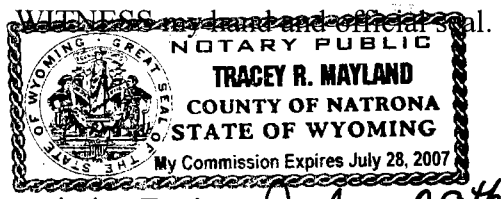
WITNESS my hand and official seal.

A. Christensen
Notary Public

My Commission Expires: 10/18/04

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Julius Erxleben, this
27th day of February, 2004.

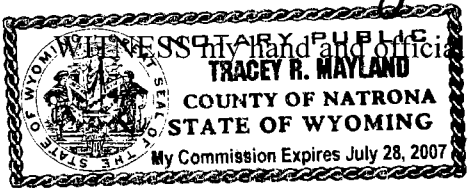


Tracey R. Mayland
Notary Public

My Commission Expires: July 28th, 2007

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Barbara Erxleben, this
27th day of February, 2004.



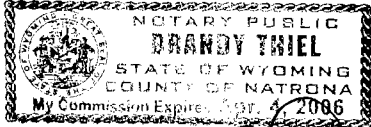
Tracey R. Mayland
Notary Public

My Commission Expires: July 28th, 2007

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Scott Mayland, this 20th
day of February 2004.

WITNESS my hand and official seal.



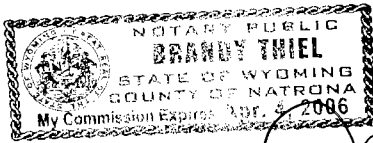
[Handwritten Signature]
Notary Public

My Commission Expires: Sept 9, 2006

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Tracy Mayland, this 20th
day of February 2004.

WITNESS my hand and official seal.



[Handwritten Signature]
Notary Public

My Commission Expires: Sept 9, 2006

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA
I, WILLIAM R. FORTMAYOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 1008, DO HEREBY CERTIFY THAT THIS PLAN AND SAID FIELD NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL...

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS DAY OF 2004.

INSTRUMENT NO. COUNTY CLERK

NOTES

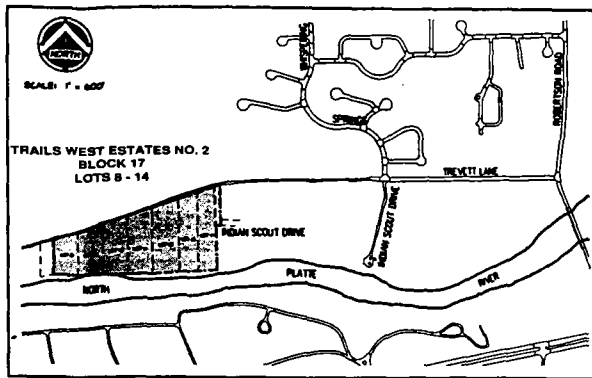
- 1. ERROR OF CLOSURE EXCEEDS 1:51,000.
2. BEARS OF BEARING IS THE EAST LINE OF LOT 8, BLOCK 16, COTTONWOOD ADDITION BEING 300°25'30".

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FORTMAYOR THIS DAY OF 2004.

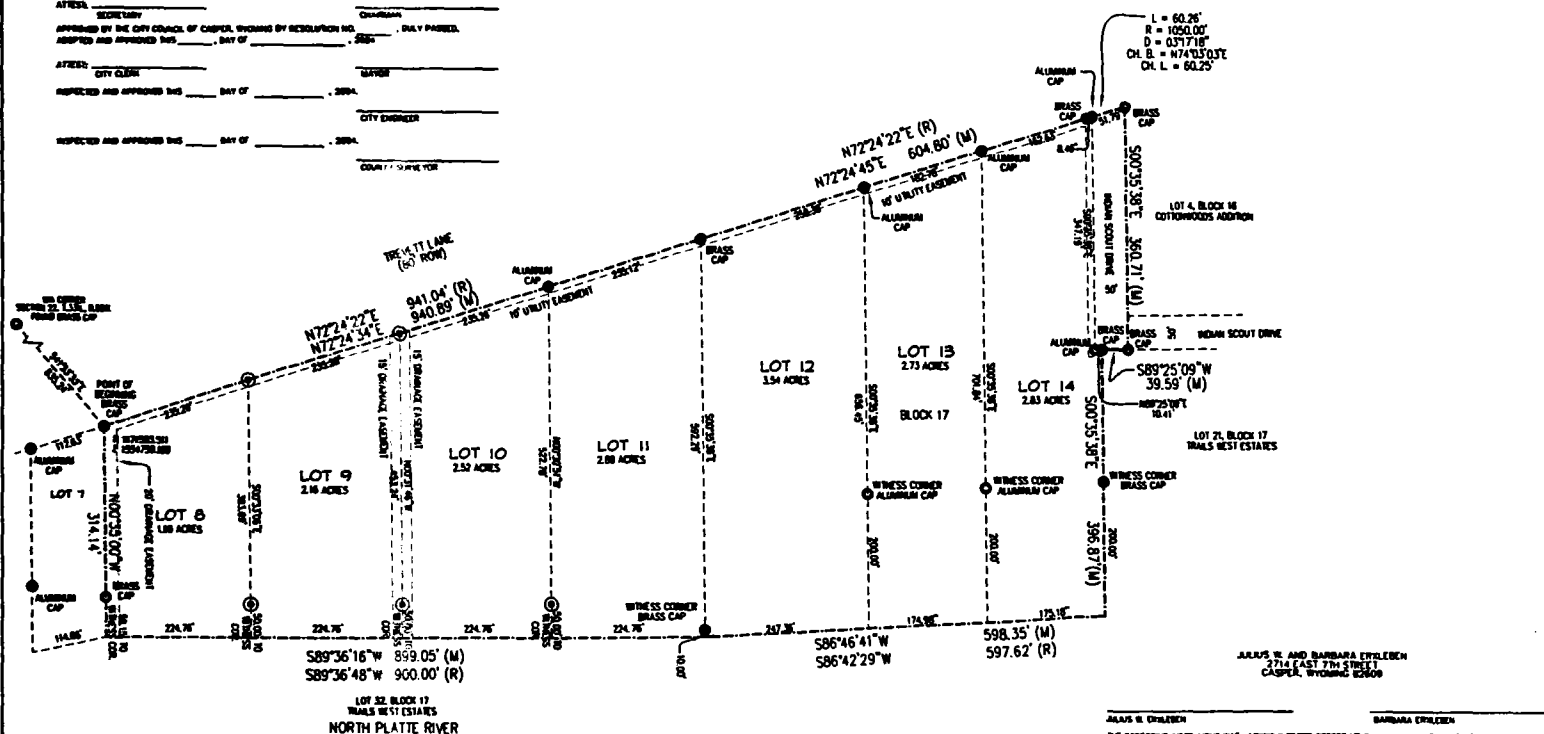
WITNESSED BY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES NOTARY PUBLIC

APPROVALS

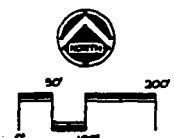
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS DAY OF 2004.
SECRETARY
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. DAILY PENDING.
ADDED AND APPROVED THIS DAY OF 2004.
CITY CLERK
CITY ENGINEER



VICINITY MAP



LEGEND
▲ SET BRASS CAP
● SET MONUMENT 1/2" IRON & ALUMINUM CAP
○ FOUND MONUMENT AS NOTED



CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA
THE UNDERSIGNED, CRAIG H. & PAMELA J. EVERT, PATRICIA A. SAINT, DAVID H. & ANGE DUBAY, THOMAS ROGERS AND JULIA AND BARBARA ERIESEN DO CERTIFY THAT THEY ARE THE OWNERS AND PROPER TITLES OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE WYOMING OF SECTION 22, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 22, MONUMENTED BY A BRASS CAP;
THENCE S47°31'31" E A DISTANCE OF 842.14 FEET TO THE NORTHWEST CORNER OF THE PARCEL, BEING THE POINT OF BEGINNING;
THENCE N77°24'22" E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKETT LINE, A DISTANCE OF 604.80 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;
THENCE N77°24'22" E, ALONG THE NORTHERLY LINE OF THE PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BECKETT LINE, A DISTANCE OF 842.14 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 69°17'11", A DISTANCE OF 60.25 FEET, WITH A CHORD BEARING OF N10°25'30" E, A DISTANCE OF 60.25 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
THENCE S89°25'09" W, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 39.59 FEET TO A POINT MONUMENTED BY A BRASS CAP, AND LOCATED ON THE SOUTH LINE OF INDIAN SCOUT DRIVE;
THENCE S89°25'09" W, ALONG THE SOUTH LINE OF INDIAN SCOUT DRIVE, A DISTANCE OF 38.50 FEET TO A POINT MONUMENTED BY A BRASS CAP;
THENCE S89°25'09" W, A DISTANCE OF 398.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED IN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED 100°25'30" E, A DISTANCE OF 38.50 FEET FROM THE ACTUAL CORNER LOCATION;
THENCE S89°25'09" W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 397.53 FEET TO AN ANGLE POINT LOCATED WITHIN THE NORTH PLATTE RIVER AND MONUMENTED BY A BRASS CAP LOCATED 100°25'30" E, A DISTANCE OF 38.50 FEET FROM THE ACTUAL CORNER LOCATION;
THENCE S89°25'09" W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 398.57 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP LOCATED 100°25'30" E, A DISTANCE OF 38.50 FEET FROM THE ACTUAL CORNER LOCATION;
THENCE N89°25'09" W A DISTANCE OF 39.59 FEET TO THE POINT OF BEGINNING.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, THE NAME OF THE SUBDIVISION SHALL BE "LOTS 8 - 14, BLOCK 17, TRAILS WEST ESTATES NO. 2" AND ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, TUBES AND PIPES, ANY OR ALL OF THEM UNDER AND ALONG THE STRIPS OF LAND SHOWN ON THIS PLAT.

CRAIG H. & PAMELA J. EVERT
PATRICIA A. SAINT
DAVID H. & ANGE DUBAY
THOMAS ROGERS
JULIA E. ERIESEN
BARBARA ERIESEN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CRAIG H. & PAMELA J. EVERT, THIS DAY OF 2004.
WITNESSED BY HAND AND OFFICIAL SEAL, BY COMMISSION EXPIRES NOTARY PUBLIC

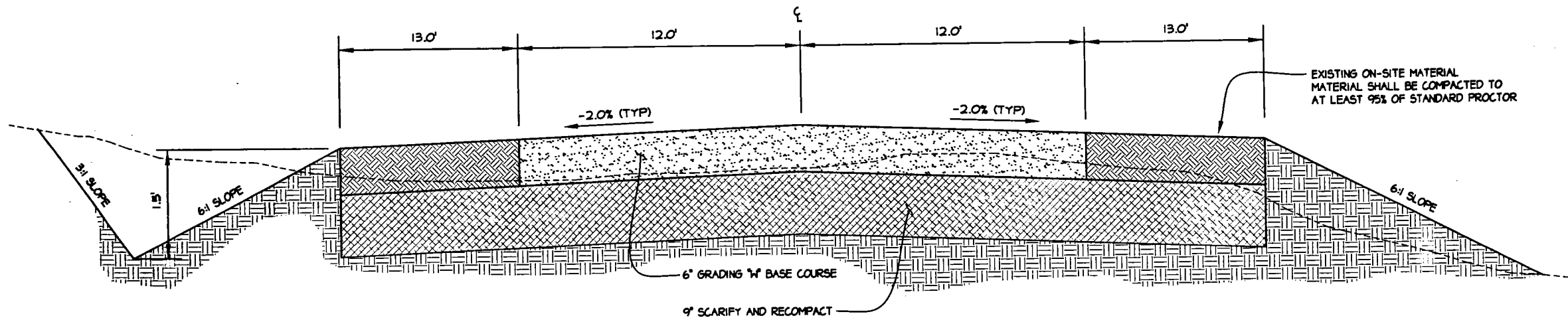
REPLAT OF
LOTS 33 - 35, BLOCK 17, TRAILS WEST ESTATES AND
LOTS 25 - 28, BLOCK 17, TRAILS WEST ESTATES
AS
LOTS 8 - 14, BLOCK 17
TRAILS WEST ESTATES NO. 2
TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
N1/2SW1/4 SECTION 22, T.33N., R.80W., 6TH P.M.
NATRONA COUNTY WYOMING
JAN 19 2004

739708

EXHIBIT "A"
PAGE 4 OF 6

EXHIBIT "B"
PAGE 15 OF 15

NOTE:
ALL GRADING 1/4" BASE COURSE SHALL BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY & WITHIN ± 2% OPTIMUM MOISTURE CONTENT.



TYPICAL SECTION - TREVETT LANE

TEMPORARY ALL WEATHER ROADWAY
EXHIBIT "B"

739708

DATE	REVISIONS	CHECKED	APPROVED	W.O. NO.	DRAWN BY:	CHECKED BY:	APPROVED BY:	C.E.P. Civil Engineering Professionals, Inc.		City of Casper Public Works Department		Trevett Lane Reconstruction Project TYPICAL SECTION		SHEET	OF
				03-38	KK 01/04	LJ 01/04	RB 01/04	355 NORTH LINCOLN, CASPER, WYOMING 82601 • (307)266-4346 • FAX (307)266-0165		CASPER, WYOMING				3	12

TRAILS WEST ESTATES NO. 2
SUBDIVISION AGREEMENT

THIS AGREEMENT made and entered into this 17th day of June, 2003, by and between the City of Casper, a Municipal Corporation, 200 North David Street, Casper, Wyoming, hereinafter referred to as "City," and Gary Salveson, P.O. Box 2213, Casper, WY 82609, and Craig & Pam Evert, 7001 Trevett Lane, Casper, Wyoming, 82604, hereinafter referred to as "Owner."

WHEREAS, Owner has applied to replat Lots 29 through 31, Block 17, and Lots 1 through 3, Block 22, Trails West Estates Addition as Trails West Estates No. 2 Addition to the City of Casper comprising 1.08 acres, more or less, a copy of the attached Plat which heretofore has been approved by the City of Casper, is a simultaneous act with the execution of this agreement; and,

WHEREAS, a plat has been prepared, which has been designated as Exhibit "A", which is hereby made a part of this agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

SECTION 1 - OBLIGATIONS OF OWNERS.

Upon written demand of the Council or the City Manager, the Owners their heirs or assigns, at their sole cost and expense, shall do, or cause to be done, the following:

1.1 Surveying:

- a. All subdivision corners and 1/16 corners shall be marked with 2" brass caps. These caps shall be set in concrete and shall show the number of the corner, elevation of the corner, identifying initial of the surveyor or company making the survey, and the license number of the surveyor making the survey or certifying the survey. The 1/16 corner shall be properly marked and verified as to the location, true elevation, and reference.
- b. Block and lot corners, points of tangency (PT's), and points of curves (PC's), shall be marked by 1/2" by 18" rebar driven flush with the ground surface, and identified by an aluminum cap. Points of intersection (PI's) of all blocks, and the PT's and the PC's of all curves shall be witnessed on site by an iron pin at the construction. Block and lot corners shall be marked after initial dirt moving work has been completed so that duplicate marking of lot and block corners will not be necessary. Said markers shall be in place for final inspection by the Public Services Director upon completion of the sidewalk (curbwalk), or curb and gutter.

0722302

2003 JUL 29 AM 9 08
City of Casper
Gary Salveson
AK

2003 JUL 29 AM 9 08

City of Casper

10-3500

- c. A record of all elevation data for the addition of the 1/16 corner shall be submitted to the Public Services Director prior to the issuance of any building permit.
- d. A digital copy of the Final Subdivision Plat shall be provided as required by Section 16.20.070(P) of the Casper Municipal Code.

1.2 Construction Sequence:

Main water lines, sewer lines, storm sewer, sidewalks, and access drives shall be constructed in an orderly sequence, as the Addition is developed and built upon, so that there will be no gaps left in the paving, sidewalks, and other off-site improvements. Streets shall not be paved until all water lines, storm sewers, and property water and sewer services are in place and the ditches thereof properly backfilled and compacted, in accordance with City requirements. The Owners shall receive the approval of the Public Services Director or designated authority for any and all phases of construction.

1.3 Certification of Construction; Repair Obligations:

- a. All improvements shall be designed and inspected by an engineer registered in Wyoming, who shall certify that the improvements, including curbs, gutter, sidewalks, paving, utility systems, storm sewers, street lighting, and etc., have been constructed in accordance with the approved plans and specifications. The certification by the engineer is required to be in writing.

The Owners shall maintain, repair, and replace, if necessary, all the improvements for a period of one (1) year from the date the certification is approved. This obligation includes maintenance, repair or replacement for any cause during such period, including acts of third parties. Upon completion of all maintenance, repair, and replacement to the satisfaction of the City Engineer, the City shall accept the construction thereof in writing and thereafter maintain said street dedicated to the public. In the event the Owners fail to maintain, repair, or replace said improvements, City may, at its option, maintain, repair, or replace the same and Owners agrees to pay for any cost incurred thereby. Maintenance, repair, or replacement by the City does not relieve the Owners from their obligation under this paragraph and shall not be construed to be an acceptance of the improvements by the City streets, sidewalks, curbs, and gutters shall be constructed in accordance with the 1986 AASHTO Manual "Guide for the Design of Pavement Structures" or an equal standard approved by the Public Services Director.

1.4 Trevett Lane Roadway Improvements:

Owner shall participate in the funding of certain improvements to Trevett Lane. The Owners shall participate in the construction of the Trevett Lane roadbed on a per lineal foot basis for their lot frontage on Trevett Lane. The roadbed shall be a minimum of fifty-five (55') feet in width, and shall be designed to support a street with a forty-four (44')

foot pavement section, plus a standard curb and gutter on the south side of the pavement and standard curbside on the north side of the pavement.

Owner shall contribute a proportional share of the cost to install the paving, curb and gutter, curbside, sewer and water on Trevett Lane at such time as the threshold of Five Hundred (500) vehicle trips per day (VTD) is reached on Trevett Lane, measured immediately west of the intersection of Trevett Lane and Trappers Trail Drive, or at such time that the properties on the north side of Trevett Lane develop and the road is required to be constructed. The Owners shall participate on a per lineal foot of lot frontage basis in the funding of the Trevett Lane roadway improvements west of Trappers Trail Drive.

1.5 Underground Utilities and Street Lights:

All new utilities shall be located underground. All streetlights shall be installed in compliance with City of Casper street lighting standards.

1.6 Soils Analysis:

The Owners shall provide the Community Development Department with a soils analysis and subdivision lot drainage plan. Individual lot test bores will be required on each lot, with a soil analysis for the foundation design, and shall be approved by the Community Development Director and the City Engineer, prior to the issuance of a building permit.

1.7 Stormwater Management:

The Owners shall provide all necessary drainage easements required for the conveyance of stormwater run-off from Trevett Lane and the properties lying north of Trevett Lane. At such time that the City Council elects to proceed with a drainage basin or sub-basin wide stormwater management program, the Owners shall be required to participate with a proportionate share of the total costs for the stormwater management facilities that would be required to mitigate any adverse basin or sub-basin runoff impacts from the subject property.

1.8 Erosion Control Program:

An earthwork permit shall be obtained from the City Engineer prior to any earthwork-taking place in the Addition. The Owners are required to post cash, an irrevocable letter of credit, performance bond, or other approved surety in the amount of Five Cents (\$.05) per square foot with a minimum amount of One Thousand Dollars (\$1,000.00). It shall be the obligation of the Owners to keep any bond or letter of credit in full force and effect. As provided herein, the Owners shall furnish proof of the same upon demand of the City.

1.9 Retaining Walls and Fences:

Any retaining walls constructed within the subdivision by the Owners shall be designed and certified by a Wyoming registered professional engineer, with said plans being approved by the Public Services Director and Community Development Director. Said walls shall be constructed within the boundaries of each lot and not on the property lines. Maintenance of said walls shall be the responsibility of each individual lot Owners.

1.10 Water and Sewer:

- a) Curb boxes shall be left behind the sidewalk in front of each lot and the Owners shall protect, during the subsequent course of developing the Addition, valve boxes and curb boxes from damage, and be wholly responsible for the repair and replacement to the City's satisfaction of such that are damaged or destroyed. If the Owners shall fail or refuse to promptly repair or replace such boxes as required, the City may do so and charge the Owners directly for said cost. The Owners shall adjust said valve and curb boxes to finished grade, at the time the paving work is completed in the Addition.
- b) The Owners shall construct the necessary water lines up to and through the Addition. All work shall be in accordance with plans and specifications to be prepared by the Owners' engineer and approved by the City. Water line sizes shall be as determined by the City.
- c) The Owners at their cost shall install water service lines in accordance with City specifications to the property line so as to serve each lot or building site in the addition.
- d) The Owners shall construct the necessary sewer lines to and through the Addition. All work shall be in accordance with plans and specifications to be prepared by the Owners' engineer and approved by the City. Sewer sizes shall be as determined by the City.
- e) The Owners, at their own cost, shall install sewer service lines, in accordance with City specifications, to the property line so as to serve each lot or building site in the Addition.
- f) The Owners shall protect manhole covers and rings from damage in the course of constructing the line, and shall be solely responsible for repair or replacement to the City's satisfaction. The Owners shall adjust such manhole rings and covers to finished grade. The Owners agree to protect and save the City harmless from any loss or claim suffered by other sewer users to their real or personal property, and from personal injury or damages by reason of obstruction or damage to the sewer lines or any part thereof occasioned by present or future construction work on said Addition by the Owners, and said obligation shall continue until the sewer line and the system within the Addition is accepted by the City's representatives; provided, however, that acceptance of part of the system shall not relieve the Owners of the obligations herein

722362

imposed in the event of damage by reason of future sewer construction within said Addition.

- g) In the event water and sewer mains are existing in streets adjacent to the Addition, and the cost of such lines was not borne by the present or previous Owners of the Addition, the Owners agree to pay the then-current street lateral charge for each lot prior to connecting to said water and sewer mains.
- h) Prior to the issuance of a building permit for any new structure, or prior to the issuance of a plumbing permit to connect existing buildings to the water and sewer systems, the then-existing water system investment charge (connection charge), sewer system investment charge (connection charge) and water meter charge shall be paid to the City. The Owners will also pay to the Central Wyoming Regional Water System Joint Powers Board the then current Regional Water System investment charge for each building to be served with water.
- i) All necessary easements up to and through the subdivision shall be obtained by the Owners. The Owners promptly shall deliver easements in a form acceptable for recording, wherever reasonably required for the purposes of enabling the City to install, maintain, and repair its sewer lines, water lines, fire hydrants, and future bikeway/pedestrian pathway.

1.11 Public Sites and Open Spaces:

Public Sites and Open Space requirements for this subdivision have already been satisfied, therefore, Owners are not required to contribute parkland with this replat.

SECTION 2 - OBLIGATIONS OF CITY.

- 2.1 The zoning of Lots 2 through 7, Trails West Estates No. 2 shall be R-1 (Residential Estate) district. The zoning of Lot 1, Trails West Estates No. 2 shall be R-2 (One Unit Residential) district.
- 2.3 The City shall issue a building permit and occupancy permit for the buildings located in the Trails West Estates No. 2 Addition to the City of Casper, under the terms of this agreement, upon performance by the Owners of the conditions set forth, in said agreement, and pursuant to Title 15 of the Casper Municipal Code. All building permits will be issued by the Community Development Director in accordance with the Casper Municipal Code.

SECTION 3 - REMEDIES.

In the event the Owners fails to do, or fails to cause to be done, any of the requirements set forth in this agreement in an expeditious manner, the City may, at its option, do any or all of the following:

- a. Refuse to issue any building permits or certificates of occupancy to any person, including the Owners, or their successors in interest.
- b. After written notice to the Owners of those items which have not been completed or properly completed, and upon failure to cure the same by the Owners within a reasonable period of time, the City may complete any and all of the public improvements required by this agreement by itself or by contracting with a third party to do the same. In the event the City elects to complete said improvements, or contracts with a third party to do so, the Owners agree to pay any and all costs resulting therefrom upon demand by the City.

The remedies provided in this paragraph are in addition to any other remedies specifically provided for in this agreement, or which the City may otherwise have at law or in equity, and are not a limitation upon the same. The Owners further agree to pay all reasonable attorney's fees, court costs, and litigation costs in the event the City is required to enforce the provisions of this agreement in a court of law. This document, its interpretation, and enforcement shall be governed by the laws of the State of Wyoming.

THIS AGREEMENT shall be binding upon, and shall inure to the benefit of all parties hereto, their successors and assigns.

No waiver of any immunity or limitation of liability afforded by the Wyoming Governmental Claims Act is intended by the parties, and the Owners retain all such immunities and limitations of liability.

Any litigation regarding this agreement shall be resolved in a court of competent jurisdiction situated in Natrona County, Wyoming.

THE OWNERS represents by their signatures below, that there are no outstanding mortgages against the property to which this agreement relates; or, in the alternative, if a mortgage exists by its signature below the mortgage holder, and all mortgage holders consent to the terms of this contract on their own behalf and on behalf of their successors. In the event that the mortgage holder becomes the owner of the property, the mortgage holder is not bound to physically complete the improvements agreed to by Owners. Mortgage holder is not a guarantor of the obligations of the Owners, except that mortgage holder's interest is subject to any dedications or other conveyances made by Owners to the public, the City or any other public entity. However, any other subsequent property Owners are obligated to complete the obligations of the Owners.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

APPROVED AS TO FORM:

[Signature]

ATTEST:

V. H. McDonald

V. H. McDonald
City Clerk

CITY OF CASPER, WYOMING
A Municipal Corporation

Barbara A. Peryam

Barbara A. Peryam
Mayor

WITNESSETH:

Janet R. Adels

By:

Janet R. Adels

By:

Janet R. Adels

By:

Gary Salveson

By: Gary Salveson

Craig Evert

By: Craig Evert

Pam Evert

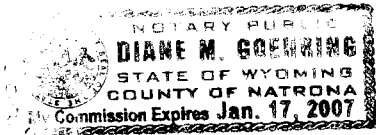
By: Pam Evert

722362

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Barbara A. Peryam, Mayor of the City of Casper, a municipal corporation, this 17th day of June, 2003.

WITNESS my hand and official seal.



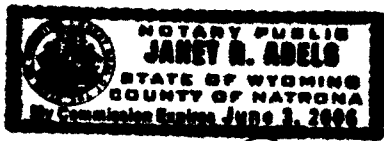
Diane M. Goehring
Notary Public

My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Gary Salveson, this 16th day of June, 2003.

WITNESS my hand and official seal.



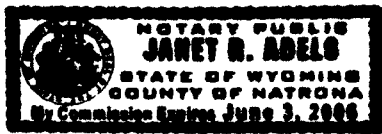
Janet R. Adels
Notary Public

My Commission Expires: June 3, 2006

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Craig Evert, this 16th
day of June, 2003.

WITNESS my hand and official seal.



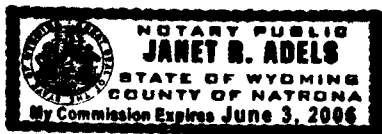
Janet R. Adels
Notary Public

My Commission Expires: June 3, 2006

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

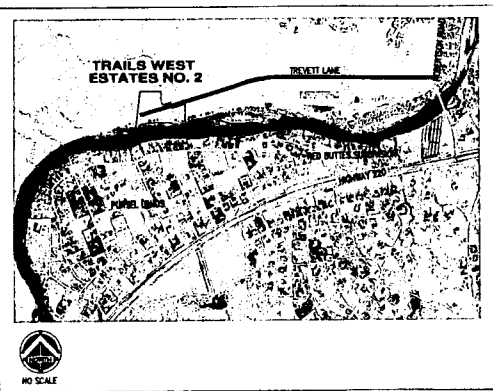
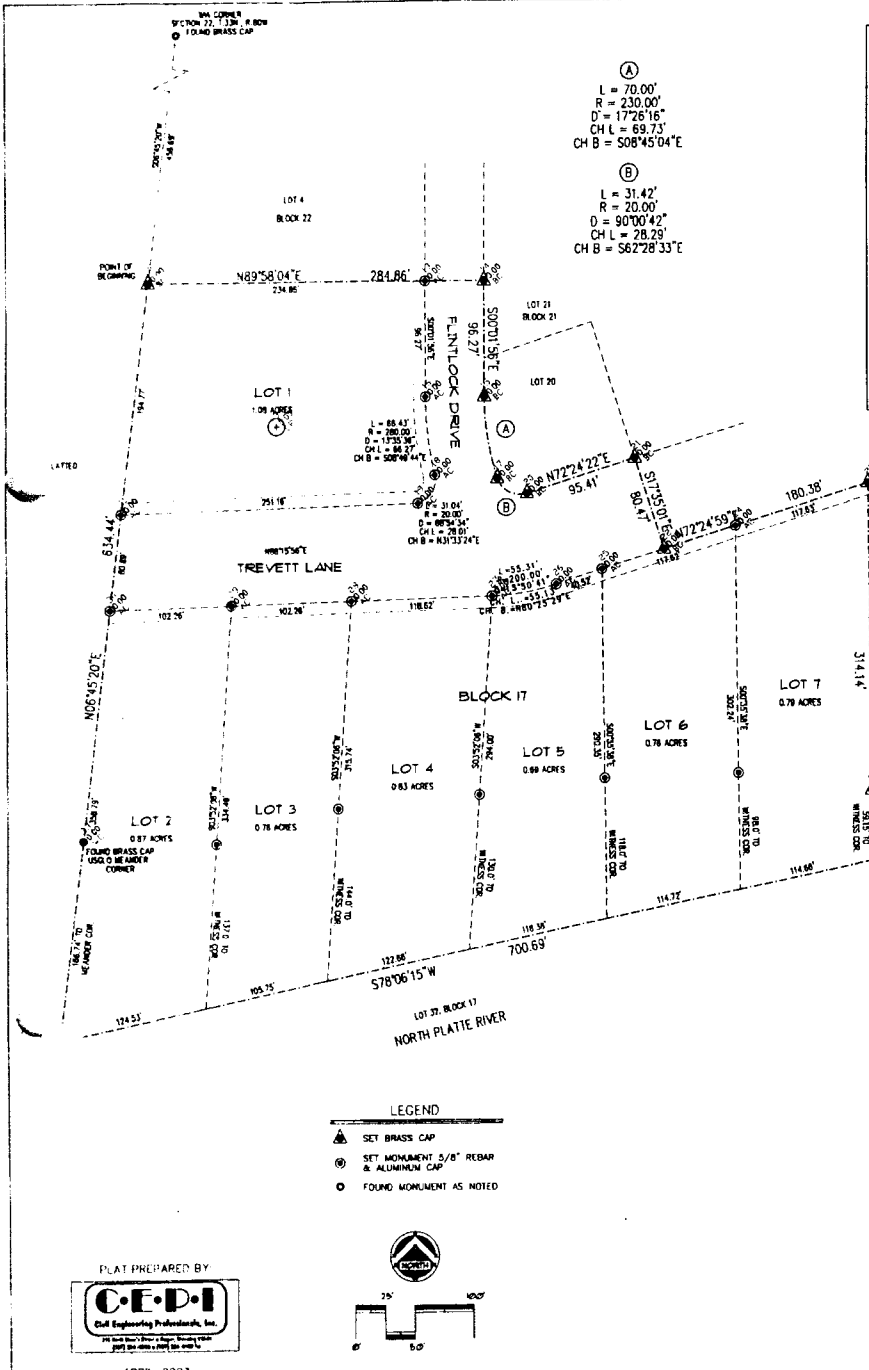
The foregoing instrument was acknowledged before me by Pam Evert, this 16th day
of June, 2003.

WITNESS my hand and official seal.



Janet R. Adels
Notary Public

My Commission Expires: June 3, 2006



CERTIFICATE OF DEDICATION

STATE OF WYOMING } 55
 COUNTY OF NATRONA }

THE UNDERSIGNED, GARY O. SALVESON AND CRAIG H. EVERT, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, A PARCEL OF LAND SITUATE IN THE NW1/4SW4 SECTION 22, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST N CORNER OF S1/2 SECTION 22, MONUMENTED BY A BRASS CAP.

THENCE S08'45'20"W ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 426.89 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP.

THENCE N09'58'04"E, A DISTANCE OF 284.88 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF FLINTLOCK DRIVE, BEING THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP.

THENCE S02'07'56"E, ALONG THE EAST RIGHT-OF-WAY LINE OF FLINTLOCK DRIVE, A DISTANCE OF 80.37 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP.

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 17'26'16", A DISTANCE OF 70.00 FEET, WITH A CHORD BEARING OF S08'45'04"E, A DISTANCE OF 89.73 FEET TO A POINT OF COMPOUND CURVATURE, MONUMENTED BY A BRASS CAP.

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90'00'42", A DISTANCE OF 31.42 FEET, WITH A CHORD BEARING OF S62'28'33"E, A DISTANCE OF 28.29 FEET TO A POINT OF TANGENCY, LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, MONUMENTED BY A BRASS CAP.

THENCE N72'24'22"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, A DISTANCE OF 95.41 FEET, TO A POINT, MONUMENTED BY A BRASS CAP.

THENCE S17'25'01"E, A DISTANCE OF 80.47 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, MONUMENTED BY A BRASS CAP.

THENCE N37'24'56"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TREVETT LANE, A DISTANCE OF 180.38 FEET, TO A POINT, MONUMENTED BY A BRASS CAP.

THENCE S02'35'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 314.14 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED IN THE NORTH PLATTE REAR, MONUMENTED BY A BRASS CAP NEAR CORNER LOCATED N08'45'20"E, A DISTANCE OF 89.15 FEET FROM THE ACTUAL CORNER LOCATION.

THENCE S78'15'15"W ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 700.69 FEET TO THE SOUTHWEST CORNER OF THE PARCEL LOCATED ON THE WEST LINE OF SAID SECTION 22, MONUMENTED BY A BRASS CAP NEAR CORNER LOCATED N08'45'20"E, A DISTANCE OF 89.74 FEET FROM THE ACTUAL CORNER LOCATION.

THENCE N08'45'20"E, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 834.44 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8.85 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY, AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE TRAILS WEST ESTATES NO. 2, AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

GARY O. SALVESON
 P.O. BOX 2213
 CASPER, WYOMING 82602

GARY O. SALVESON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GARY O. SALVESON, THIS 15th DAY OF July, 2003.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES June 3, 2006

CRAIG H. EVERT
 7001 TREVETT LANE
 CASPER, WYOMING 82604

CRAIG H. EVERT
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CRAIG H. EVERT, THIS 15th DAY OF July, 2003.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES June 3, 2006

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 25th DAY OF July, 2003.

ATTEST: _____ CHAIRMAN

SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 02-04, DULY PASSED, ADOPTED AND APPROVED THIS 17th DAY OF June, 2003.

ATTEST: _____ MAYOR

CITY CLERK

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2003.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2003.

CITY ENGINEER

COUNTY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS DAY OF _____, 2003.

INSTRUMENT NO. _____ COUNTY CLERK

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:10,000.

2. BASIS OF BEARINGS IS THE WEST LINE OF SECTION 22 AS SHOWN ON THE TRAILS WEST ESTATES SUBDIVISION PLAT.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 55
 COUNTY OF NATRONA }

I, WILLIAM R. FEHRENGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL, 2003, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

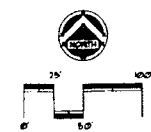
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRENGER THIS 14th DAY OF July, 2003.

WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES 06/10/06

WILLIAM R. FEHRENGER
 NOTARY PUBLIC
 STATE OF WYOMING

REPLAT OF
 LOTS 29-31, BLOCK 17 AND LOTS 1-3, BLOCK 22
 TRAILS WEST ESTATES SUBDIVISION
 AS
 TRAILS WEST ESTATES NO. 2

BEING A PORTION OF THE
 NW1/4SW4 SECTION 22, T.33N., R.80W., 6TH P.M.
 NATRONA COUNTY WYOMING



7293227

SEP 11 2020

Thomas M. Hogan
Attorney and Counselor at Law

93 Valley Drive

Casper WY 82604

(307) 462-0678

tom@wyohoganlaw.com

September 10, 2020

Craig Collins, AICP
Casper Planning and Zoning Commission
200 N. David, Rm 205
Casper, WY 82601

via email to dhardy@casperwy.gov

RE: PLN-20-029-R - Petition to Create Trails West Estates No. 4
Applicant: Anij Indigo, Trustee of the Anij Indigo Living Trust (the "Trust")
My Clients: Chuck and Val Pater

Dear Mr. Collins:

I have been retained to represent Chuck and Val Pater concerning the above-referenced Application filed with the City of Casper to replat the Trust's property located west of the Paters' land in Trails West. The Paters are the only owners whose property adjoins the proposed replat and they have some serious concerns with the Application. However, it is not possible at this time to specifically pinpoint all of the problems with the Application in that there is no proposed Subdivision Agreement to give my clients or any other citizens full disclosure of the proposed action by the Trust.

The Paters would respectfully request that the proposed September 17, 2020 hearing on the Trust's Application be continued until such time as there has been full and complete disclosure by the Trust including, but not limited to, the proposed Subdivision Agreement. Without such full and complete disclosure, my clients' right will be severely prejudiced.

Thank you for your help and cooperation in this matter. If you have any questions or comments, please feel free to contact me at your convenience.

Very truly yours,




Thomas M. Hogan
For The Firm

cc: clients

September 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-20-030-R** – Petition to vacate and replat Mesa Del Sol III Addition, to create Mesa Del Sol III Addition, Tract G, generally located at the intersection of Jordan and Central Drive. Applicant: Mesa 3, Inc.

Recommendation:

Staff recommends that the Planning and Zoning Commission continue Case # PLN-20-030-R to the October 15, 2020 meeting, at the request of the applicant.

Summary:

Community Development received an application to vacate and replat the entire Mesa Del Sol III Addition, to create Mesa Del Sol III Addition, Tract G. The area involved in the replat is approximately 12-acres in size, and the property is zoned R-4 (High Density Residential). The subject property is currently undeveloped, and the replat proposes the vacation and consolidation of all previously platted residential lots into a single tract.

In a discussion with staff on September 10, 2020, the applicants' representative asked for an additional month in order to make several changes to the replat.

CASPER HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
July 13, 2020

In attendance: Jeff Bond, Pinky Ellis, Connie Hall, Anthony Jacobsen, Cyd Grieve, Paul Yurkiewicz, Maureen Lee, Robin Broumley, John Lang

Absent: Carolyn Buff, Ann Berg

Staff: Liz Becher, Community Development Director

Liaison: Terry Wingerter, Planning and Zoning Liaison
Ken Bates, Council Liaison

Guests: None

Jeff Bond called the meeting to order at 8:33 a.m., Via Zoom over the internet, as necessitated by the Governor's social distancing guidelines.

Approval of Minutes

Jeff Bond asked if everyone had read the minutes of the June 8, 2020 meeting and asked if there were any corrections.

Robin Broumley moved to approve the June 8, 2020 minutes. Motion was seconded by Cyd Grieve. Motion passed unanimously.

Introduction of Guests

There were none.

New Business

Noland Feed – 100th Anniversary

Liz stated that Noland Feed will be honored at the OYD (Old Yellowstone District) Oscars for their 100th Anniversary which is in mid-August. Liz asked if the Commission would like to honor or celebrate Noland Feed for their 100th Anniversary. Robin suggested presenting them with a certificate. Liz stated that a certificate could be done by staff. Liz suggested that members of the Commission gather to present them with the certificate at the business location and take photos.

Liz advised that when she gets a date for the certificate presentation she will notify the Historic Preservation Commission. Jeff mentioned placing this on the Historic Preservation social media.

OYD “Oscars” Ceremony

Liz stated the Old Yellowstone District (OYD) Oscars will be held at the Lyric. She is currently checking on the availability for Monday, August 3 or August 10, 2020. Liz advised that invitations would be sent to members of the Commission. She noted that Noland Feed would be presented with a Cornerstone Award.

Historic Preservation App

Paul asked for members of the Commission to volunteer to meet with Casper College and ask for their help with the App. Jeff stated two (2) or three (3) members would be a good number. Jeff volunteered to be a part of this sub-committee along with Cyd and Robin. Jeff asked Paul about his contacts at Casper College. He mentioned that he knows some students, however, with the Pandemic some of them have left. Jeff advised that the sub-committee should contact someone in a teaching or administrative position. Jeff will reach out to Vince at the Western History Center, to let him know what we are trying to do and he will be a resource to this group in development of the App. Ken Bates, Council Liaison suggested contacting Ray Pacheco, Councilman, an Casper College employee. He may know the appropriate individuals to speak with.

Other New Business

Terry attended a meeting with Dr. Joe McGinley, new owner of the former Wells Fargo Bank Building, and he shared that The Historic Preservation Commission was interested in preserving the tower. Dr. McGinley stated that he has no interest in tearing down the tower and he would like to attend one of our meetings. Jeff spoke with him, too, and reiterated that Dr. McGinley does not have any intention of tearing down the tower. Jeff stated he would like to bring the building back to its original look inside and out. Jeff mentioned that Dr. McGinley would attend a meeting later in the summer. Jeff will reach out to him when we get closer to the August meeting. Jeff advised it would be nice to have him attend when we are back to meeting in person.

Old Business

OYD Committee Update

Connie and John were unable to attend the June 22, 2020 meeting and tour of the State Office Building. Liz advised that Anthony Jacobsen and Lyle Murtha, Stateline No. 7 Architects, set up and gave the tour. Anthony stated that they are happy with the project.

P&Z Commission

Terry stated that the July meeting had been cancelled. He advised that at the June meeting the Commission approved an annexation creating the Ide Addition (near Magic City Stoves downtown), and a vacation and rezoning of some parkland that the City Council has directed staff to get ready for disposal/public sale on the west side of Casper near Central Drive. The final item before the Commission was a request to remove all restrictions in Sections 2.1 and 2.2 of the New Delta Addition Subdivision Agreement located at the new Hilltop Bank location on Centennial Hills. The applicants requested that the Planning and Zoning Commission table this item to enable them to reach out to the neighbors.

Public Outreach Update

Maureen placed a link on Facebook to the Historic Preservation Commission page on the City's website. She stated that she read an article about a ghost town located on Casper Mountain that she found interesting. Paul noted there have been a few new "likes" on the page. He suggested putting together a ghost tour event for the Community to attend. He advised this would be a good way to interact with the Community. Liz stated in 2007 or 2008, John Huff had some ghost detector folks come to check an experience he had in one of his buildings. Liz suggested that a member of the commission contact John to see if they detected any activity. Connie volunteered to contact John.

Demolition Permit Update

There was one permit issued during the last month at 3825 Whispering Springs.

Website/T-Shirts Update

Dee has reached out to Paul for help with some items she would like to put on the website. Our IT department has been unable to help due to implementation of a new software program installation for several departments within the City. The new t-shirts are ordered. Dee will call those needing them once they have arrived.

Other Business

Maureen inquired about tunnels running through downtown Casper that were discussed at a previous meeting. She spoke with Eric Overlie, CenturyLink about them and she wondered if anyone on the Commission had any more information. Liz advised that the Visit Casper team was curious about the tunnels, too. Maureen suggested contacting businesses downtown to ask if they may have any history about the tunnels. Jeff advised that there is not any consolidated information about the tunnels. Liz stated that the City is working with a property owner on Center Street with an opening to a tunnel that is blocked off. The project is in a very early stage and she will keep the Commission informed.

Maureen stated that she drives downtown and noticed the Nolan project did not appear to be making any progress. Liz advised there has been some changes in the management of that

development. A meeting will be held with them. She stated that the City will be requesting an update with Flag Development for their plans.

Next meeting will be August 10, 2020 in Council Meeting Room, 200 North David Street.

*Maureen Lee made a motion to adjourn, and the motion was seconded by Connie Hall.
The motion unanimously passed.*

Meeting adjourned at 9:38 a.m.

Respectfully submitted,

Dee Hardy
Administrative Support Technician