

**PLANNING AND ZONING COMMISSION MEETING**  
**Tuesday, March 24, 2015**  
**6:00 P.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL, 200 NORTH DAVID STREET**

*Meetings can be viewed online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning and Zoning Commission web page.*

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PLANNING AND ZONING POLICY  
PUBLIC STATEMENTS

- I. Use of Cellular Telephones is Not Permitted, and Such Telephones Shall Be Turned Off or Otherwise Silenced During the Planning and Zoning Commission Meeting.
- II. 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.
- III. 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:**
- III. **PUBLIC HEARINGS:**
  - A. **PLN-15-001-RZ – (Tabled January 27, 2015) Petition for preliminary plat approval for the Harmony Hills Addition No. 2, comprising 106.16-acres currently described as all of Sunrise Hills No. 3, and portions of Sunrise Hills**

**No. 9, Sunrise Hills Addition No. 12, Garden Creek Hills Patio Homes No. 1, and Tract A, Harmony Hills No. 1, generally located at the southeast intersection of South Poplar Street and SE Wyoming Boulevard; and final plat approval of Harmony Hills No. 2 – Phase 1, and rezoning of a portion of Harmony Hills No. 2 – Phase 1, from PUD (Planned Unit Development) to R-2 (One Unit Residential). Applicant: High Plains Investments, LLC.**

- B. PLN-15-007-ARZV – Petition to annex a portion of the NE1/4 Section 14, T.33N., R.80W., 6th P.M., Natrona County Wyoming, and a vacation and replat of the City Park, Platte View Bluffs Subdivision, comprising 8.06-acres, more or less, to create the Begonia Bluffs Addition, generally located northwest of the intersection of Begonia Street and Lilac Street, adjacent to the North Platte River, and rezoning of proposed Lot 1 to PH (Park Historic) and Lots 2 and 3, Begonia Bluffs Addition from PH (Park Historic) to R-2 (One Unit Residential). Applicant: City of Casper.**
- C. PLN-15-011-R – Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42, 43 and Tract A Addition, comprising 2.144-acres, more or less, located at 5942, 5953 & 5965 River Park Drive. Applicant: Five G, LLC.**

**IV. COUNCIL ACTIONS:**

**V. SPECIAL ISSUES:**

**VI. COMMUNICATIONS:**

- A. Commission**
- B. Community Development Director**
- C. Council Liaison**
- D. Other Communications**

**VIII. ADJOURNMENT**

**PLANNING AND ZONING MEETING  
TUESDAY, FEBRUARY 24, 2015  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, February 24, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway  
Monte Henrie  
Bob King  
Randy Hein  
Ryan Waterbury  
Don Redder  
Mary England

Absent Members: None

Others present: Liz Becher, Community Development Director  
Craig Collins, City Planner  
Aaron Kloke, Planner I  
Dee Hardy, Administrative Assistant II  
Wallace Trembath, Assistant City Attorney  
Korbe Palmer, 3892 Ridgecrest Drive  
Amy Berry, 1331 South Jackson Street  
David Berry, 1331 South Jackson Street

**II. MINUTES OF THE PREVIOUS MEETING**

Chairman Holloway asked if there were additions or corrections to the minutes of the January 27, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the January 27, 2015 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the January 27, 2015 meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Minutes approved.

**III. PUBLIC HEARING**

**The Chairman advised that the first item on the agenda is:**

**PLN-15-004-C** – (Continued from January 27, 2015) Petition for a Conditional Use Permit for an off-premises sign (billboard), in a C-2 (General Business) zoning district, on Lot 3, Scotthill Ret Center Phase II, Lot 3, located at 4710 East 2<sup>nd</sup> Street. Applicant: Powder River Partners, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit to install an off-premises sign (billboard), located on the southeast corner of Lot 3 of Scotthill Retail Center Addition – Phase II, with Condition #1, two (2) Reasons and Findings A-F listed in the staff report:

1. The top of the proposed sign structure shall stand no higher than thirty (30) feet above the adjacent, East Second Street road grade.

Ms. Kloke entered five (5) exhibits into the record.

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

Korbe Palmer, 3892 Ridgecrest Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-004-C.

Mr. Redder made a motion to approve case PLN-15-004-C, the request for a Conditional Use Permit for an off-premises sign (billboard), in a C-2 (General Business) zoning district, located at 4710 Est 2nd Street, with Condition #1, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Henrie. All those present voted aye. Motion passed.

**The Chairman advised that the next item on the agenda is:**

**PLN-15-008-C** – Petition for a Conditional Use Permit to construct twin homes, in an R-2 (One Unit Residential) zoning district, on Lots 178-179, Kenwood Addition, located at 1331 South Jackson Street. Applicant: David Berry.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit for a twin home in an R-2 (One Unit Residential) zoning district, located on Lots 178 and 179 of the Kenwood Addition, currently addressed as 1331 South Jackson Street, with Conditions #1-3, two (2) Reasons and Findings A-F listed in the staff report:

1. A minimum of four (4) off-street parking spaces shall be provided for the two (2) proposed dwelling units.
2. Prior to the issuance of a building permit, the property shall be replatted in order to provide a single lot, each meeting the 4,000 square foot minimum lot size requirement, for each individual dwelling unit.
3. The proposed dwelling units shall maintain all minimum setback requirements as outlined in the Casper Municipal Code.

Ms. Kloke entered five (5) exhibits into the record.

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

Amy Berry, 1331 South Jackson Street, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of or opposition to this case.

David Berry, 1331 South Jackson Street, spoke in favor of this case.

There being no others to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-004-C.

Mr. Henrie made a motion to approve case PLN-15-004-C, the request for a Conditional Use Permit to construct twin homes, in an R-2 (One Unit Residential) zoning district, located at 1331 South Jackson Street, with Conditions #1-3, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. King. All those present voted aye. Motion passed.

#### **IV. COUNCIL ACTIONS:**

There were none.

#### **V. SPECIAL ISSUES:**

Ordinance Amendment to the Casper Municipal Code Section 17.12.240 E, pertaining to voting by a majority of the commission.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission recommend that Section 17.12.240(E) of the Casper Municipal Code, pertaining to the approval of Conditional Use Permits be amended to require the approval of Conditional Use Permits by four (4) votes, which is the majority of the Commission.

Chairman Holloway opened the public hearing and asked for anyone wishing to comment in favor of or opposition to this amendment.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table the amendment as proposed.

Mr. King made a motion to approve the amendment the Casper Municipal Code Section 17.12.204 (E) pertaining to voting by a majority of the commission and forwarded a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion passed.

## **VI. COMMUNICATIONS:**

- A. Commission:  
There were none.
- B. Community Development Director:  
Mr. Collins advised that there would be a Developer Forum Coffee Talk, Thursday, February 26, 2015, 7:00 a.m., Council meeting room. He stated the next training would be held Wednesday, March 18, 2015, 11:30 a.m., Downstairs meeting room.
- C. Other Communications:  
There was discussion on the following as Goals for the Planning and Zoning Commission:
- Street connectivity;
  - Density;
  - Urban Agriculture (AG) zoning;
  - Quality of life and Environmental goals.
- D. Council Liaison:  
There were none.

## **VII. ADJOURNMENT**

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Hein and seconded by Ms. England to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:29 p.m.

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Chairman

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Secretary

March 20, 2015

MEMO TO: James Holloway, Chairman  
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-15-001-RZ** – *(Tabled January 27, 2015)* Petition for preliminary plat approval for the Harmony Hills Addition No. 2, comprising 106.16-acres currently described as all of Sunrise Hills No. 3, and portions of Sunrise Hills No. 9, Sunrise Hills Addition No. 12, Garden Creek Hills Patio Homes No. 1, and Tract A, Harmony Hills No. 1, generally located at the southeast intersection of South Poplar Street and SE Wyoming Boulevard; and final plat approval of Harmony Hills No. 2 – Phase 1, and rezoning of a portion of Harmony Hills No. 2 – Phase 1, from PUD (Planned Unit Development) to R-2 (One Unit Residential). Applicant: High Plains Investments, LLC.

Recommendation on the Preliminary Plat:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the preliminary plat of the Harmony Hills Addition No. 2, and forward a “do pass” recommendation to the City Council with the following conditions:

1. Per Section 16.20.060(J) of the Municipal Code, approval of the preliminary plat shall not constitute acceptance of the final plat, and shall only confer upon the applicant the right to file a final subdivision plat based upon the preliminary plat. The preliminary plat shall not be recorded at the office of the County Clerk, and instead, shall be retained in the Casper Community Development office.
2. Per Municipal Code Section 16.16.020, the developer shall construct eight (8) foot wide sidewalks/pedestrian pathways, meeting City construction standards, within the subdivision’s mid-block pedestrian right-of-ways at the time each phase of the development is constructed.
3. Public sidewalks will be required along all streets, including South Poplar Street and Wyoming Boulevard. Sidewalks along South Poplar Street and Wyoming Boulevard shall be detached and located as far from the street pavement as practical. The sidewalks along Wyoming Boulevard shall be

constructed as individual lots fronting Wyoming Boulevard are developed. The sidewalk along South Poplar Street shall be constructed as the adjacent phase of the subdivision is developed. Interior subdivision sidewalks may either be detached sidewalks, or curb walks with rollover curb, at the developer's discretion.

4. Curb cuts and vehicular access to Wyoming Boulevard and South Poplar Street shall be prohibited for individual lots. All lots that have frontage on either Wyoming Boulevard or South Poplar Street shall obtain access from interior streets only.
5. A traffic study has been commissioned. Prior to final approval by the City Council, the traffic study shall be approved by the City Engineer, and the applicant shall agree to all necessary on or off-site traffic improvements identified as necessary by said study.
6. Prior to review by the City Council, a drainage study and grading plan shall be submitted to the City Engineer for review and approval.

Recommendation on the Harmony Hills Addition No. 2, Phase I Final Plat:

7. All requirements and conditions of preliminary plat approval shall apply to the approved final plat.
8. The new 12-inch transmission water main traversing from Wyoming Boulevard, south to the Sunrise Hills No. 2 water tanks, within the undeveloped Goodstein Drive right of way was installed in 2012. This water line shall be relocated within dedicated right of ways, or utility easements, at the Owner's sole expense. Utility easements shall be provided in a form acceptable to the City prior to the commencement of construction activities on the site.
9. The undeveloped right of way, Goodstein Drive, is being partially vacated where it traverses proposed Blocks 1 and 3. The applicant shall provide temporary turn-around easements for cul-de-sacs at the northern and southern terminuses of the remaining portion of Goodstein Drive, in a form acceptable to the City, which shall be recorded concurrent with the final plat of Phase 1. Said temporary turn-around easements for the cul-de-sacs shall remain in place until such time as the area is replatted and the Goodstein Drive right of way is vacated.

10. Prior to the recording of the final plat of Phase 1, the applicant shall furnish the City with executed utility easement release forms from all utility companies for the portion of Goodstein Drive which is being vacated within Blocks 1 and 3.

Recommendation on the zone change:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request to rezone the properties described below, as follows, and forward a “do-pass” recommendation to the City Council:

1. Tracts 1, 2, 3, 4 and 5, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential);
2. Block 7 and Block 8, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential).

Code Compliance:

Staff has complied with all requirements of Section 16.24 and Section 17.12.170 of the Casper Municipal Code pertaining to replats and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff has received one (1) letter with concerns for this case. The Commission is responsible for reviewing replats and zone changes, and providing a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal.

Summary:

High Plains Investments, LLC has applied for preliminary plat approval of 106-acres, more or less, to create the Harmony Hills Addition No. 2. The subject property is currently undeveloped and is zoned C-2 (General Business) and PUD (Planned Unit Development). The area encompassing Harmony Hills Addition No. 2 comprises all of Sunrise Hills No. 3, portions of Sunrise Hills No. 9, Sunrise Hills Addition No. 12, Garden Creek Hills Patio Homes No. 1 and Tract A, Harmony Hills No. 1, and is projected to create one hundred and fifty three (153) lots and eleven (11) tracts. These lots/tracts are intended for both commercial and residential land uses. Surrounding zoning in the area is R-1 (Residential Estate) to the east and south, and R-2 (One Unit Residential) to the southeast. Land uses in the immediate area are predominately single family residential. Open space, commercial uses, and educational land uses exist north of the subject property, across SE Wyoming Blvd. Preliminary plats are not recorded once

approved, and simply provide an overall design and layout of the subdivision, and confer upon the applicant the right to apply for final plat approval for all or a part of the subdivision. The applicant wishes to construct Harmony Hills Addition No. 2 in several phases. In order to better plan for the overall layout of the area, staff requested that the applicant provide a preliminary plat of the entire 106-acres to avoid a “piecemeal” approach to developing the area as disjointed and poorly-related individual plats.

In a companion item to the approval of the preliminary plat, the applicant is requesting final plat approval of Harmony Hills Addition No. 2, Phase 1, consisting of two separate development parcels. Proposed Blocks 1-6 are located generally in the northwest corner of Harmony Hills Addition No. 2, and consist of twelve (12) lots, all of which are zoned C-2 (General Business). The second development parcel is located in the southeast corner of Harmony Hills Addition No. 2 and consists of five (5) tracts and two (2) blocks with a total of forty-four (44) lots. The applicant is requesting a zone change of the five (5) tracts and forty-four (44) lots (Blocks 7 and 8) from PUD (Planned Unit Development) to R-2 (One Unit Residential).

The Comprehensive Land Use Plan is the planning document that describes the values and ideals expressed by the community for its future. The Plan was created in 2000 and was based on approximately two (2) years of citizen meetings and visioning intended to create a set of goals and policies regarding land use in the Casper area. Whenever a zone change is proposed, the Planning and Zoning Commission should base its decision on whether to approve it on the criteria expressed in the Comprehensive Land Use Plan. Furthermore, Section 17.12.170 of the Casper Municipal Code specifies that staff must review zoning applications in context with the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission based on whether the zoning proposal conforms to the Plan.

The Future Land Use Plan (Pg. 121 of the Casper Area Comprehensive Plan) is a map element of the Comprehensive Land Use Plan that visibly sets the City’s policy regarding future zoning and land use patterns. It also provides assurance and direction to property owners and the private development sector with respect to the desired development activity of specific areas. In this case, the Future Land Use Plan element of the 2000 Casper Area Comprehensive Land Use Plan identifies this area to be appropriately developed as “general commercial”, “multi-family”, and “high-density single family”.

The Comprehensive Land Use Plan states that areas shown in the plan as “general commercial” should be designated for retail, trade, service uses, and offices. The portion of land west and northwest of the proposed zoning changes is currently zoned C-2 (General Business). This zoning district is for the purpose of the development of a wide variety of commercial uses and also permits multi-family residential and single-family dwellings.

The Land Use Plan states that areas shown in the plan as “multi-family” and “high-density single family” should be designated for single family attached dwellings including duplexes and townhomes, and apartments and condominiums. The proposed R-2 (One Unit Residential) zoning district is for the purpose of the development of residential lots, which are a less intensive use of land. While the proposed R-2 (One Unit Residential) zoning of the property is not in keeping with the projected multi-family and high-density use of the property, staff supports this zone change as it will allow infill development of an otherwise vacant plot of land, and will provide a good transition from the large estate lots on the south to the commercial property to the north. In addition, the proposal still maintains a large portion of land zoned as C-2 (General Business), which does allow a wide range of residential densities including multi-family dwellings.

The Comprehensive Land Use Plan establishes a list of visions, principles and goals to guide the City’s land use policies and decisions. With regard to the current proposal, the zone change to R-2 (One Unit Residential) is supported by the following visions, principles, and goals:

**Vision 1: Diverse Economy** – An expanded, more diversified, and stable local economy that continuously grows new jobs that pay a higher wage than the current average.

Principle E – Balance Housing Supply with Demands Created by Economic Growth.

Goal 7 – Provide a variety of housing types and densities offering convenient and affordable housing to meet the demands created by growth in industrial and commercial development.

**Vision 3: Compact Development** – A compact development pattern of cohesive neighborhoods and corridors.

Principle K – Direct Growth to Encourage Infill and Redevelopment.

Goal 20 – Direct future development to underutilized or vacant parcels within the developed urban area where City services and infrastructure already exists.

**Vision 4: Cohesive Residential Neighborhoods** – Stable, safe, easily-accessible, interconnected, cohesive residential neighborhoods.

Principle O – Minimize Changes to Existing Residential Neighborhoods

Goal 30 – Ensure that changes to existing residential neighborhoods are compatible in terms of use, design and scale, and that negative impacts are adequately mitigated.

The proposed R-2 (One Unit Residential) zoning district allows for the development of any and all of the following permitted uses:

1. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
2. Day-care, adult;
3. Family child care home;
4. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
5. Schools, public, parochial, and private elementary, junior, and senior high;
6. Neighborhood assembly uses;
7. Neighborhood grocery;
8. Group home;
9. Church.

The existing C-2 (General Business) zoning district allows for the development of any and all of the following permitted uses:

1. Animal clinics and animal treatment centers;
2. Apartments located within a business structure;
3. Arcades/amusement centers
4. Assisted living;
5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, retail liquor stores, and cocktail lounges;
9. Bed and breakfast;
10. Bed and breakfast homestay;
11. Bed and breakfast inn;
12. Business, general retail;
13. Chapels and mortuaries;
14. Churches;
15. Clubs or lodges;
16. Convenience establishment, medium volume;
17. Dance studios;
18. Day care, adult;

19. Child care center;
20. Family child care center - zoning review;
21. Family child care home;
22. Family child care home - zoning review;
23. Electrical, television, radio repair shops;
24. Grocery stores;
25. Group homes;
26. Homes for the homeless (emergency shelters);
27. Hotels, motels;
28. Neighborhood grocery;
29. Offices, general and professional;
30. Pet shops;
31. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
32. Parking garages and/or lots;
33. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
34. Pawn shops;
35. Personal service shops;
36. Pharmacies;
37. Printing and newspaper houses;
38. Reception centers;
39. Recreation centers;
40. Restaurants, cafes, and coffee shops;
41. Retail business;
42. Sundry shops and specialty shops;
43. Theaters, auditoriums, and other places of indoor assembly;
44. Thrift shops;
45. Vocational centers, medical and professional institutions;
46. Neighborhood assembly uses;
47. Regional assembly uses;
48. Branch community facilities;
49. Neighborhood grocery;
50. Conventional site-built and modular single and multi-family dwellings, and manufactured homes.

This proposed preliminary plat laying out the Harmony Hills Addition No. 2, the final plat of Harmony Hills Addition No. 2, Phase 1, and the associated zoning request meet all the requirements of the Casper Municipal Code, and are consistent with the goals and visions of the Comprehensive Land Use Plan; therefore staff is recommending approval with the ten (10) recommended conditions listed above.



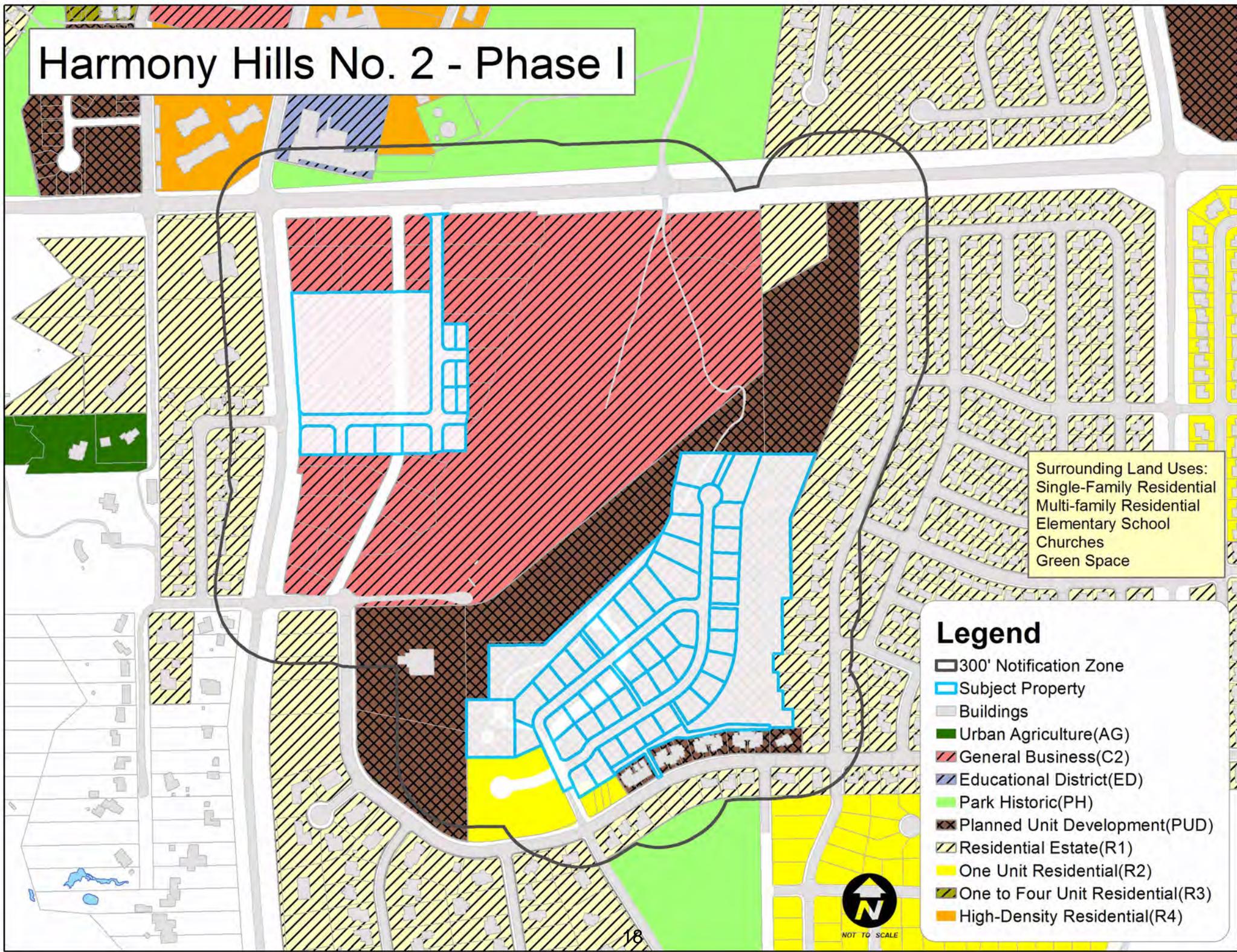
# Harmony Hills No. 2 - Phase I



## Legend

 Subject Property

# Harmony Hills No. 2 - Phase I



Surrounding Land Uses:  
Single-Family Residential  
Multi-family Residential  
Elementary School  
Churches  
Green Space

- ### Legend
- 300' Notification Zone
  - Subject Property
  - Buildings
  - Urban Agriculture (AG)
  - General Business (C2)
  - Educational District (ED)
  - Park Historic (PH)
  - Planned Unit Development (PUD)
  - Residential Estate (R1)
  - One Unit Residential (R2)
  - One to Four Unit Residential (R3)
  - High-Density Residential (R4)



NOT TO SCALE

Facing South from SW Wyoming Blvd



Facing South from SW Wyoming Blvd



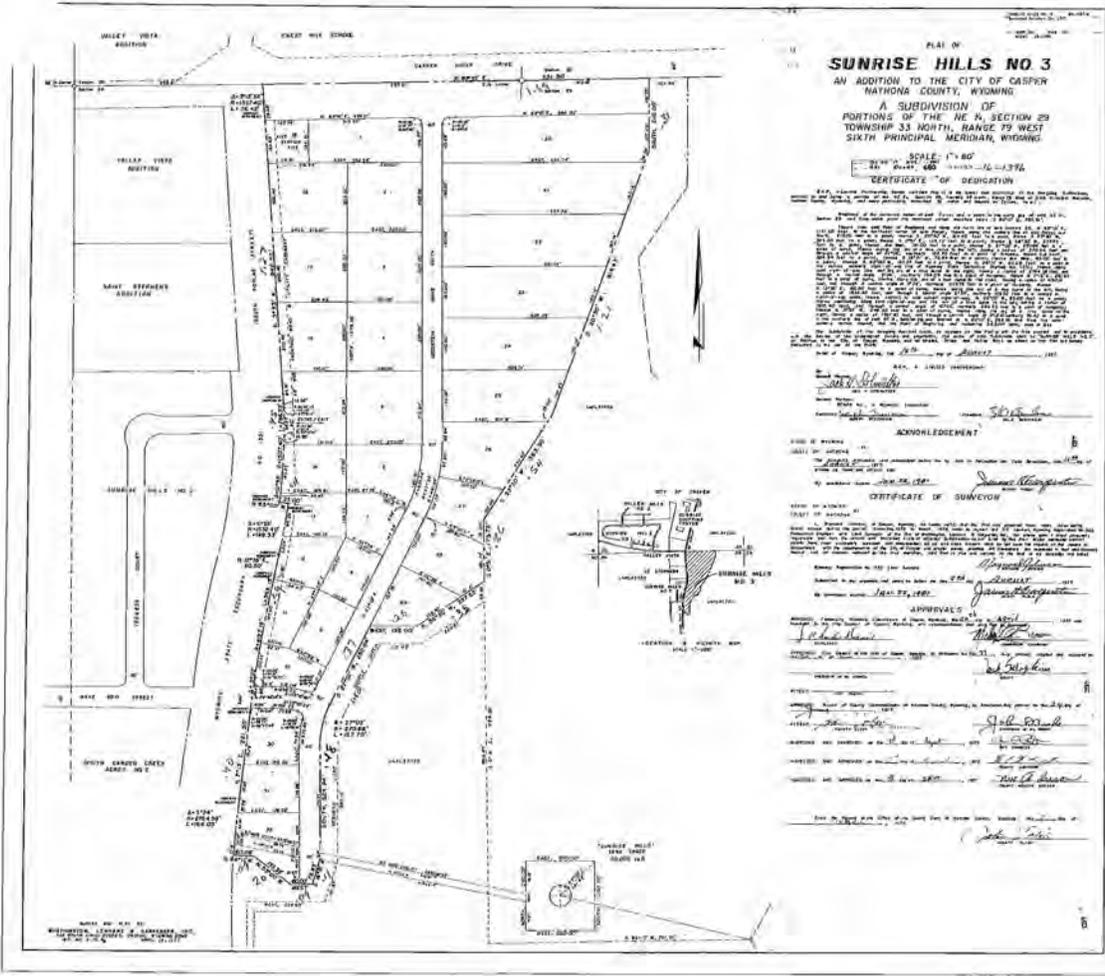
Facing Southeast from S Poplar St



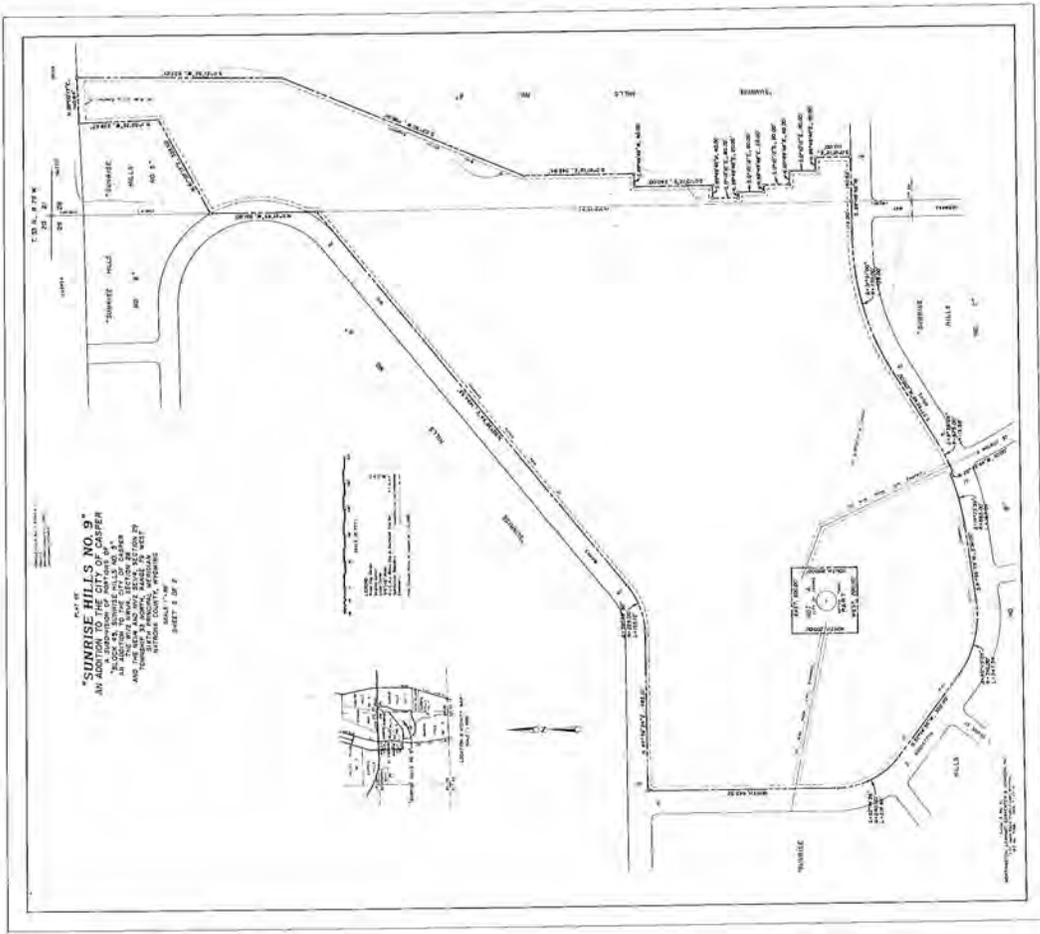
Facing East from S Poplar St



2087A



2087 10











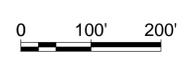
VICINITY MAP  
1"=500'



OWNER/DEVELOPER  
HIGH PLANS INVESTMENTS, LLC  
421 SOUTH CENTER STREET  
CASPER, WYOMING 82601

ENGINEER  
CIVIL ENGINEERING PROFESSIONALS, INC.  
6080 ENTERPRISE DRIVE  
CASPER, WYOMING 82609

INFORMATION:  
LOTS: 153 LOTS  
TRACTS: 11 TRACTS  
ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
AREA: 105.142 ACRES



- LEGEND
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

\*\* ALL PUBLIC UTILITY EASEMENTS \*\*  
ALONG STREET FRONTAGE TO BE 15'  
UNLESS OTHERWISE NOTED

PRELIMINARY PLAT OF  
**HARMONY HILLS ADDITION NO. 2**

AN ADDITION TO THE CITY OF CASPER, WYOMING  
BEING A PORTION OF THE W½ & N½ OF SECTION 28  
AND THE N½ & S½ OF SECTION 29  
NATRONA COUNTY WYOMING  
MARCH, 2015  
W.O. #14-051

CERTIFICATE OF DEDICATION

STATE OF WYOMING }  
 COUNTY OF NATRONA }ss

THE UNDERSIGNED, HIGH PLAINS INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF TWO PARCELS OF LAND SITUATE WITHIN THE W½NW¼ OF SECTION 28 AND THE N½NE¼ AND THE SE½NE¼ OF SECTION 29, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING A VACATION AND REPLAT OF LOTS 3 - 5, 15 -17 & PORTIONS OF LOTS 6, 14 AND 20-26, SUNRISE HILLS NO. 3 ADDITION & PORTIONS OF TRACT C, SUNRISE HILLS NO. 12 ADDITION AND PORTIONS OF SUNRISE HILLS NO. 9 ADDITION AND LOTS 22 -40, TRACTS A, B & C, GARDEN CREEK HILLS PATIO HOMES NO. 1, AND TRACT A, HARMONY HILLS NO. 1 ADDITION TO THE CITY OF CASPER, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 29, MONUMENTED BY A BRASS CAP:

THENCE N41°30'22"E, A DISTANCE OF 1996.91 FEET TO THE SOUTHEAST CORNER OF THE PARCEL BEING THE POINT OF BEGINNING;

THENCE S89°19'15"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 100.01 FEET TO A POINT;

THENCE S77°42'22"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 51.17 FEET TO A POINT;

THENCE S89°19'15"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 569.10 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF SUNRISE HILLS NO. 3 AND THE EAST LINE OF SOUTH POPLAR STREET;

THENCE IN A NORTHERLY DIRECTION ALONG THE THE WEST LINE OF SUNRISE HILLS NO. 3 AND THE EAST LINE OF SOUTH POPLAR STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 1507.40 FEET, THROUGH A CENTRAL ANGLE OF 7°55'43", A DISTANCE OF 208.59 FEET, HAVING A CHORD BEARING OF N00°48'41"W, A DISTANCE OF 208.43 FEET, TO THE END OF CURVE;

THENCE N3°46'37"W, ALONG THE THE WEST LINE OF SUNRISE HILLS NO. 3 AND THE EAST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 103.09 FEET TO A POINT;

THENCE CONTINUING N3°46'37"W, ALONG THE THE WEST LINE OF SUNRISE HILLS NO. 3 AND THE EAST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 392.29 FEET TO THE NORTHWEST CORNER OF THE PARCEL;

THENCE N89°18'36"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 604.68 FEET TO A POINT;

THENCE N00°00'00"E, A DISTANCE OF 306.48 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°27'10", A DISTANCE OF 39.90 FEET, HAVING A CHORD BEARING OF N45°43'35"W, A DISTANCE OF 35.80 FEET TO A POINT LOCATED ON THE NORTH LINE OF SUNRISE HILLS NO. 3 AND THE SOUTH LINE OF WYOMING BOULEVARD;

THENCE N88°32'50"E, ALONG THE NORTH LINE OF THE PARCEL AND SUNRISE HILLS NO. 3 AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 32.84 FEET TO A POINT;

THENCE N87°24'14"E, ALONG THE NORTH LINE OF THE PARCEL AND SUNRISE HILLS NO. 3 AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 66.74 FEET TO THE NORTHEAST CORNER OF THE PARCEL;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°24'14", A DISTANCE OF 38.14 FEET, HAVING A CHORD BEARING OF S43°42'07"W, A DISTANCE OF 34.55 FEET TO THE END OF CURVE;

THENCE S00°00'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 452.98 FEET TO A POINT;

THENCE N89°19'15"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 106.81 FEET TO A POINT;

THENCE S00°40'45"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 385.01 FEET TO A POINT;

THENCE S12°46'37"W, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 51.40 FEET TO A POINT;

THENCE S00°00'00"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 114.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 11.939 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

ALONG WITH:

A PARCEL OF LAND SITUATE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, MONUMENTED BY A BRASS CAP:

THENCE N17°53'37"E, A DISTANCE OF 311.64 FEET TO THE SOUTHWEST CORNER OF SUNRISE HILLS NO. 5, AND THE SOUTHEAST CORNER OF TRACT C, GARDEN CREEK HILLS PATIO HOMES NO. 1, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S89°12'46"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOT 1, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 101.09 FEET TO A POINT LOCATED ON THE SECTION LINE COMMON TO SAID SECTIONS 28 AND 29;

THENCE S01°03'30"E, ALONG THE SECTION LINE COMMON TO SECTIONS 28 AND 29, A DISTANCE OF 7.00 FEET TO A POINT;

THENCE S89°10'01"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOTS 2 - 5, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 188.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S78°20'16"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOTS 6 - 9, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 175.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;

THENCE N84°48'55"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOT 10, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 44.16 FEET TO A POINT;

THENCE S66°31'42"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOTS 10 - 13, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 135.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 13;

THENCE S29°09'54"E, ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 126.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, LOCATED ON THE NORTH LINE OF GOODSTEIN DRIVE;

THENCE ALONG THE SOUTH LINE OF SAID TRACT C, THE NORTH LINE OF GOODSTEIN DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 01°29'18", A DISTANCE OF 20.00 FEET, HAVING CHORD BEARING OF S58°59'14"W, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, GARDEN CREEK HILLS PATIO HOMES NO. 1;

THENCE N29°09'54"W, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 119.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 14;

THENCE S57°28'54"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF LOTS 14 - 17, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 128.71 FEET TO A POINT;

THENCE S49°34'10"W, ALONG THE SOUTH LINE OF SAID TRACT C AND THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 28.40 FEET TO THE NORTHWEST CORNER OF LOT 17, GARDEN CREEK HILLS PATIO HOMES NO. 1;

THENCE S32°41'40"E, ALONG THE LINE COMMON TO SAID LOT 17 AND TRACT A, HARMONY HILLS ADDITION NO. 1, A DISTANCE OF 5.50 FEET TO A POINT;

THENCE S57°49'12"W, ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 2, HARMONY HILLS ADDITION NO. 1, A DISTANCE OF 184.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, LOCATED ON THE EAST LINE OF SOUTH WALNUT STREET;

THENCE N25°11'28"W, ALONG THE EAST LINE OF SOUTH WALNUT STREET, A DISTANCE OF 53.93 FEET TO A POINT;

THENCE S64°58'54"W, A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SOUTH WALNUT STREET;

THENCE N25°11'28"W, ALONG THE EAST LINE OF LOTS 1 AND 6, BLOCK 1, HARMONY HILLS ADDITION NO. 1, AND THE WEST LINE OF SOUTH WALNUT STREET, A DISTANCE OF 221.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S65°33'15"W, ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 1, HARMONY HILLS ADDITION NO. 1, A DISTANCE OF 126.47 FEET TO A POINT;

THENCE S89°21'54"W, ALONG THE NORTH LINE OF LOTS 2 AND 3, BLOCK 1, HARMONY HILLS ADDITION NO. 1, A DISTANCE OF 210.05 FEET TO THE NORTHWEST CORNER OF HARMONY HILLS ADDITION NO. 1 LOCATED ON THE EAST LINE OF THE DIAMOND ADDITION;

THENCE N00°38'48"W, ALONG THE EAST LINE OF THE DIAMOND ADDITION, A DISTANCE OF 249.95 FEET TO A POINT;

THENCE N89°19'15"E, A DISTANCE OF 99.47 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID TRACT A, GARDEN CREEK HILLS PATIO HOMES NO. 1;

THENCE N00°40'16"E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 234.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE N89°19'44"E, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 240.02 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID TRACT A;

THENCE N46°50'14"E, ALONG THE NORTHWESTERLY LINE OF SAID TRACT A, A DISTANCE OF 696.68 FEET TO A POINT;

THENCE N26°34'09"E, A DISTANCE OF 100.15 FEET TO A POINT;

THENCE N02°54'41"E, A DISTANCE OF 95.59 FEET TO A POINT;

THENCE N12°36'37"E, A DISTANCE OF 174.80 FEET TO A POINT;

THENCE S89°18'04"E, A DISTANCE OF 582.40 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF SUNRISE HILLS NO. 9 AND THE WEST LINE OF SUNRISE HILLS NO. 5;

THENCE S21°48'08"W, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 299.27 FEET TO A POINT;

THENCE S00°52'47"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 346.07 FEET TO A POINT;

THENCE S89°15'03"W, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 40.77 FEET TO A POINT;

THENCE S01°00'12"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 240.31 FEET TO A POINT;

THENCE N89°36'06"W, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 40.85 FEET TO A POINT;

THENCE S00°42'43"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 80.57 FEET TO A POINT;

THENCE N89°34'47"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 20.86 FEET TO A POINT;

THENCE S00°32'01"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 80.12 FEET TO A POINT;

THENCE N89°24'22"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 20.26 FEET TO A POINT;

THENCE S00°00'08"W, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 80.01 FEET TO A POINT;

THENCE N88°37'45"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 41.43 FEET TO A POINT;

THENCE S00°59'10"E, ALONG THE LINE COMMON TO SUNRISE HILLS NO. 9 AND SUNRISE HILLS NO. 5, A DISTANCE OF 79.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.517 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 OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 2 - PHASE 1" AND THE OWNER HEREBY GRANTS 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 "PUBLIC UTILITY EASEMENT", "30' WIDE PUBLIC UTILITY EASEMENT AND PUBLIC PEDESTRIAN ACCESS EASEMENT", "OPEN SPACE AND PUBLIC PEDESTRIAN ACCESS EASEMENT" AND "OPEN SPACE, PUBLIC DRAINAGE & STORM SEWER EASEMENT & PUBLIC PEDESTRIAN ACCESS EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, UNLESS NOTED OTHERWISE.

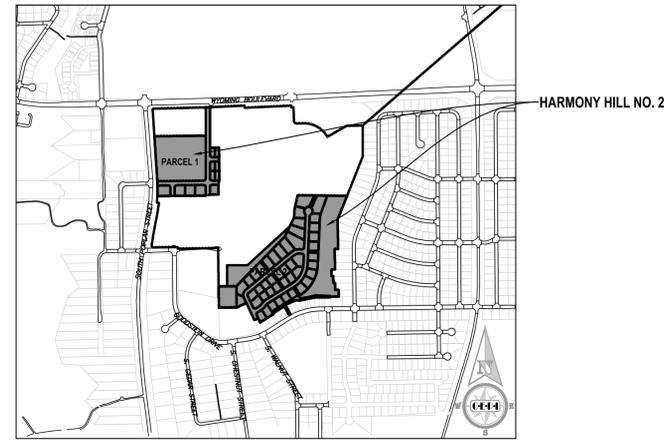
HIGH PLAINS INVESTMENTS, LLC  
 421 SOUTH CENTER STREET  
 CASPER, WYOMING 82601

LISA BURRIDGE - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, PRESIDENT OF HIGH PLAINS INVESTMENTS, LLC, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC



VICINITY MAP  
 1"=1000'

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_ DULY PASSED,  
 ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. CITY ENGINEER

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015. CITY SURVEYOR

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING

THIS DAY OF \_\_\_\_\_, 2015.

INSTRUMENT NO. \_\_\_\_\_

NOTES

- PARCEL #1 ERROR OF CLOSURE: EXCEEDS 1:216,140  
 PARCEL #2 ERROR OF CLOSURE: EXCEEDS 1:1,109,881.
- BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
- PARCEL #1 CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'25.931" AND THE COMBINED FACTOR IS 0.999751. PARCEL #2 CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'38.584", AND THE COMBINED FACTOR IS 0.999770.
- ALL DISTANCES ARE GROUND.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
 COUNTY OF NATRONA }ss

I, 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 SEPTEMBER 2014, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM 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 \_\_\_\_\_, 2015.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

VACATION & REPLAT OF LOTS 3-5, 15-17 & PORTIONS OF LOTS 6, 14 AND 20-26. SUNRISE HILLS NO. 3 ADDITION & PORTIONS OF TRACT C, SUNRISE HILLS NO. 12 ADDITION AND PORTION OF SUNRISE HILLS NO. 9 ADDITION AND LOTS 22-40, TRACTS A, B & C GARDEN CREEK HILLS PATIO HOMES NO. 1 AND TRACT A, BLOCK 2 HARMONY HILLS ADDITION NO. 1 AS

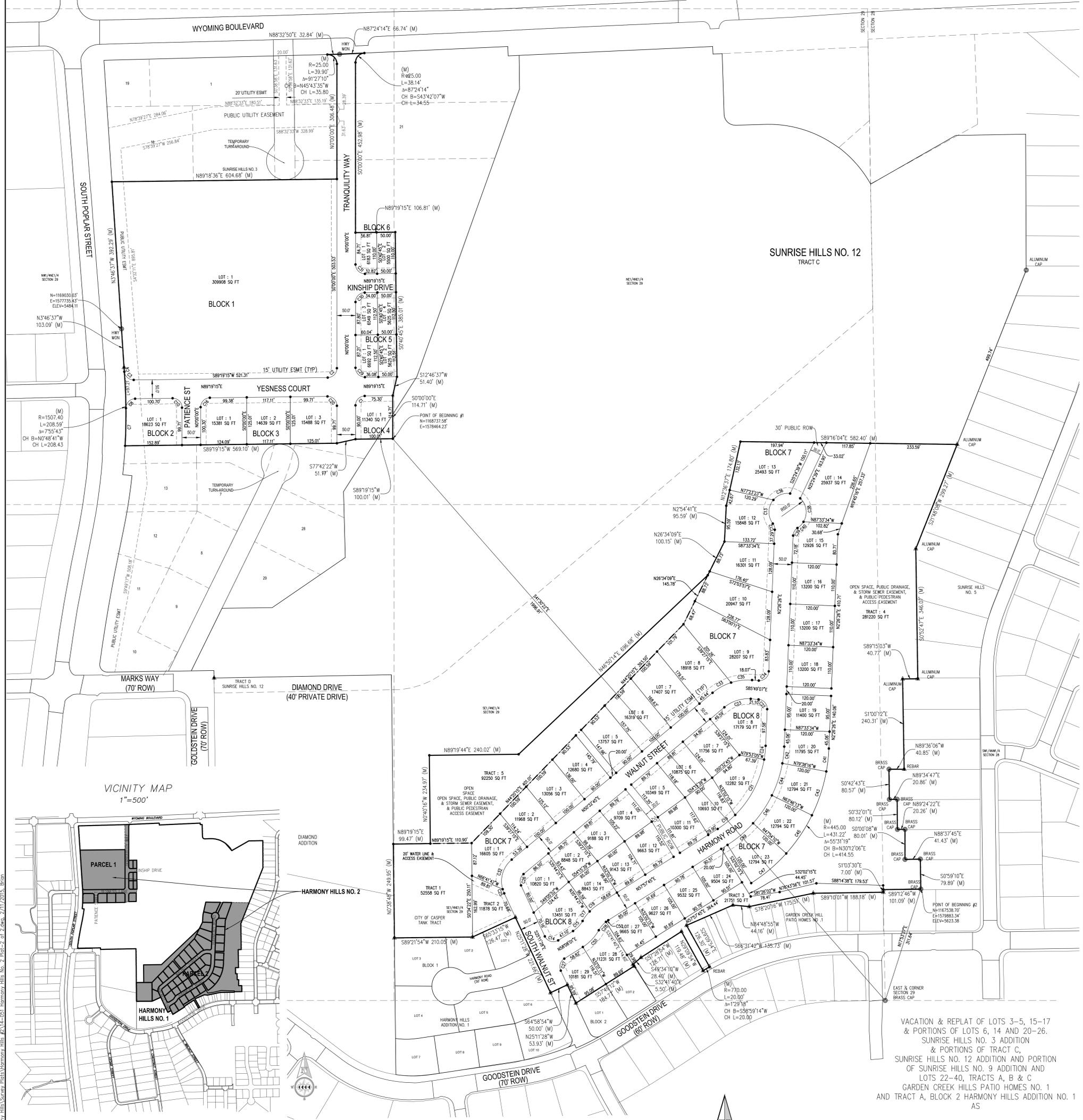
HARMONY HILLS ADDITION NO. 2  
 PHASE 1

AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE W½NW¼ OF SECTION 28 AND THE N½NE¼ AND THE SW¼NE¼ OF SECTION 29 T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING MARCH, 2015 W.O. #14-051 SHEET 1 OF 2

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	25.00'	38.97'	89°19'15"	S44°39'37"W	35.15
C2	25.00'	38.97'	89°19'15"	S44°39'37"W	35.15
C3	25.00'	36.45'	83°32'54"	N48°58'31"W	33.31
C4	1507.40'	11.29'	0°25'45"	N4°33'39"W	11.29
C7	1507.40'	100.09'	3°48'15"	N11°5'03"E	100.07
C8	25.00'	39.26'	89°58'19"	N44°20'05"E	35.35
C10	25.00'	39.57'	90°40'45"	S45°20'23"E	35.56
C12	25.00'	17.48'	40°03'54"	S17°35'31"E	17.13
C13	50.00'	68.12'	78°03'34"	S12°19'19"W	62.97
C14	25.00'	42.18'	96°40'31"	N73°31'44"W	37.35
C15	75.00'	37.49'	28°38'33"	S43°48'44"W	37.10
C16	25.00'	38.97'	89°19'15"	N44°39'37"E	35.15
C17	125.00'	31.94'	14°38'29"	S36°48'42"W	31.86
C18	125.00'	30.17'	13°49'48"	S51°02'51"W	30.10
C19	275.00'	60.39'	12°34'59"	S51°40'16"W	60.27
C20	25.00'	39.57'	90°40'45"	S45°20'23"E	35.56
C21	275.00'	169.26'	35°15'51"	S27°44'50"W	166.60
C22	25.00'	38.51'	88°15'33"	S41°41'20"E	34.81
C23	100.00'	76.16'	43°38'08"	N72°21'49"E	74.33
C24	275.00'	36.84'	7°40'28"	S61°16'40"W	36.81

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C25	75.00'	11.93'	9°06'45"	S20°38'05"E	11.92
C26	25.00'	33.05'	75°44'13"	N12°40'38"E	30.69
C27	25.00'	36.36'	83°19'29"	N16°28'16"E	33.24
C28	75.00'	29.60'	22°36'51"	N40°47'53"E	29.41
C29	25.00'	39.57'	90°40'45"	N45°20'23"W	35.56
C30	25.00'	38.97'	89°19'15"	N44°39'37"E	35.15
C31	25.00'	39.57'	90°40'45"	N45°20'23"W	35.56
C32	75.00'	87.21'	66°37'27"	S17°41'01"W	82.38
C33	150.00'	57.12'	21°49'04"	S61°27'17"W	56.77
C34	25.00'	40.79'	93°28'54"	S47°26'26"W	36.41
C35	150.00'	57.12'	21°49'04"	S83°16'21"W	56.77
C36	50.00'	50.19'	57°31'05"	S69°11'39"W	48.11
C38	50.00'	68.18'	78°08'00"	N8°03'53"W	63.02
C39	25.00'	24.17'	55°23'16"	N30°08'04"E	23.24
C40	50.00'	23.41'	26°49'36"	N44°24'55"E	23.20
C41	445.00'	61.53'	7°55'19"	S62°40'06"W	61.48
C42	325.00'	44.94'	7°55'20"	N62°40'06"E	44.90
C43	445.00'	123.23'	15°52'00"	S181°17'46"W	122.84
C44	325.00'	90.00'	15°51'59"	N181°17'46"E	89.71
C45	445.00'	123.23'	15°52'00"	S34°09'46"W	122.84

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C46	325.00'	90.00'	15°51'59"	N34°09'46"E	89.71
C47	445.00'	123.23'	15°51'58"	S50°01'46"W	122.83
C49	325.00'	90.00'	15°51'59"	N50°01'45"E	89.71
C50	75.00'	7.67'	5°51'26"	N55°02'02"E	7.66
C55	125.00'	62.47'	28°38'00"	N43°48'27"E	61.82



VICINITY MAP  
1"=500'

VACATION & REPLAT OF LOTS 3-5, 15-17 & PORTIONS OF LOTS 6, 14 AND 20-26. SUNRISE HILLS NO. 3 ADDITION & PORTIONS OF TRACT C, SUNRISE HILLS NO. 12 ADDITION AND PORTION OF SUNRISE HILLS NO. 9 ADDITION AND LOTS 22-40, TRACTS A, B & C GARDEN CREEK HILLS PATIO HOMES NO. 1 AND TRACT A, BLOCK 2 HARMONY HILLS ADDITION NO. 1 AS

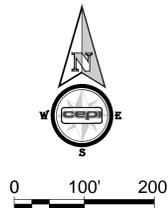
**HARMONY HILLS ADDITION NO. 2  
PHASE 1**

AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE W&NW¼ OF SECTION 28 AND THE N&NE¼ AND THE SW¼NE¼ OF SECTION 29 T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING MARCH, 2015 W.O. #14-051 SHEET 2 OF 2



- LEGEND**
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

\*\* ALL PUBLIC UTILITY EASEMENTS \*\*  
ALONG STREET FRONTAGE TO BE 15' UNLESS OTHERWISE NOTED



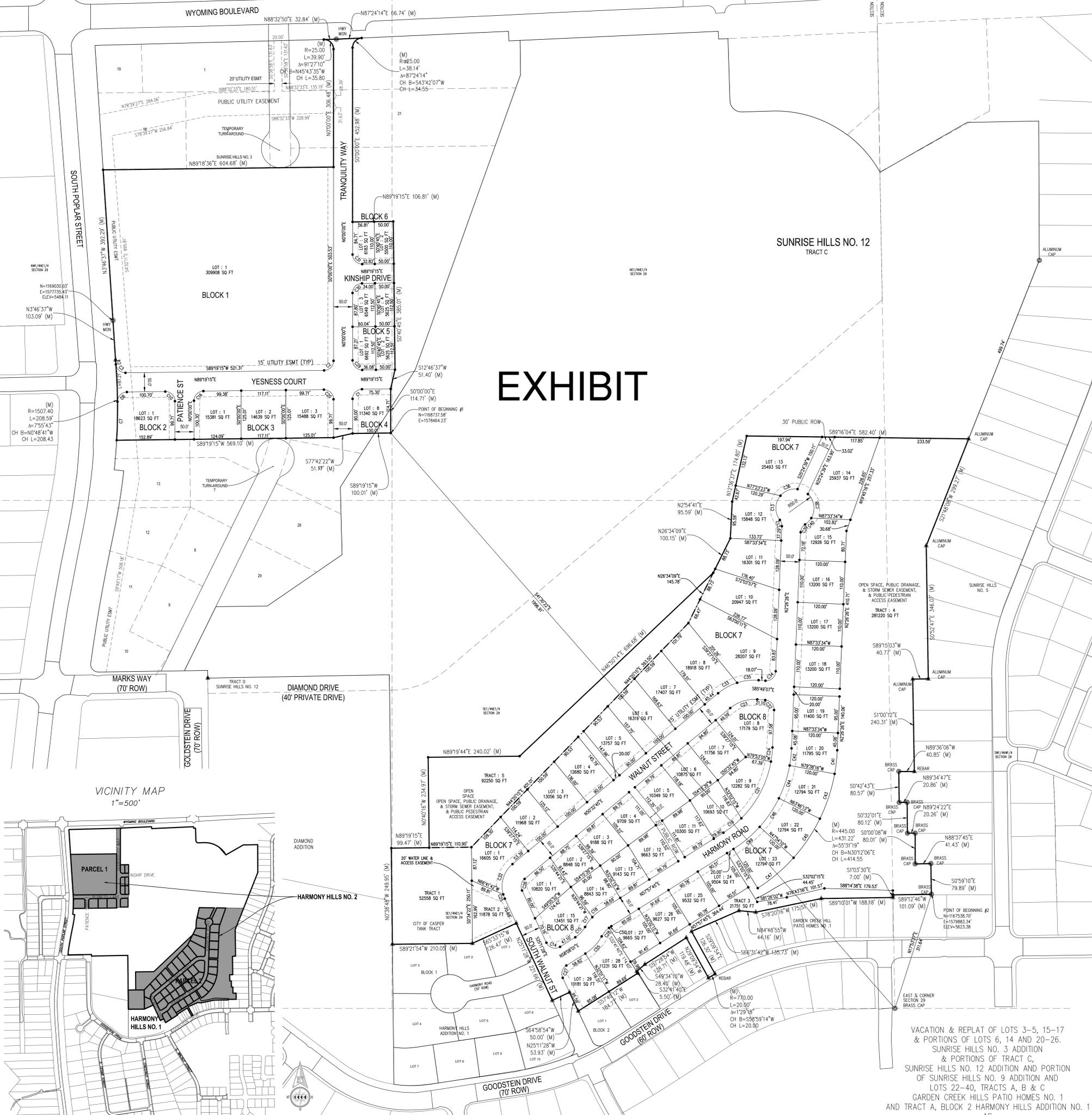
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C1	25.00'	38.97'	89°19'15"	S44°39'37"W	35.15
C2	25.00'	38.97'	89°19'15"	S44°39'37"W	35.15
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C12	25.00'	17.48'	40°03'54"	S17°35'31"E	17.13
C13	50.00'	68.12'	78°03'34"	S12°49'19"W	62.97
C14	25.00'	42.18'	96°40'31"	N73°31'44"W	37.35
C15	75.00'	37.49'	28°38'33"	S43°48'44"W	37.10
C16	25.00'	38.97'	89°19'15"	N44°39'37"E	35.15
C17	125.00'	31.94'	14°38'29"	S36°48'42"W	31.86
C18	125.00'	30.17'	13°49'48"	S51°02'51"W	30.10
C19	275.00'	60.39'	12°34'59"	S51°40'16"W	60.27
C20	25.00'	39.57'	90°40'45"	S45°20'23"E	35.56
C21	275.00'	169.26'	35°15'51"	S27°44'50"W	166.60
C22	25.00'	38.51'	88°15'33"	S41°41'20"E	34.81
C23	100.00'	76.16'	43°38'08"	N72°21'49"E	74.33
C24	275.00'	36.84'	7°40'28"	S61°16'40"W	36.81

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C25	75.00'	11.93'	9°06'45"	S20°38'05"E	11.92
C26	25.00'	33.05'	75°44'13"	N12°40'38"E	30.69
C27	25.00'	36.36'	83°19'29"	N16°28'16"E	33.24
C28	75.00'	29.60'	22°36'51"	N40°47'53"E	29.41
C29	25.00'	39.57'	90°40'45"	N45°20'23"W	35.56
C30	25.00'	38.97'	89°19'15"	N44°39'37"E	35.15
C31	25.00'	39.57'	90°40'45"	N45°20'23"W	35.56
C32	75.00'	87.21'	66°37'27"	S17°41'01"W	82.38
C33	150.00'	57.12'	21°49'04"	S61°27'17"W	56.77
C34	25.00'	40.79'	93°28'54"	S47°26'26"W	36.41
C35	150.00'	57.12'	21°49'04"	S83°16'21"W	56.77
C36	50.00'	50.19'	57°31'05"	S69°11'39"W	48.11
C38	50.00'	68.18'	78°08'00"	N80°33'53"W	63.02
C39	25.00'	24.17'	55°23'16"	N30°08'04"E	23.24
C40	50.00'	23.41'	26°49'36"	N44°24'55"E	23.20
C41	445.00'	61.53'	7°55'19"	S62°06'16"W	61.48
C42	325.00'	44.94'	7°55'20"	N62°04'06"E	44.90
C43	445.00'	123.23'	15°52'00"	S181°17'46"W	122.84
C44	325.00'	90.00'	15°51'59"	N181°17'46"E	89.71
C45	445.00'	123.23'	15°52'00"	S34°09'46"W	122.84

CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C46	325.00'	90.00'	15°51'59"	N34°09'46"E	89.71
C47	445.00'	123.23'	15°51'58"	S50°01'46"W	122.83
C49	325.00'	90.00'	15°51'59"	N50°01'45"E	89.71
C50	75.00'	7.67'	5°51'26"	N55°02'02"E	7.66
C55	125.00'	62.47'	28°38'00"	N43°48'27"E	61.82

# EXHIBIT

# EXHIBIT



VACATION & REPLAT OF LOTS 3-5, 15-17 & PORTIONS OF LOTS 6, 14 AND 20-26. SUNRISE HILLS NO. 3 ADDITION & PORTIONS OF TRACT C. SUNRISE HILLS NO. 12 ADDITION AND PORTION OF SUNRISE HILLS NO. 9 ADDITION AND LOTS 22-40, TRACTS A, B & C GARDEN CREEK HILLS PATIO HOMES NO. 1 AND TRACT A, BLOCK 2 HARMONY HILLS ADDITION NO. 1 AS

## HARMONY HILLS ADDITION NO. 2 PHASE 1

AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE W&N&W OF SECTION 28 AND THE N&N&E AND THE SW&N&E OF SECTION 29 T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING MARCH, 2015 W.O. #14-051



- LEGEND**
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

\*\* ALL PUBLIC UTILITY EASEMENTS \*\* ALONG STREET FRONTAGE TO BE 15' UNLESS OTHERWISE NOTED



# EXHIBIT

M:\cadd\2015\Eng\_Dwg\14-051\_Harmony\_Hills\_Survey\_Plot\Harmony\_Hills\_2\14-051\_Harmony\_Hills\_Phase\_1 - Exhibit.dwg, 2/11/2015, Brian

**Dee Ann Hardy**

---

**From:** Stephanie Whitfield <[swhitfield@trihydro.com](mailto:swhitfield@trihydro.com)>  
**Sent:** Thursday, March 19, 2015 9:16 AM  
**To:** Dee Ann Hardy  
**Subject:** PLN-15-001-RZ Comment

In regards to the PLN-15-001-RZ, I have concerns regarding traffic on South Poplar St. I live on Yesness Ct, which only has access from S. Poplar St. With the development south of Goodstein in recent years, traffic has considerably increased on Poplar between Wyoming Blvd and Mark's Way. I am interested to know whether WY DOT would allow two entrances from Wyoming Blvd to the Harmony Hills addition, and if this is indeed the intent as shown on the plat. If so, this would alleviate traffic on S. Poplar St. However, if not, traffic would significantly increase on S. Poplar, especially if condos/apartments/twin homes or business are built in the PUD creating difficulty for egress to Poplar St. Thank you,

Stephanie Whitfield

**Stephanie Whitfield, P.G.  
Geologist**



**OUR SAFETY IS MY RESPONSIBILITY**

707 West 1st Street  
Casper, Wyoming 82601  
307/232-8091 (phone)  
307/232-8404 (fax)  
[swhitfield@trihydro.com](mailto:swhitfield@trihydro.com)  
[www.trihydro.com](http://www.trihydro.com)

Connect with us on:



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**CONFIDENTIAL INFORMATION:** This electronic message is intended only for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is STRICTLY PROHIBITED. If you have received this message in error, please immediately notify the sender by either email or telephone. Please destroy the related message. Thank you for your cooperation.

March 20, 2015

MEMO TO: James Holloway, Chairman  
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-15-007-ARZV** – Petition to annex a portion of the NE1/4 Section 14, T.33N., R.80W., 6<sup>th</sup> P.M., Natrona County Wyoming, and a vacation and replat of the City Park, Platte View Bluffs Subdivision, comprising 8.06-acres, more or less, to create the Begonia Bluffs Addition, generally located northwest of the intersection of Begonia Street and Lilac Street, adjacent to the North Platte River, and rezoning of proposed Lot 1 to PH (Park Historic) and Lots 2 and 3, Begonia Bluffs Addition from PH (Park Historic) to R-2 (One Unit Residential). Applicant: City of Casper.

Recommendation on the Annexation:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the request to annex the subject property and forward a “do pass” recommendation to the City Council for the following reasons:

1. The annexation of the area will serve to protect the health, safety, and welfare of the persons residing in the area and in the City.
2. The urban development of the area to be annexed constitutes a natural, geographical, economical, and social part of the City because the subject property is adjacent to the corporate limits of the City of Casper.
3. The area sought to be annexed is a logical and feasible addition to the City of Casper, and the extension of basic and other services customarily available to the residents of the City shall be made available to the area proposed to be annexed.
4. The proposed annexation is contiguous with and adjacent to the City of Casper.
5. The proposed zoning is compatible with the zoning and existing and proposed land uses in the surrounding area.

Recommendation on the Plat:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the plat creating the Begonia Bluffs Addition, and forward a “do pass” recommendation to the City Council.

Recommendation on Vacation of Parkland:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve, and forward a “do-pass” recommendation to the City Council on the Vacation of a portion of “Begonia Park,” which is described as proposed Lots 2 and 3, Begonia Bluffs Addition. Pursuant to W.S. 15-1-103(a)(xii), the City of Casper has held title to the property in question for more than ten (10) years and no substantial use has been made thereof for park purposes.

Recommendation on Zoning:

In the absence of information that may be presented during the public hearing, staff recommends that the Planning and Zoning Commission approve the zoning of the Begonia Bluffs Addition, and forward a “do-pass” recommendation to the City Council, as follows:

1. Lot 1, Begonia Bluffs Addition – PH (Park Historic);
2. Lots 2 & 3, Begonia Bluffs Addition – R-2 (One Unit Residential).

Code Compliance:

Staff has complied with all requirements of Section 16.24, 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations, plats, and zone changes, as well as applicable State Statutes, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. At the time the staff report was prepared, staff has received seven (7) written public comments regarding this case. The Commission is responsible for reviewing annexations, plats, vacations of parklands, and zone changes, and making a recommendation to the City Council on each.

Summary:

In 2014 Natrona County transferred a 6.7-acre, more or less, parcel of unplatted, riverfront property at the northern tip of Paradise Valley to the City of Casper. The property is located in unincorporated Natrona County, but is contiguous with the City of

Casper limits on its southern boundary. Adjacent to the parcel, immediately to the south, is a 1.28-acre, more or less, undeveloped City park (“Begonia Park”), which was dedicated as a park in the late 1970’s as a part of the Platte View Bluffs Subdivision. The park parcel is currently fenced with a six-foot high chain-link fence, is in a natural, unimproved state, and has never been used as a formal City park.

Several actions are under consideration that ultimately will result in the creation of a new subdivision, the Begonia Bluffs Addition. First, the City is proposing to annex the 6.7-acre parcel acquired from the County last year, and to incorporate it into the new subdivision as Lot 1, Begonia Bluffs Addition. The western portion of Begonia Park is proposed to be vacated as parkland, replatted, and rezoned to R-2 (One Unit Residential), in preparation for the eventual sale of the two (2) lots (Lots 2 & 3, Begonia Bluffs Addition) as single-family residential properties. The proceeds from the sale of the two (2) lots will assist with the cost of constructing a pedestrian bridge across the river. There has been no timeline established for the construction of the proposed bridge.

Currently, the Platte River Parkway Trail terminates at a park at the north side of the intersection of Riverbend Road and Paradise Drive. The plan for Lot 1, Begonia Bluffs Addition is to construct a trailhead park, with a small parking area, and an extension of the trail across the property. A bridge would be constructed from Lot 1, to the north side of the river, where it would continue to the west, and eventually tie into the pedestrian trail that will be constructed this summer along Robertson Road, south, to the Oregon Trail School.

Aside from the typical processes involved in annexing, platting, and zoning to create a new subdivision, this proposal requires the extra step of vacating, as public parkland, the portion of Begonia Park that is being replatted to create Lots 2 & 3, Begonia Bluffs Addition. The process for the vacation of public parkland is dictated by State Statutes. In order to legally vacate a park, it has to have been owned by the City for a minimum of ten (10) years, and the park cannot have been in “substantial use” as a park during that time. The property has been dedicated as a park since the late 1970’s, and has never been improved or used as a formal park. Furthermore, a six (6) foot high fence surrounds the property to prevent public access to the parcel; therefore, the necessary conditions for a vacation exist. Although approximately  $\frac{3}{4}$ -acre will be vacated and developed, 7.32-acres of property will be retained as public parkland with the approval of the Begonia Bluffs Addition. The recently adopted 2014 Park and Open Space Improvement Plan does not propose future development for Begonia Park.

The creation of the Begonia Bluffs Addition can be considered infill, in that two (2) additional housing lots are being created on an otherwise, underutilized parcel. The creation of Begonia Bluffs will also allow for the westward expansion of the Platte River

Parkway Trail system by providing a connection across the river to incorporate the River West area into the City's trail system; therefore, staff is recommending approval.



N

Begonia St

Lilac St

Glendo St

Boysen St

© 2015 Google

Google earth

1994

34

42°49'51.62" N 106°24'09.96" W elev 5168 ft eye alt 6164 ft



N

Bejonla St

Lhas St

© 2015 Google

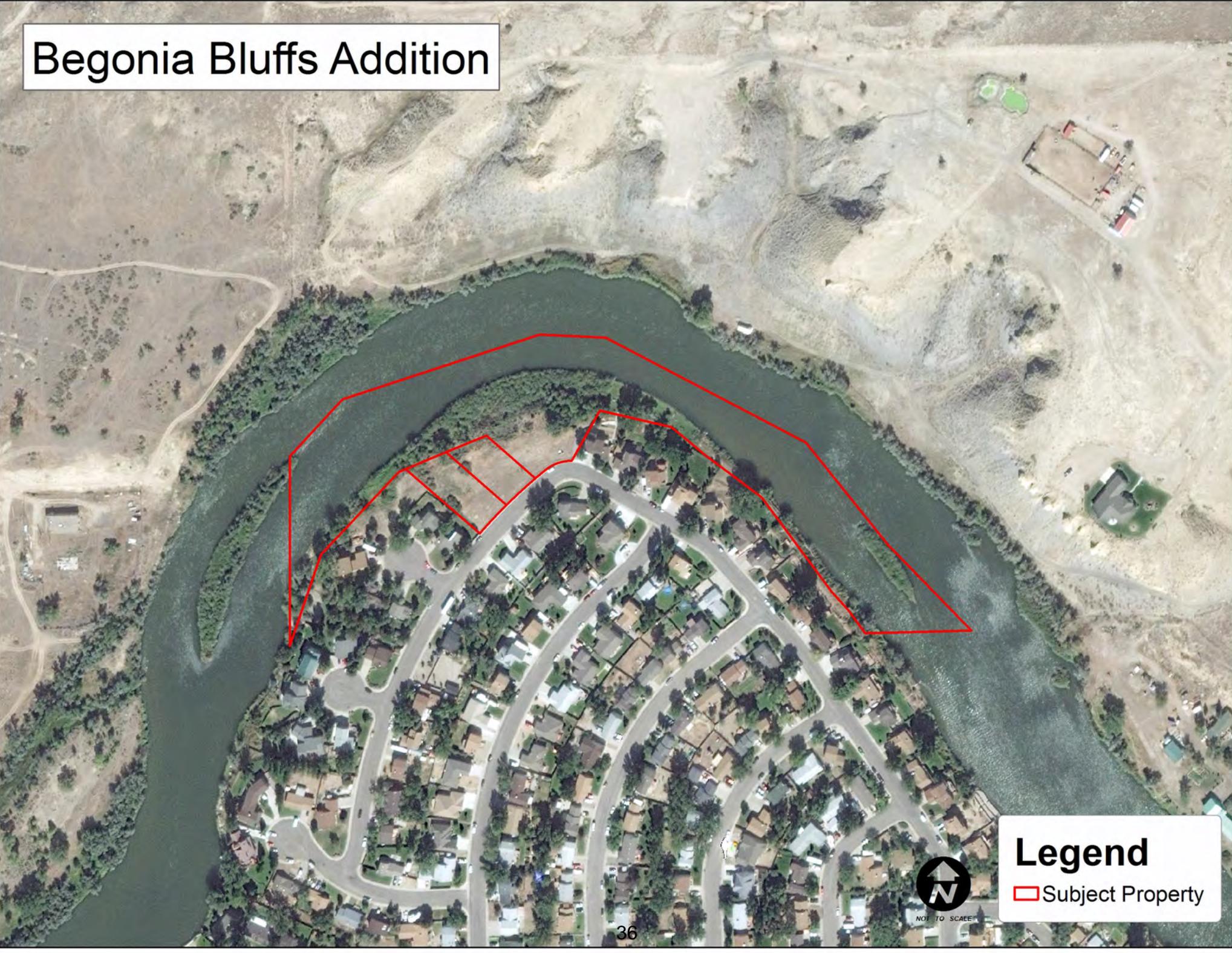
Google earth

1994

35

42°49'53.41" N 106°24'09.43" W elev 5161 ft eye alt 6242 ft

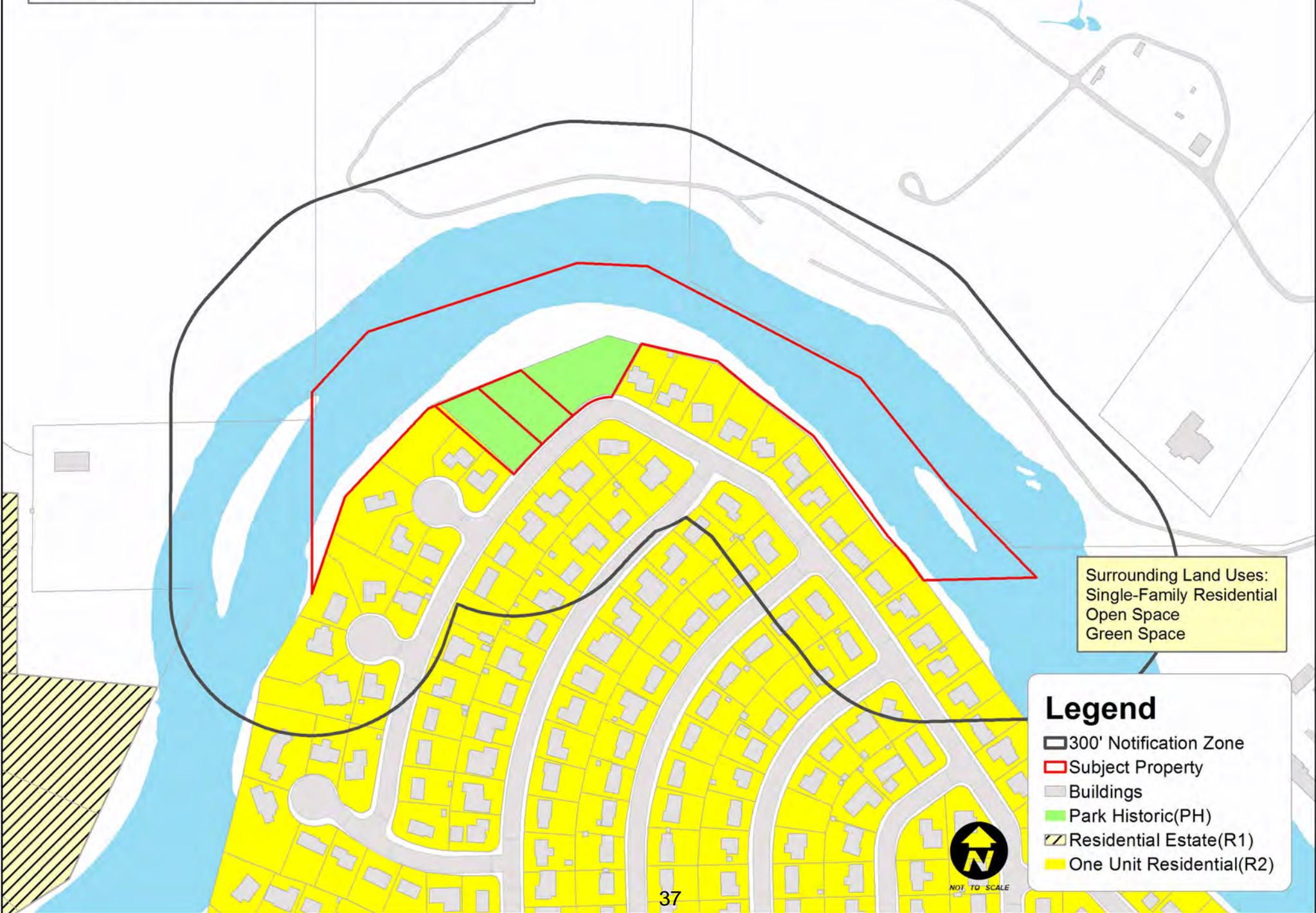
# Begonia Bluffs Addition



**Legend**  
[Red Outline] Subject Property



# Begonia Bluffs Addition



Surrounding Land Uses:  
Single-Family Residential  
Open Space  
Green Space

**Legend**

- 300' Notification Zone
- Subject Property
- Buildings
- Park Historic (PH)
- Residential Estate (R1)
- One Unit Residential (R2)



NOT TO SCALE



1752

33061

PLATTE VIEW BLUFFS 3752  
RECORDED JUNE 18, 1979  
INSTRUMENT # 355361

# A PLAT OF PLATTE VIEW BLUFFS SUBDIVISION

BEING A SUBDIVISION OF PORTIONS OF THE N 1/2 OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

NATRONA COUNTY, WYOMING

RECORDED JUNE 18, 1979  
BY NOTARY PUBLIC  
JOHN A. TORREY  
COUNTY CLERK

## ACKNOWLEDGEMENT

STATE OF WYOMING 1  
COUNTY OF NATRONA 355

ON THIS 14th DAY OF MAY, 1979, BEFORE ME PERSONALLY APPEARED KIM COLLINS  
TO BE PERSONALLY KNOWN AND WHO BY BEING DULY SWORN DID SAY THAT HE IS OWNER OF MOUNTAIN STATES PROPERTIES  
WHO EXECUTED THE FOREGOING INSTRUMENT AND THE SAME AS HIS FREE ACT AND DEED, INCLUDING  
THE RELEASE AND WAIVER OF ALL RIGHTS THEY MAY HAVE TO THE LANDS INCLUDED IN SAID PLAT BY VIRTUE  
OF THE FORESTED EXEMPTION LAWS OF THE STATE OF WYOMING.



GIVEN UNDER MY HAND AND NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.  
NOTARY PUBLIC

## APPROVALS

APPROVED: BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING, BY RESOLUTION DULY PASSED ON  
THE 15th DAY OF MAY, 1979.  
ATTEST: John A. Torre COUNTY CLERK OFFICE EXPIRES 30th Term of Office Expires January 3, 1983

INSPECTED AND APPROVED ON THE 14th DAY OF MAY, 1979.  
John P. Bunch CHAIRMAN OF THE BOARD  
William J. Hildebrand COUNTY HEALTH OFFICER

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS 18th DAY OF JUNE, 1979.  
John A. Torre COUNTY CLERK

INSPECTED AND APPROVED ON THE \_\_\_ DAY OF \_\_\_, 197\_\_.  
COUNTY ENGINEER

INSPECTED AND APPROVED ON THE 14th DAY OF MAY, 1979.  
Ernest Hildebrand COUNTY SURVEYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY  
MINUTE ACTION DULY PASSED, ADOPTED & APPROVED ON THIS 5th DAY  
OF JUNE, 1979.  
ATTEST: John P. Bunch CITY CLERK  
INSPECTED AND APPROVED ON THE 14th DAY OF MAY, 1979.  
John P. Bunch CITY ENGINEER

## DEDICATION

MOUNTAIN STATES PROPERTIES, A CORPORATION HEREBY CERTIFIES THAT IT  
IS THE OWNER AND PROPRIETOR OF THE FOREGOING SUBDIVISIONS LOCATED  
AS FOLLOWS:

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 33 NORTH,  
RANGE 80 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF RIVERBEND ROAD, WHICH POINT BEARS NORTH 00°59'42" EAST,  
69.50 FEET FROM THE CENTER QUARTER CORNER OF SECTION 14;  
THENCE NORTH 89°05'46" EAST, 2,047.54 FEET ALONG THE NORTH LINE OF RIVERBEND ROAD;  
THENCE SOUTHEASTWARD ALONG THE ARC OF A TRUE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°08'55",  
A DISTANCE OF 192.59 FEET AND HAVING A RADIUS OF 365.00 FEET TO THE POINT OF INTERSECTION WITH  
THE EAST WEST CENTERLINE OF SAID SECTION 14, NORTH 89°08'46" EAST 383.27 FEET TO THE  
GLO M.C. CORNER ON THE RIGHT BANK OF THE NORTH PLATTE RIVER;  
THENCE NORTH 27°26'36" WEST 393.35 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER AS DETERMINED BY THE GLO SURVEY MADE DECEMBER 5 1931;  
THENCE NORTH 43°31'55" WEST, 285.94 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE NORTH 45°57'04" WEST, 263.85 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH PLATTE  
RIVER;  
THENCE NORTH 50°57'15" WEST 329.79 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH PLATTE  
RIVER;  
THENCE NORTH 35°45'46" WEST 580.56 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH PLATTE  
RIVER;  
THENCE NORTH 40°43'56" WEST 59.37 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH PLATTE  
RIVER;  
THENCE NORTH 35°56'46" WEST, 263.89 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE NORTH 52°32'38" WEST, 358.30 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE NORTH 49°57'33" WEST, 98.94 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE NORTH 76°33'28" WEST, 243.97 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE SOUTH 48°14'24" WEST, 408.79 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE SOUTH 43°58'03" WEST, 257.18 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER;  
THENCE SOUTH 19°40'00" WEST, 238.34 FEET, ALONG THE MEANDER LINE OF THE RIGHT BANK OF THE NORTH  
PLATTE RIVER TO THE GLO MEANDER CORNER ON THE NORTH SOUTH CENTERLINE OF SAID SECTION 14.

THENCE SOUTH 33°05'48" WEST 237.18 FEET;  
THENCE SOUTH 30°56'35" WEST 398.00 FEET;  
THENCE SOUTH 33°30'00" WEST 343.20 FEET;  
THENCE SOUTH 54°35'00" WEST 323.40 FEET;  
THENCE SOUTH 65°44'49" WEST 250.80 FEET;  
THENCE WEST 59.48 FEET;  
THENCE NORTH 0°26'09" WEST 253.63 FEET, TO A POINT ON THE NORTH LINE OF RIVERBEND ROAD;  
THENCE NORTH 89°08'26" EAST ALONG SAID NORTH LINE 772.43 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINING 73.18 ACRES MORE OR LESS.

THE SUBDIVISION OF THE FOREGOING DESCRIBED LAND AS APPEARS ON THE  
PLAT IS BY THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES  
OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THE NAME OF SAID  
SUBDIVISION: SAID PLATTE VIEW BLUFFS, NATRONA COUNTY, WYOMING  
AND ALL TRESSIS, AVENUES, PARKS, AND PUBLIC WAYS AS SHOWN ON THIS  
PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.  
DATED AT CASPER, WYOMING, THIS 14th DAY OF MAY, 1979.  
MOUNTAIN STATES PROPERTIES, A PARTNERSHIP - Kim Collins GENERAL PARTNER  
- Kim Collins GENERAL PARTNER

## SURVEYORS CERTIFICATE

(STATE OF WYOMING) 35  
COUNTY OF NATRONA) 1  
I, T. OMAC V. STONIER, SURVEYOR, HEREBY CERTIFY THAT THE PLAT WAS PREPARED  
FROM NOTES TAKEN DURING ACTUAL SURVEYS MADE BY MYSELF OR UNDER MY  
DIRECTION ON 7-11-78 AND THAT SAID PLAT CORRECTLY REPRESENTS SAID SURVEYS,  
THE LOT AND GROUNDS AS SET FORTH BY THE PLAT ARE TELL AND ACCURATELY  
MONUMENTED, ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF  
AND ALL COURSES ARE REFERRED TO THE TRUE MERIDIAN; SAID PLAT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
WYOMING REGISTRATION NO. 2713 L.S. Thomas V. Stonier  
DESCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME THIS 14th DAY OF  
May, 1979.  
MY COMMISSION EXPIRES: March 23, 1981 Thomas V. Stonier  
NOTARY PUBLIC



	<b>NORTHWESTERN ENGINEERING INC.</b>	Scale: 1" =
	ENGINEERING - PLANNING - SURVEYING	Date: <u>10/30/78</u>
	196 PARK AVE. POCATELLO, IDAHO	Drawn: <u>PAK</u>
	PHONE (208) 231-7341 P.O. BOX 846	Checked: _____
		Job No.: <u>78001</u>
	SHEET 1 OF 2	

1752-A

PLATTE VIEW BLUFFS 1752-A  
 RECORDED JUNE 18, 1979  
 INSTRUMENT # 25351

**PLATTE VIEW BLUFFS SUBDIVISION**

BEING A SUBDIVISION OF PORTION OF THE NE 1/4 OF  
 SEC. 14, T. 18 N., R. 30 W., OF THE SIXTH P.M.  
 NEITHER COUNTY, WYOMING

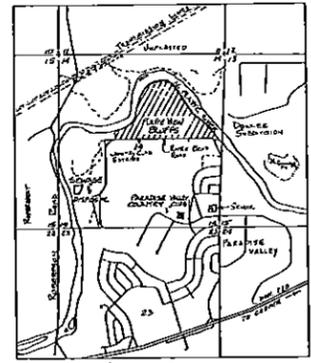
CURVE	DELTA	R	T	ARC
A	51°15'00"	125.00	68.285	124.70
B	57°15'00"	390.64	218.205	390.53
C	51°15'14"	656.28	314.816	587.07
D	51°00'00"	721.72	431.733	620.618
E	20°14'46"	704.948	72.193	142.881
F	43°26'46"	1191.92	476.89	701.27
G	60°00'00"	325.00	188.902	312.23
H	28°26'46"	154.50	37.40	71.16
I	32°45'00"	75.00	22.038	42.870
J	5°29'46"	633.33	33.17	66.28
K	20°20'00"	75.00	13.522	26.834
L	54°20'00"	150.00	76.979	142.234
M	42°25'48"	75.00	21.470	50.115
N	47°04'12"	75.00	32.665	61.614
O	64°00'00"	48.00	28.119	50.266
P	77°34'18"	45.00	36.162	60.724
Q	16°42'27"	15.00	11.013	21.870
R	53°04'34"	45.00	23.480	43.203
S	64°45'14"	71.73	50.00	87.33

**LEGEND**

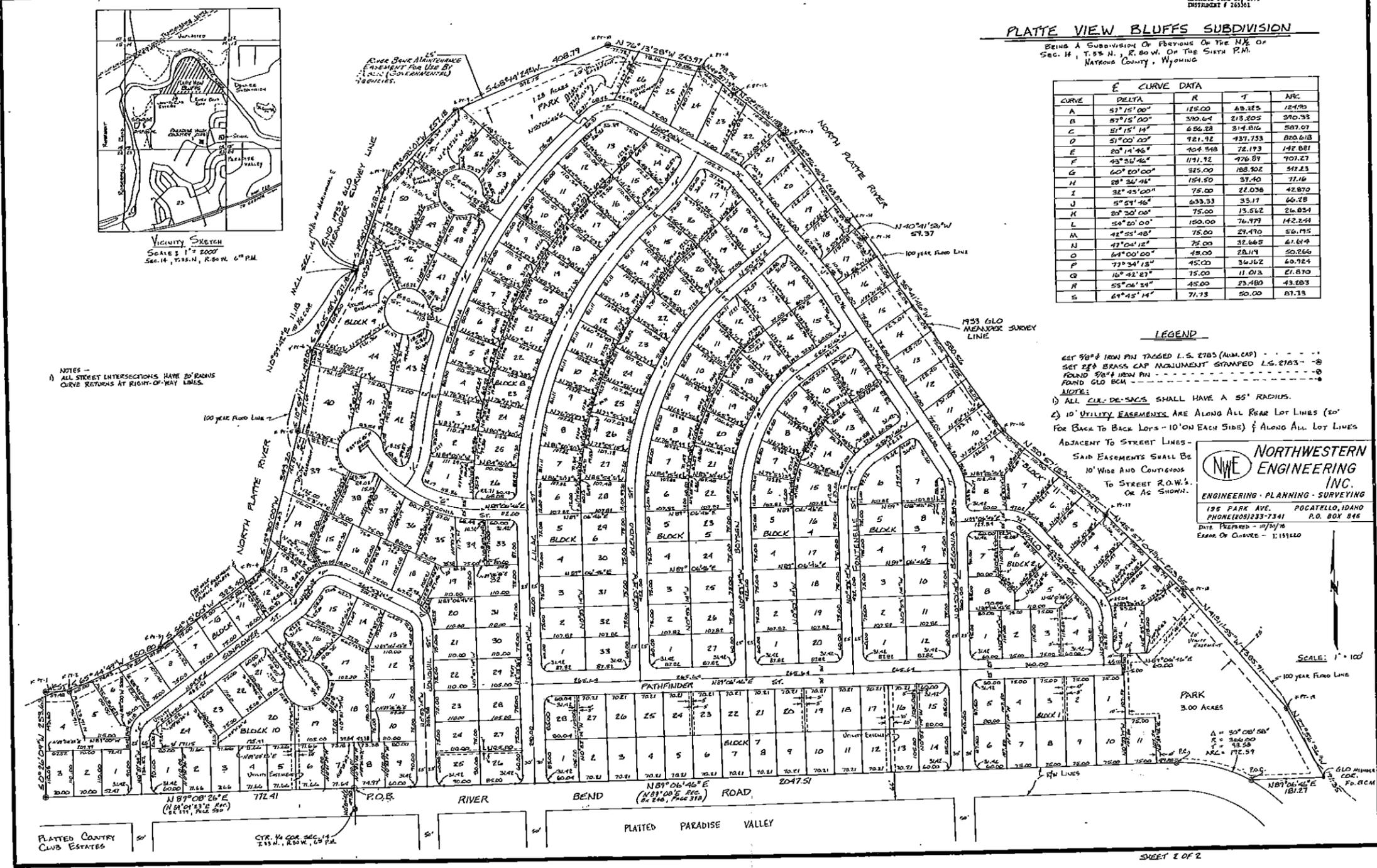
SET 9/8" IRON PIN TRAGED L.S. 2705 (N.W. CAP) - - - - -  
 SET 2 1/2" BRASS CAP ANCHORMENT STAMPED L.S. 2703 - - - - -  
 FOUND 9/8" IRON PIN - - - - -  
 FOUND GLO B.C.M. - - - - -

**NOTES:**  
 1) ALL CUR-DE-SACS SHALL HAVE A 55' RADIUS.  
 2) 10' UTILITY EASEMENTS ARE ALONG ALL REAR LOT LINES (20'  
 FOR BACK TO BACK LOTS - 10' ON EACH SIDE) & ALONG ALL LOT LINES  
 ADJACENT TO STREET LINES -  
 SAID EASEMENTS SHALL BE  
 10' WIDE AND CONTIGUOUS  
 TO STREET R.O.W.'S.  
 OR AS SHOWN.

**NORTHWESTERN ENGINEERING INC.**  
 ENGINEERING · PLANNING · SURVEYING  
 198 PARK AVE. POCAHELLO, IDAHO  
 PHONE (208) 233-7341 P.O. BOX 846  
 DIST. WYOMING - 7/5/79  
 EXAM. OR CORRECT - 11/19/80



**NOTES -**  
 1) ALL STREET INTERSECTIONS HAVE 20' RADIUS  
 CURVE RETURNS AT RIGHT-OF-WAY LINES.



SCALE: 1" = 100'

PARK  
 3.00 ACRES

PLATTED COUNTRY CLUB ESTATES  
 CTR. 1/4 COR. SEC. 14  
 T. 18 N., R. 30 W., 6TH P.M.

PLATTED PARADISE VALLEY

SHEET 2 OF 2

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA }ss

THE UNDERSIGNED, CITY OF CASPER, WYOMING, A MUNICIPALITY WITHIN THE STATE OF WYOMING, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE NE¼ SECTION 14, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS THE PARK LAND AS DESIGNATED WITHIN THE PLATTE VIEW BLUFFS SUBDIVISION RECORDED JUNE 18, 1979 AS INSTRUMENT NO. 265361, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLATTE VIEW BLUFFS PARK LAND, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 53, BLOCK 9, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N48°55'54"W, ALONG THE SOUTHERLY LINE OF SAID PARK LAND AND THE NORTHERLY LINE OF LOTS 51 THROUGH 53, BLOCK 9, A DISTANCE OF 221.68 FEET TO A CORNER MONUMENTED BY A BRASS CAP;

THENCE S67°33'08"W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 51, A DISTANCE OF 16.65 FEET TO AN ANGLE POINT MONUMENTED BY A BRASS CAP;

THENCE S43°21'32"W, ALONG THE WESTERLY LINE OF LOTS 50 AND 51, BLOCK 9, A DISTANCE OF 256.82 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S18°50'19"W, ALONG THE WESTERLY LINE OF LOTS 55, 46 AND 50, BLOCK 9, A DISTANCE OF 217.90 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL;

THENCE N00°13'24"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 428.49 FEET TO THE NORTHWEST CORNER OF THE PARCEL;

THENCE N42°42'13"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 173.53 FEET TO A POINT;

THENCE N71°45'13"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 468.00 FEET TO A POINT;

THENCE S87°13'47"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE S62°20'47"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 510.00 FEET TO A POINT;

THENCE S38°50'47"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 295.00 FEET TO A POINT;

THENCE S44°12'40"E, ALONG THE APPROXIMATE CENTER LINE OF THE NORTH PLATTE RIVER, A DISTANCE OF 270.24 FEET TO THE SOUTHEAST CORNER OF THE PARCEL;

THENCE S88°36'39"W, ALONG THE SOUTHERLY LINE OF THE PARCEL, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF LOT 16, BLOCK 11, PLATTE VIEW BLUFFS, MONUMENTED BY A BRASS CAP;

THENCE N36°27'07"W, ALONG THE EAST LINE OF LOTS 16 AND 17, BLOCK 11, A DISTANCE OF 62.15 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N41°27'17"W, ALONG THE EAST LINE OF LOTS 17 AND 18, BLOCK 11, A DISTANCE OF 59.37 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N36°42'07"W, ALONG THE EAST LINE OF LOTS 18 THROUGH 21, BLOCK 11, A DISTANCE OF 263.89 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N52°57'39"W, ALONG THE NORTHEASTERLY LINE OF LOTS 21 THROUGH 23, BLOCK 11, A DISTANCE OF 158.30 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N50°42'34"W, ALONG THE NORTHEASTERLY LINE OF LOTS 23 AND 24, BLOCK 11, A DISTANCE OF 98.94 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N76°47'13"W, ALONG THE NORTHERLY LINE OF LOTS 24 THROUGH 26, BLOCK 11, A DISTANCE OF 166.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, MONUMENTED BY A BRASS CAP;

THENCE S29°03'32"W, ALONG THE WEST LINE OF SAID LOT 26 AND THE EAST LINE OF SAID PARK LAND, A DISTANCE OF 129.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26 AND THE SOUTHEAST CORNER OF SAID PARK LAND, MONUMENTED BY A CHISELED "X" IN THE CONCRETE;

THENCE ALONG THE EASTERLY LINE OF SAID PARK LAND AND THE WESTERLY LINE OF BEGONIA STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 96.73 FEET, THROUGH A CENTRAL ANGLE OF 40°24'31", A DISTANCE OF 68.22 FEET, HAVING A CHORD BEARING OF S69°41'03"W, A DISTANCE OF 66.81 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S49°28'48"W, ALONG THE EASTERLY LINE OF SAID PARK LAND AND THE WESTERLY LINE OF BEGONIA STREET, A DISTANCE OF 26.21 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE EASTERLY LINE OF SAID PARK LAND AND THE WESTERLY LINE OF BEGONIA STREET AND A CURVE TO THE LEFT HAVING A RADIUS OF 1216.92 FEET, THROUGH A CENTRAL ANGLE OF 81°9'20", A DISTANCE OF 176.76 FEET, HAVING A CHORD BEARING OF S45°19'08"W, A DISTANCE OF 176.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 8.06 ACRES, (351,092.38 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS 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 "BEGONIA BLUFFS ADDITION" 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. THE LIFT STATION AND SEWER LINE EASEMENT SHOWN WEST OF LOT 26 IS HEREBY DEDICATED TO THE CITY OF CASPER FOR OPERATION AND MAINTENANCE. ALL ROADS AND STREETS, AND THE RIVER BANK MAINTENANCE EASEMENT AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

CITY OF CASPER, WYOMING  
 200 NORTH DAVID ST.  
 CASPER, WYOMING 82801

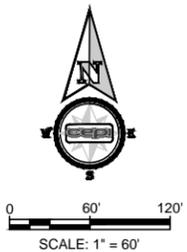
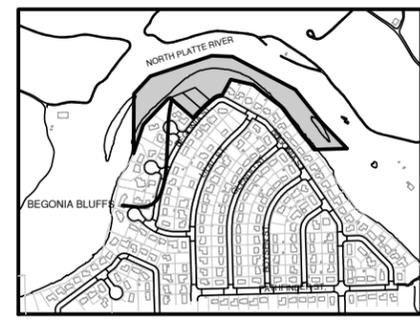
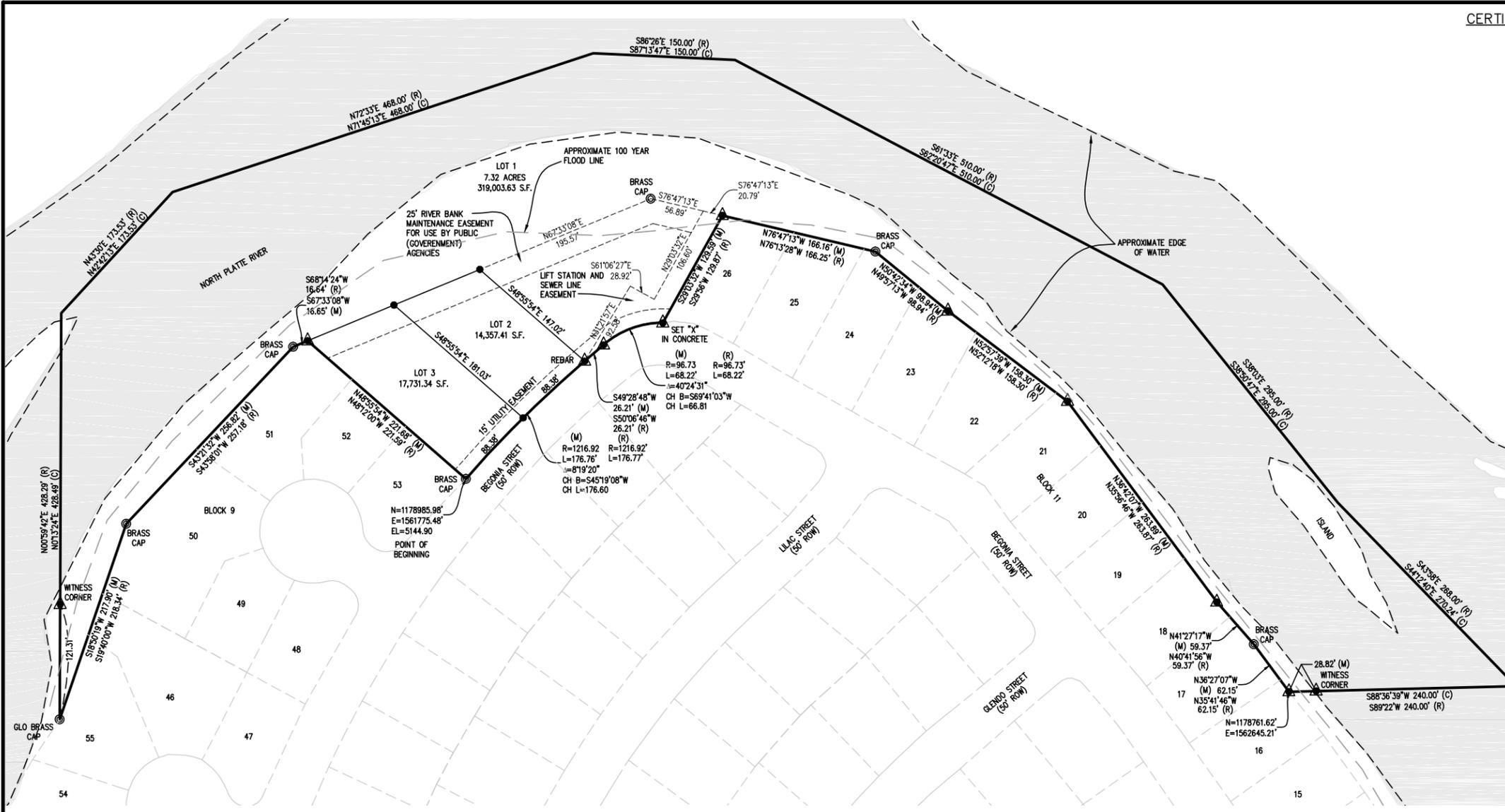
CHARLIE POWELL - MAYOR

ATTEST - CITY CLERK

**ANNEXATION OF A PORTION OF THE  
 NE¼ SECTION 14, T.33N., R.80W., 6TH P.M.  
 AND A VACATION & REPLAT OF THE CITY PARK,  
 PLATTE VIEW BLUFFS SUBDIVISION  
 AS  
 BEGONIA BLUFFS ADDITION**

AN ADDITION TO THE CITY OF CASPER, WYOMING  
 BEING A PORTION OF THE NE¼  
 OF SECTION 14 T.33N., R.80W., 6TH P.M.  
 NATRONA COUNTY, WYOMING

W.O. #14-246



**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. \_\_\_\_\_, DULY PASSED,  
 ADOPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015..  
 ATTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 \_\_\_\_\_ CITY ENGINEER

INSPECTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 \_\_\_\_\_ CITY SURVEYOR

**RECORDED**

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.  
 INSTRUMENT NO. \_\_\_\_\_

**NOTES**

1. ERROR OF CLOSURE EXCEEDS 1:1,324,268.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. BASIS OF ELEVATIONS IS NGVD 1929.
4. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°37'56.067", AND THE COMBINED FACTOR IS 0.999765.
5. ALL DISTANCES ARE GROUND.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF NATRONA }ss

I, 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 AUGUST, 2014, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM 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 \_\_\_\_\_, 2015.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC



- LEGEND**
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED

M:\Land 2014\Surveying\14-246 Begonia Park\Begovia Park.dwg, 1/21/2015, Jim

## Dee Ann Hardy

---

**From:** Phil Ellsworth <philip.d.ellsworth@gmail.com>  
**Sent:** Saturday, March 07, 2015 6:50 PM  
**To:** Dee Ann Hardy  
**Subject:** Begonia Bluffs Addition  
**Attachments:** image1.JPG; ATT00001.txt

The mailing that was sent to residents regarding the proposed Begonia Bluffs Addition does not indicate which lots are Lot 1, 2, and 3. Further, I am opposed to residential development in the subject area that will likely negatively affect the quality of our view, which overlooks the subject property (and would consequently negatively affect our property value) and will damage a neighborhood wildlife corridor.

I have attached a photo of your mailing to show that the proposed changes are not indicated.

Sincerely,

Phil Ellsworth  
1740 Begonia  
Casper WY 82604

(307) 577-8138 (h)  
(307) 473-3818 (w)

## Dee Ann Hardy

---

**From:** cindy clayton <harskic@aol.com>  
**Sent:** Saturday, March 07, 2015 1:54 PM  
**To:** Dee Ann Hardy  
**Subject:** PLN-15-007-ARZV

I tried to find this info, but could not. Why cant the city, planning commission leave any open spaces. We are already sick of the dirt and noise coming from new addition across the river. Not sure if this is another crazy land grab.

City of Casper  
Community Development Department  
200 North David, Room 205  
Casper, WY 82601

March 10, 2015

Attention: Planning and Zoning Commission

RE: Proposed Begonia Bluffs Addition Annex/Re-zone  
Planning and Zoning Commission  
Public Comment

Dear Commissioners:

We live at 1855 Begonia and have property adjacent to the proposed annexation/rezoning. We have lived at this location since 1990.

We understand that one of the reasons for the proposed project is to help fund the development of a small park at the Begonia Bluffs site and help facilitate a future Platte River Pathway connecting bridge to the Robinson Road area. While we appreciate the concept of funding a project, and love the Platte River Parkway, we wonder if this is the best location for the connector and ask why the Begonia Bluffs site was selected over the park at Aster and Daisy?

While there are Pros and Cons for either location, based on our knowledge of the area, the Aster and Daisy Park appears better suited for development (more lots to sell, flatter, higher and drier). A cursory review of the FEMA flood maps shows part of the Begonia Bluffs development is within the 100-year flood plain. Additionally, while not reviewed, we suspect that 30-40% of the Begonia Bluffs Addition would be classified as a wetland, which may or may not cause future development problems.

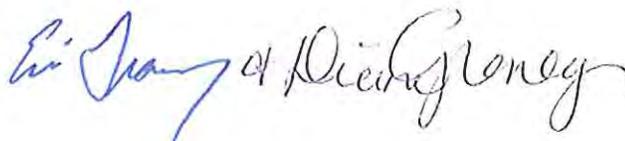
We also understand that the Parks Department does not want any more parks than necessary. This park has been fenced off and has had a no trespassing signs since we purchased our home in 1990. We have often wondered why the City was denying access. The only work done on the park has been occasional mowing next to Begonia Street and work on the sewer lift station. Based on our understanding of future plans for the area, it seems that the proposal would eventually require more work of the Parks Department than what is already being done.

Finally, we bought our property with the expectation that this area was parkland. This is a unique, native area. It has river frontage and provides a small oasis for wildlife. Once subdivided and sold, the habitat will be gone. With all that has been talked about enhancing the North Platte, this project would do the opposite. Instead of willows, deer, and beavers, it would have back yards and a bridge.

In our opinion, the property's usefulness to the citizenry lies in its value as open space, wildlife habitat and as an access point to the North Platte River. Access to the property could be enhanced by removing the fence and potentially the construction of a trail to the river. No additional infrastructure would be required.

Respectfully Submitted,

Eric and Diana Graney

A handwritten signature in blue ink, appearing to read "Eric and Diana Graney". The signature is written in a cursive, flowing style.

## Dee Ann Hardy

---

**From:** Don Posten <d214p@yahoo.com>  
**Sent:** Tuesday, March 10, 2015 11:42 AM  
**To:** Dee Ann Hardy  
**Subject:** Begonia Bluffs Addition

Hello, I just received notice of a zoning change to come in my neighborhood. I live at 1887 Begonia St. at the intersection of Glendo and Begonia streets with river front. How will the potential change effect my property at the river? The picture sent with the notice seems to indicate that the area at the river front behind my property is either already considered city park property or will become such. Is that the case? Please feel free to call me if that will help.

Thanks.

Don Posten  
307-262-8442

## Aaron Kloke

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**From:** cindy clayton <harskic@aol.com>  
**Sent:** Thursday, March 12, 2015 10:30 AM  
**To:** Aaron Kloke  
**Subject:** RE: PLN-15-007-ARZV

I hope you do not think of putting that bridge in my yard 1670 Begonia

-----Original Message-----

**From:** Aaron Kloke <[akloke@cityofcasperwy.com](mailto:akloke@cityofcasperwy.com)>  
**To:** harskic <[harskic@aol.com](mailto:harskic@aol.com)>  
**Cc:** Craig Collins <[ccollins@cityofcasperwy.com](mailto:ccollins@cityofcasperwy.com)>; Dee Ann Hardy <[dhardy@cityofcasperwy.com](mailto:dhardy@cityofcasperwy.com)>  
**Sent:** Tue, Mar 10, 2015 1:31 pm  
**Subject:** RE: PLN-15-007-ARZV

Hi Cindy,

To give you an idea of what is going on, currently a piece of the subject property that you see on your postcard is city owned property and maintained as open space. With this case, we will be bringing into the city limits county land that is along the river to add to this open space and compensate for two lots that are to be developed. The reason we are doing this is to obtain land needed to build a bridge across the river to connect Begonia St. with a trail that will connect to Robertson Road. The creation, sale, and development of the two lots will contribute to the funding of the bridge and trail.

I hope this gives you a better idea of what the City is doing.

Please let me know if you have any other questions.

Aaron P. Kloke  
Planner I

City of Casper | Community Development Department  
200 North David St | Casper, WY 82601  
307-235-8241 | [akloke@cityofcasperwy.com](mailto:akloke@cityofcasperwy.com)

-----Original Message-----

**From:** cindy clayton [<mailto:harskic@aol.com>]  
**Sent:** Saturday, March 07, 2015 1:54 PM  
**To:** Dee Ann Hardy  
**Subject:** PLN-15-007-ARZV

I tried to find this info, but could not. Why cant the city, planning commission leave any open spaces. We are already sick of the dirt and noise coming from new addition across the river. Not sure if this is another crazy land grab.

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All City of Casper e-mails and attachments are public records under the Wyoming Public Records Act, W.S. § 16-4-201 et seq., and are subject to public disclosure pursuant to this Act.

## Dee Ann Hardy

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**From:** andy.houck@wyomovies.com  
**Sent:** Thursday, March 12, 2015 2:31 PM  
**To:** Dee Ann Hardy  
**Subject:** Begonia Bluffs Addition  
**Attachments:** Before landscaping.JPG; BEGONIA BLUFFS.pdf; erodin 1.JPG; erodin 2.JPG; flood 1.JPG; flood 2.JPG; flood 3.JPG; Personal time and money gaining access to river 1.jpg; Personal time and money gaining access to river 2.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Formal comments

Andrew Houck  
1823 Begonia  
Casper, WY 82604

### Community Development Department.

We are writing to express our concerns regarding PLN-15-007-ARZV (Begonia Bluffs Addition). As the owners of the property at 1823 Begonia (depicted as lot 24 on the attached map), we have strong concerns about the city's plan to facilitate public access behind our home.

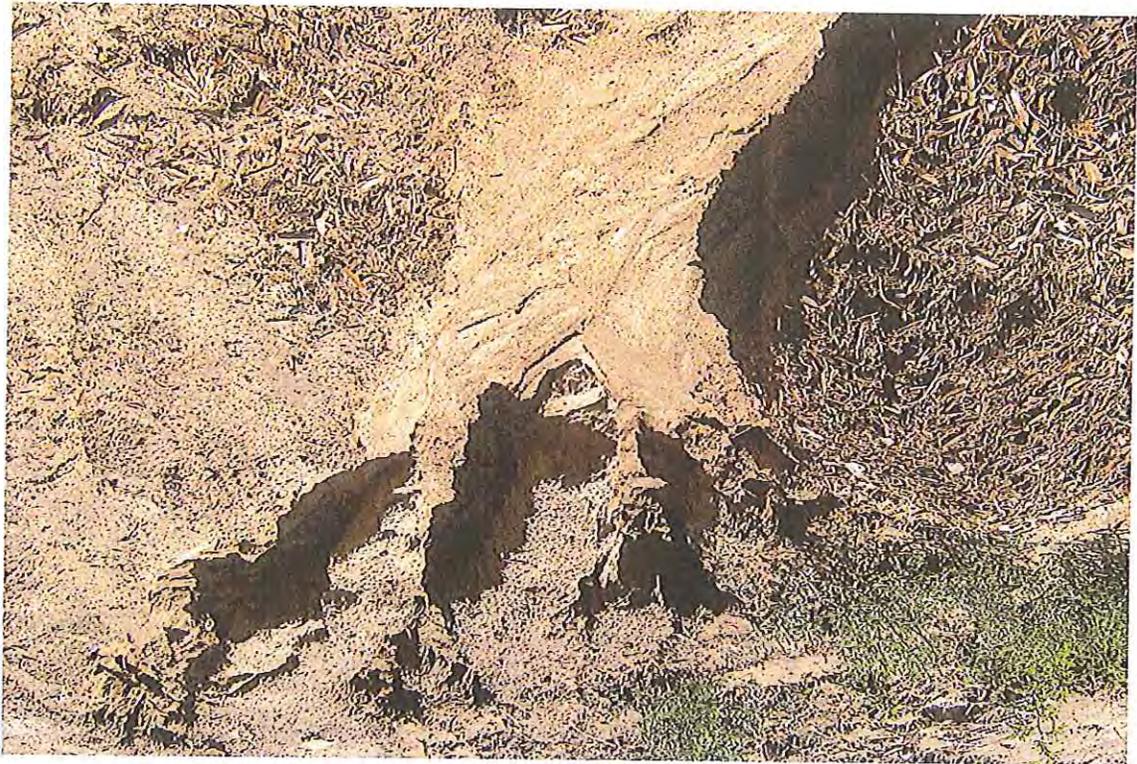
It is our understanding that the proposed access will not substantially increase connectivity with the Platte River Parkway path, due to the soil conditions and other complicating factors that exist between the proposed Begonia Park and the current trail head. If this is the case, it seems unnecessary to extend public access beyond the western boundary of lot 26 on the attached map. Doing so would only serve to disrupt and devalue the significant landscaping investments that have been made by ourselves and our neighbors to improve our riverfront properties.

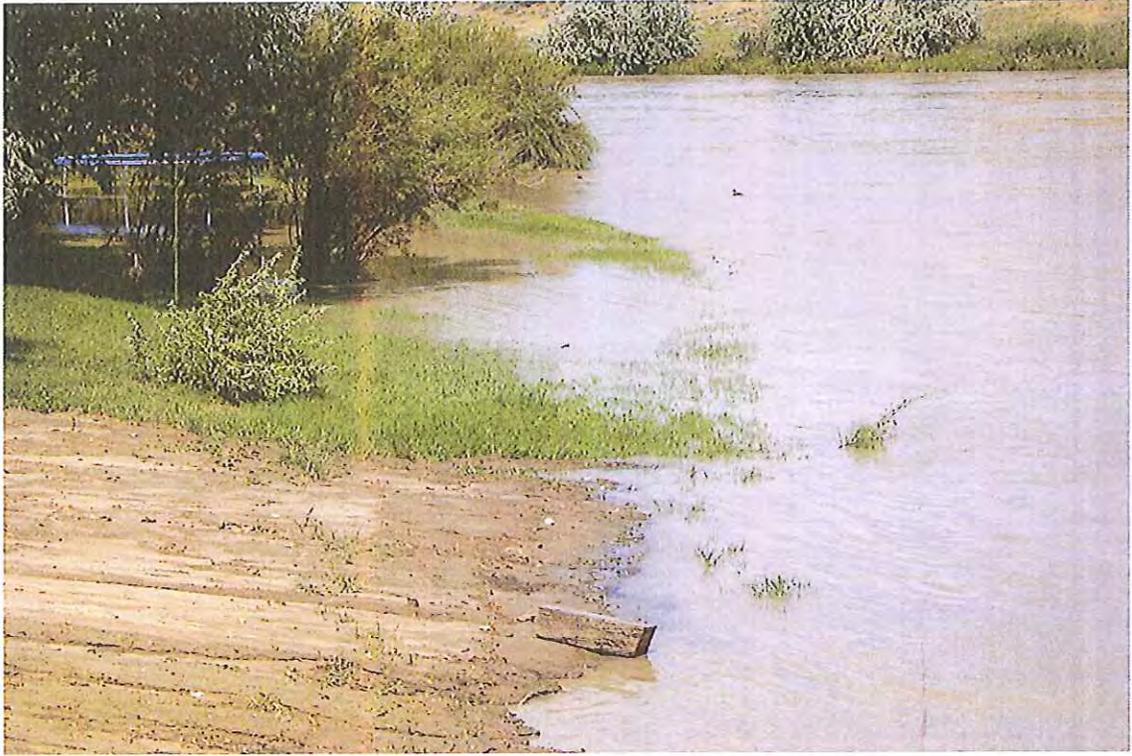
We have invested more than \$10,000 and countless hours of personal labor to improve the area in question. If were not for these efforts, a significant portion of this property would have been lost to erosion long ago. In fact, the area still floods seasonally, making public use of the area all the more futile. Along with this letter, we are including photos of the improvements we have made and pictures of the area when it is flooded. Furthermore, we have been advised by our realtor that our personal property value will decrease significantly if our lot is stripped of the direct river access that we have enjoyed for more than a decade. We would like to know who will compensate us when the value of our home drops by more than \$200,000?

As it stands, is unclear what the public stands to gain by having access to what we have always believed is our private property. While we fully support the proposal to create Begonia Park, we respectfully request that the city reconsider the park boundaries.

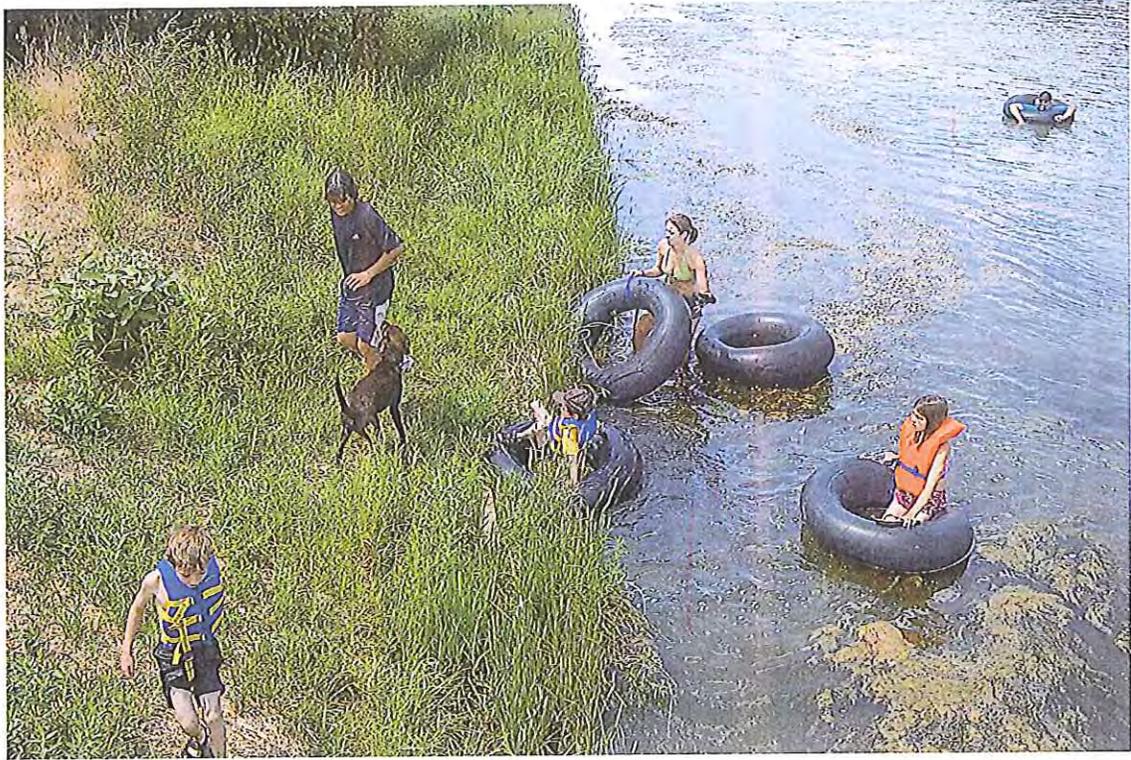
Sincerely,

Andrew & Stephanie Houck  
[andy.houck@wyomovies.com](mailto:andy.houck@wyomovies.com)  
307-258-7747









## Dee Ann Hardy

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**From:** michael lansing <mlansinglaw@gmail.com>  
**Sent:** Wednesday, March 18, 2015 5:13 PM  
**To:** Dee Ann Hardy; andy.houck@wyomovies.com; Liz Becher  
**Subject:** PLN-15-007-ARZV

On behalf of my client, Andy Houck, 1823 Begonia, I am submitting comments for the Planning and Zoning Board. My client has discussed the possibility of transferring the City land abutting his property to the center point of the River. The initial response from the City of Casper was that the City had no interest in the little portion of land and river property directly above my client's property. There are three other landowners that have the same desire. The portion of land to be transferred would be a direct line parallel to the property lines until intersecting the river center line. My understanding is there are two obstacles to this transfer. First of all, some other non-participating landowners would lose street access through the river lots and secondly, the transfer may create a need for open bids on the property.

Therefore, I would like to suggest that the City of Casper and the interested landowners start discussions regarding an exclusive license to allow access and use of the property. The details of the license will be discussed with legal counsel for the City of Casper. The license will allow protection of these landowners and their access to the river while continuing ownership with the City of Casper. I know that the City of Casper has entered into other similar license agreement.

In order to avoid further changes to the proposal, it may be best to wait until the license is approved and then the proposal can be adjusted accordingly in one step .

I just obtained this information and just starting communications with the City of Casper. I did want to bring this potential situation to the P&Z Board and request that the Board may postpone approval (floor the plan) until this matter is fully discussed with the powers within the City of Casper.

Please feel free to contact me. I am more then willing to meet with you this week. I will be out of town next week but my client will attend the meeting.

Michael Lansing  
Chapman Valdez & Lansing  
125 W. Second Street  
PO Box 2710  
Casper, WY 82602  
307-237-0357  
[mlansinglaw@gmail.com](mailto:mlansinglaw@gmail.com)



March 20, 2014

MEMO TO: James Holloway, Chairman  
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-15-011-R** – Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42, 43 and Tract A Addition, comprising 2.144-acres, more or less, located at 5942, 5953 & 5965 River Park Drive. Applicant: Five G, LLC.

Recommendation:

Staff recommends that the Planning and Zoning Commission continue the replat request to create the River Park II, Lots 42, 43, and Tract A Addition to the April 28, 2015 public hearing, and direct the applicant to re-submit the requested replat in conformance with all Casper Municipal Code requirements, specifically, with regard to the minimum lot size and width requirements in an R-1 (Residential Estate) zoning district, and the dedication of utility easements.

Code Compliance:

Staff has complied with all requirements of Section 16.24 of the Casper Municipal Code pertaining to replats, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. The Commission is responsible for reviewing replats, and making a recommendation to the City Council to approve, approve with conditions, deny, or table the proposal. At the time the staff report was prepared, staff had not received any public comments on this case.

Summary:

Five G, LLC has applied for a vacation and replat of Lots 39, 40, and 41, River Park II, to create River Park II, Lots 42, 43, and Tract A Addition. The subject property is approximately 2.144 acres in size and is zoned R-1 (Residential Estate). Land uses in the immediate area are single family homes and undeveloped lots. The proposed replat is reconfiguring three (3) lots to create two (2) new lots and a tract.

The minimum lot size requirement in the R-1 (Residential Estate) zoning district is 9,000 sq. ft., and the minimum lot width is seventy-five (75) feet. Tract A, as submitted, has a

lot width of approximately thirty-five (35) feet and is approximately 8,948 sq. ft in area. This tract does not fulfill the minimum requirements of the R-1 (Residential Estate) zoning ordinance. Furthermore, Section 16.16.020(C)(2) requires that in the case of plats, the minimum area for all lots shall not be less than that required by the zoning ordinance for the respective district. In that the Commission and the Council may not approve a plat that violates the Casper Municipal Code minimum requirements, staff is recommending that the Planning and Zoning Commission continue the replat request and direct the applicant to resubmit a legal and conforming plat for review and approval. During staff's initial review of the replat, the insufficient size of Tract A was identified as needing to be changed; however, the applicant stated that it is their plan to replat Tract A at some point in the future and incorporate it into an adjacent lot to the north, and therefore did not make the change, as was requested. The property to the north is currently unplatted, and not annexed to the City of Casper at this time.

Furthermore, staff's initial review requested that the Certificate of Dedication "grant" all utility easements to the public and private utility companies rather than "reserve" such utility easements. However, the applicant did not make the change as requested. It is necessary to have public easements explicitly granted in order to receive the right to maintain public utilities.

# River Park II



RIVERS GATE

RIVER PARK DR

## Legend

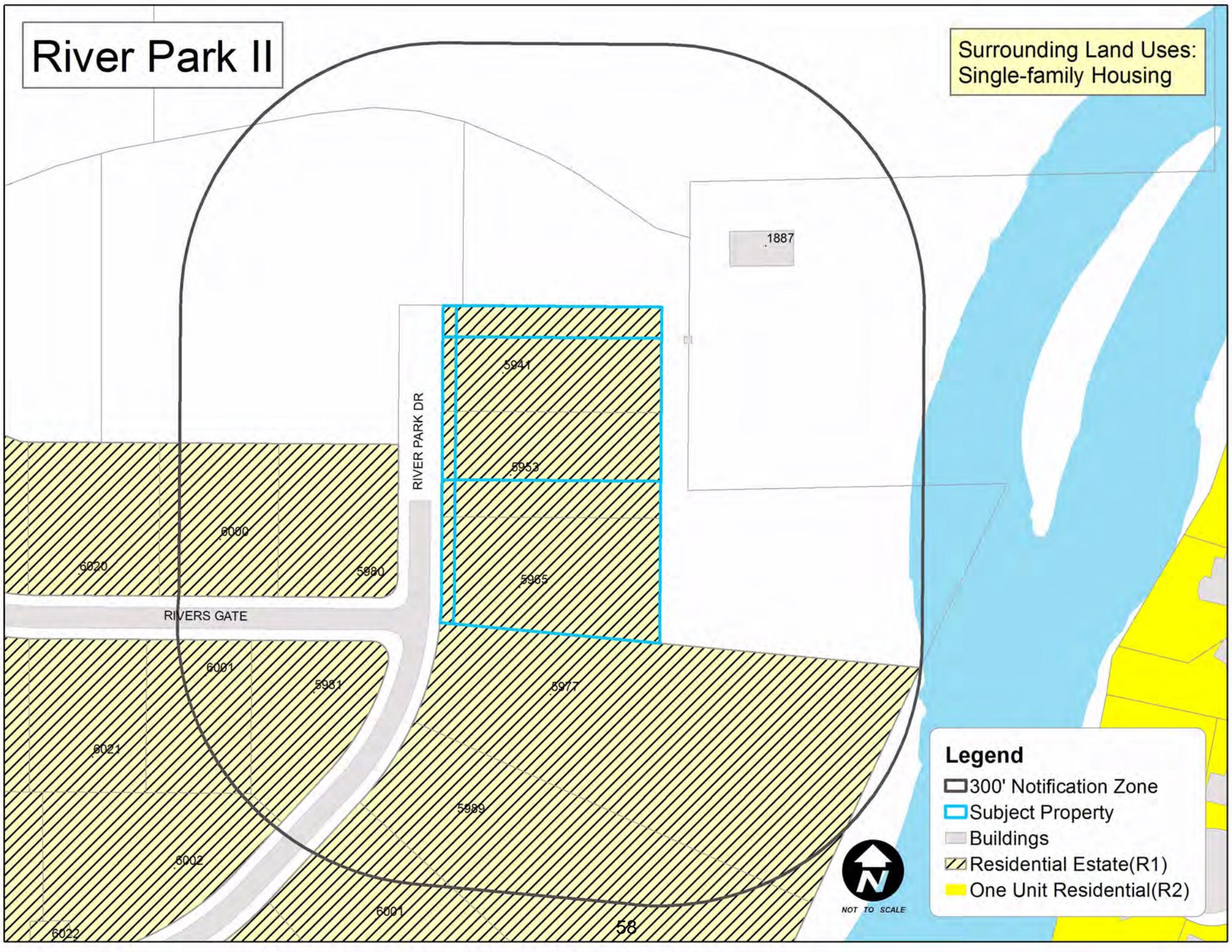
 Subject Property



NOT TO SCALE

# River Park II

Surrounding Land Uses:  
Single-family Housing



**Legend**

- 300' Notification Zone
- Subject Property
- Buildings
- Residential Estate(R1)
- One Unit Residential(R2)



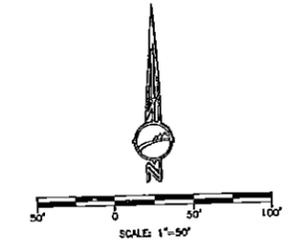
## River Park II



Facing east, towards  
the North Platte River



ANNEXATION  
 PLAT OF  
**"RIVER PARK II"**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 A VACATION AND REPLAT OF PORTIONS OF  
 TRACTS 1, 6 & 7, RIVER RUN MAJOR LAND DIVISION  
 AND A SUBDIVISION OF PORTIONS OF  
 E1/2NW1/4, SECTION 14  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 SCALE: 1"=50'



PLAT CLOSURE RATIO; EXCEEDS 1:13,490,390

DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86.

- LEGEND**
- RECOVERED BRASS CAP CORNER
  - RECOVERED CORNER (AS NOTED)
  - SET BRASS CAP
  - ✱ SET 5/8" REBAR W/AL. CAP
  - W.C. WITNESS CORNER
  - SUBDIVISION BOUNDARY
  - - - EASEMENT
  - - - APPROXIMATE 100 YEAR FLOOD LINE (BASED ON ELEVATION)
  - N.64°32'30"E., 469.86'  
(N.83°59'28"W., 551.64') MEASURED BEARING & DISTANCE
  - (N.83°59'28"W., 551.64') RECORD BEARING & DISTANCE

**CERTIFICATE OF DEDICATION**

FIVE G, LLC, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being a vacation and replat of portions of Tracts 1, 6 and 7, River Run Major Land Division and a subdivision of portions of the E1/2NW1/4, Section 14, 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Lot 14 and a point in the curved easterly line of River Park Drive, River Park; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said River Park Drive and the arc of a true curve to the left, having a radius of 350.00 feet and through a central angle of 4°56'15", northeasterly, 30.15 feet and the chord of which bears N.3°32'24"E., 30.15 feet to a point of tangency; thence continuing along the westerly line of said Parcel and the easterly line of said River Park Drive, N.1°04'17"E., 173.27 feet to a point and the northerly corner of said River Park; thence along the southerly line of said Parcel and the northerly line of said River Park, N.88°55'43"W., 50.00 feet to a point and northeasterly corner of Lot 15, River Park; thence continuing along the westerly line of said Parcel and the northerly extension of the westerly line of River Park Drive, N.1°04'17"E., 159.14 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel, S.88°55'43"E., 300.00 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel, S.1°04'17"W., 384.24 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of said Lot 14, River Park; thence along the southerly line of said Parcel and the northerly line of said Lot 14, River Park, N.83°59'28"W., 252.23 feet to the Point of Beginning and containing 2.326 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors; the name of said subdivision shall be known as "RIVER PARK II", an Addition to the City of Casper, Wyoming, and all streets as shown hereon are hereby dedicated to the public. Utility easements as shown hereon are hereby reserved for use of private and public utility companies for purposes of access, construction, operation and maintenance of utility lines, conduits, ditches and drainage.

FIVE G, LLC  
 421 S. Center Street, Suite 201  
 Casper, Wyoming 82601

*Roman Gazda*  
 ROMAN GAZDA, MANAGER OF FIVE G, LLC

**ACKNOWLEDGMENT**

State of Wyoming )  
 County of Natrona ) ss  
 The foregoing instrument was acknowledged before me by Roman Gazda, Manager of Five G, LLC on this 10th day of August, 2013.

Witness my hand and official seal.

My commission expires JUNE 20, 2017

*Kenneth R. Moore*  
 Notary Public



**CERTIFICATE OF SURVEYOR**

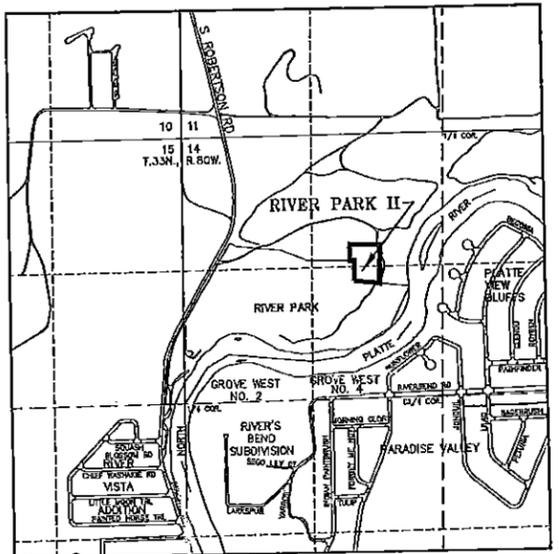
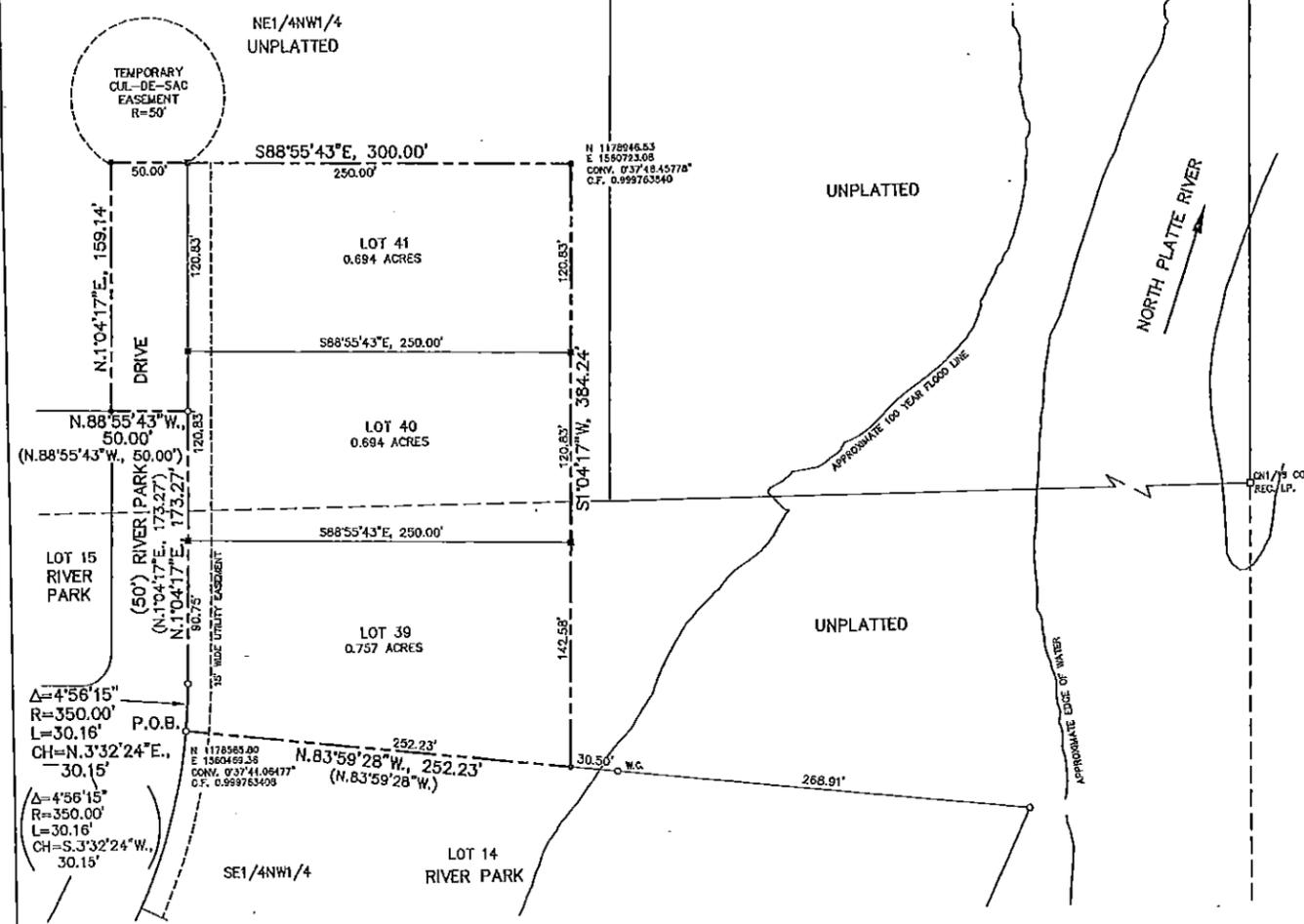
STATE OF WYOMING )  
 COUNTY OF NATRONA ) ss  
 I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of December, 2012 and January, 2013 and that this map correctly represents said surveys. All particular 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. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 10th day of August, 2013.

My commission expires JUNE 20, 2017

*Kenneth R. Moore*  
 Notary Public



**APPROVALS**

APPROVED: Community Planning Commission of Casper, Wyoming this 28th day of May, 2013 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.  
*Liz Beecher*  
 Secretary

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. 17-43 duly passed, adopted and approved on the 10th day of August, 2013.  
*Paul Maguire*  
 Councilman Chairman

Attest: *MM Bell*  
 City Clerk

INSPECTED AND APPROVED on the 10th day of August, 2013.  
*Ronnie Schlegel*  
 Mayor

INSPECTED AND APPROVED on the 8th day of October, 2013.  
*Andrew Dennis*  
 City Engineer

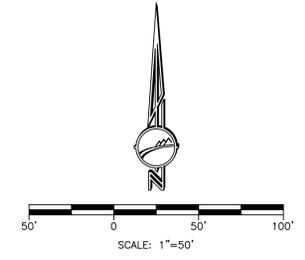
APPROVED: City Council of the Town of Mills, Wyoming by Resolution No. 2013-01 duly passed, adopted and approved on the 10th day of August, 2013.  
*William P. Johnson*  
 City Surveyor

Attest: *Tom Clark*  
 Town Clerk

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 23rd day of August, 2013.  
*Renita Votto*  
 County Clerk

My term of office expires January 5, 2015

PLAT OF  
**"RIVER PARK II,  
 LOTS 42, 43 AND TRACT A"**  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 A VACATION AND REPLAT OF ALL OF  
 LOTS 39, 40 AND 41, RIVER PARK II  
 A SUBDIVISION OF PORTIONS OF  
 E1/2NW1/4, SECTION 14  
 TOWNSHIP 33 NORTH, RANGE 80 WEST  
 SIXTH PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING  
 SCALE: 1"=50'



PLAT CLOSURE RATIO; EXCEEDS 1:12,490,390

DATUM:  
 GROUND DISTANCE - U.S. FOOT  
 BASIS OF BEARING - GEODETIC BASED ON GPS  
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,  
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL  
 ZONE, NAD83/86. ELEVATIONS ARE REFERRED TO NAVD88 AND  
 ARE FOR REFERENCE ONLY AND NOT TO BE USED AS BENCH  
 MARKS.

**CERTIFICATE OF DEDICATION**

FIVE G, LLC, hereby certify that they are the owners and proprietors of the foregoing subdivision located in and being a vacation and replat of Lots 39, 40 and 41, River Park II, a subdivision of portions of the E1/2NW1/4, Section 14, 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 southwesterly corner of the Parcel being described and also the northwesterly corner of Lot 14 and a point in the curved easterly line of River Park Drive, River Park; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said River Park Drive and the arc of a true curve to the left, having a radius of 350.00 feet and through a central angle of 4°56'15", northeasterly, 30.16 feet and the chord of which bears N.3°32'24"E., 30.15 feet to a point of tangency; thence continuing along the westerly line of said Parcel and the easterly line of said River Park Drive, N.1°04'17"E., 332.41 feet to the northwesterly corner of said Parcel; thence along the northerly line of said Parcel, S.88°55'43"E., 250.00 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel, S.1°04'17"W., 384.24 feet to the southeasterly corner of said Parcel and a point in and intersection with the northerly line of said Lot 14 River Park; thence along the southerly line of said Parcel and the northerly line of said Lot 14, River Park, N.83°59'28"W., 252.23 feet to the Point of Beginning and containing 2.144 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 subdivision shall be known as "RIVER PARK II, LOTS 42, 43 AND TRACT A", an Addition to the City of Casper, Wyoming, and all streets as shown hereon are hereby or previously been dedicated to the public. Utility easements as shown hereon are hereby reserved for use of private and public utility companies for purposes of access, construction, operation and maintenance of utility lines, conduits, ditches and drainage.

FIVE G, LLC  
 421 S. Center Street, Suite 201  
 Casper, Wyoming 82601

ROMAN GAZDA, MANAGER OF FIVE G, LLC

**ACKNOWLEDGMENT**

State of Wyoming )  
 County of Natrona ) ss

The foregoing instrument was acknowledged before me by Roman Gazda, Manager of Five G, LLC on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_  
 Notary Public

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 COUNTY OF NATRONA ) ss

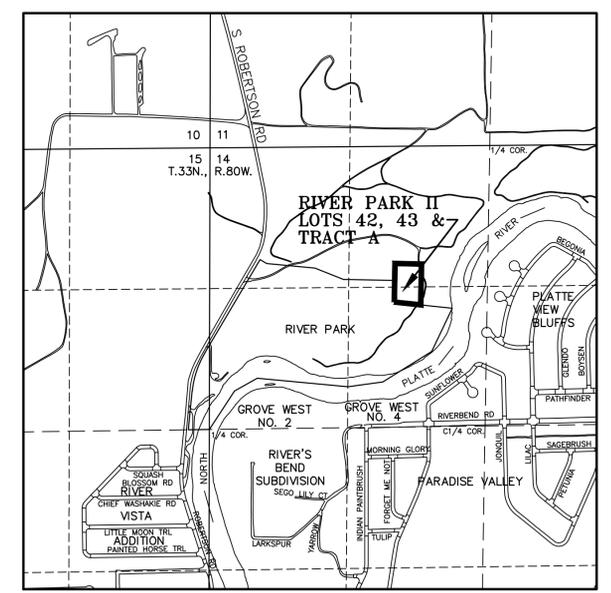
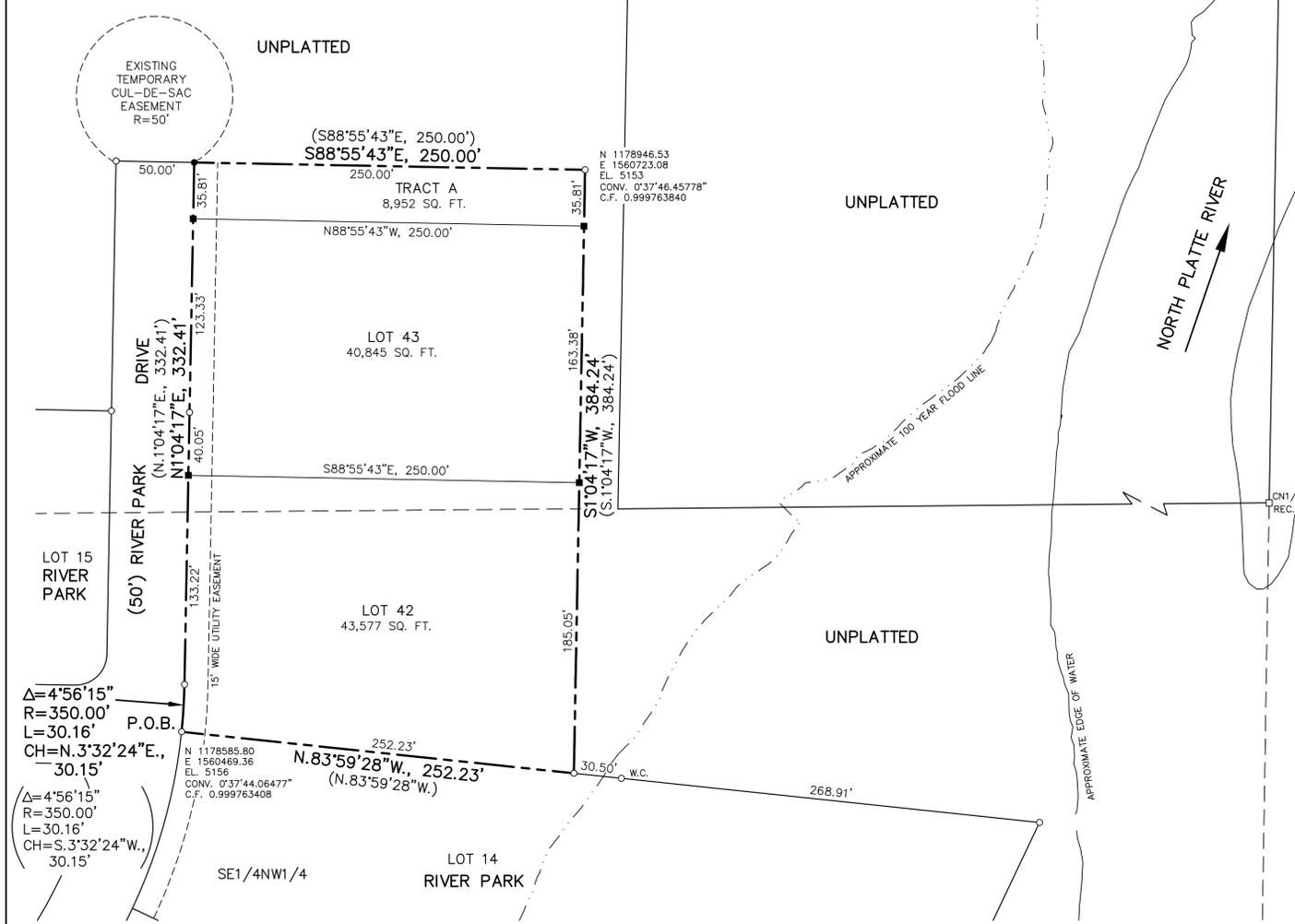
I, Steve M. Castle, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the months of December, 2012 through December, 2014 and that this map correctly represents said surveys. All perimeter corners 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. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

My commission expires: \_\_\_\_\_  
 Notary Public

- LEGEND**
- RECOVERED BRASS CAP CORNER
  - RECOVERED CORNER (AS NOTED)
  - SET BRASS CAP
  - SET 5/8" REBAR W/AL. CAP
  - W.C. WITNESS CORNER
  - SUBDIVISION BOUNDARY
  - - - EASEMENT
  - · - · - APPROXIMATE 100 YEAR FLOOD LINE (BASED ON ELEVATION)
  - MEASURED BEARING & DISTANCE
  - · - · - RECORD BEARING & DISTANCE



LOCATION & VICINITY MAP  
 SCALE: 1"=800'

**APPROVALS**

APPROVED: Community Planning Commission of Casper, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary \_\_\_\_\_ Commission Chairman \_\_\_\_\_

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. \_\_\_\_\_ duly passed, adopted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Attest: \_\_\_\_\_  
 City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

INSPECTED AND APPROVED on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

City Engineer \_\_\_\_\_  
 City Surveyor \_\_\_\_\_

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

County Clerk \_\_\_\_\_

