

AGENDA
PLANNING AND ZONING MEETING
February 18, 2016
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
 - Clearly state your name and address.
 - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
 - Please do not repeat the same statements that were made by a previous speaker.
 - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
 - Please do not address Applicants or other audience members directly.
 - Please make your comments at the podium and directed to the Planning and Zoning Commission.
3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

- I. CALL TO ORDER**
- II. MINUTES: January 21, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-004-C** – *(Tabled 1/21/16)* Petition for a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20’ of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street. Applicant: VA Resources, LLC.

- B. **PLN-16-005-R** – Petition to vacate and replat Lots 2A, 2B, and Tract A, Prairie Park Estates No. 3, to create Prairie Park Estates No. 5, comprising 0.94 acres, more or less, located at 3061-3077 Quivera River Road. Applicant: Red Butte, LLC, and City of Casper.

VI. COUNCIL ACTIONS:

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

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

- A. **Commission**
- B. **Community Development Director**
 - 1) **Old Business Items**
 - 2) **New Business Items**

- C. **Council Liaison**
- D. **Other Communications**

VII. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY, JANUARY 21, 2016
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday, January 21, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Randy Hein
Ryan Waterbury
Susan Frank
Fred Feth

Absent Members: Don Redder

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Support Technician
Will Chambers, Assistant City Attorney
Jason Knopp, City Engineer
Bob Hopkins, Council Liaison
Arnold Cardenas, 1218 South Jefferson Street
Kris Gaddis, 1011 Goodstein Drive
John Bryson, 1720 South Melrose Street
Kent Ames, 6469 Ridgecrest Drive
Kevin Hawley, 234 South David Street
Brian Scott Gamroth, 222 East 2nd Street
Garry Yake, 340 South Ash Street
Lyle Murtha, 444 South Center Street
Tom Kopitnik, 136 E 6th Street
Genna Jenson, 724 South Beech Street
Renee Hahn, 700 South Beech Street

II. ELECTION OF OFFICERS

Mr. Holloway called the meeting to order. He introduced and welcomed Susan Frank and Fred Feth to the Planning and Zoning Commission.

Mr. Holloway opened the floor for nominations for the position of Chairman. Mr. Holloway nominated himself. Mr. Waterbury nominated Mr. King for Chairman. Mr. Chambers and Ms. Hardy collected the ballots and counted them. Mr. King was elected Chairman for 2016.

Mr. King thanked Mr. Holloway for his service as Chairman.

Mr. King opened the floor for nominations for the position of Vice-Chairman. Mr. King nominated Mr. Holloway for Vice-Chairman. Mr. Chambers and Ms. Hardy collected the ballots and counted them. Mr. Holloway was elected Vice-Chairman for 2016.

III. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the December 10, 2015 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the December 10, 2015 Planning & Zoning Commission.

Mr. Waterbury made a motion to approve the minutes of the December 10, 2015 meeting. The motion was seconded by Mr. Hein. All those present voted aye with the exception of Ms. Frank and Mr. Feth who abstained. Minutes approved.

III. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-16-001-ARZ – Petition to annex and plat a portion of the SW1/4SW1/4, Section 3, T33N, R79W, 6th P.M., Natrona County Wyoming, to create La Hacienda Addition, comprising 0.471-acres, more or less, located at 844 East 1st Street, and establish zoning as City Zoning Classification C-2 (General Business). Applicant: Arnold Cardenas and Haydee Cuevas.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested annexation and plat meet the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested annexation, plat and establish the

requested zoning of C-2 (General Business) and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered eight (8) exhibits into the record for this case.

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

Arnold Cardenas, 1218 South Jefferson Street, spoke in favor of this case.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-001-ARZ, regarding the annexation.

Mr. Waterbury made a motion to approve case PLN-16-001-ARZ, regarding an annexation creating La Hacienda Addition, for the five (5) reasons listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-16-001-ARZ, regarding the plat.

Mr. Holloway made a motion to approve case PLN-16-002-ARZ regarding the plat of the La Hacienda Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, deny or table PLN-16-001-ARZ, regarding the zoning.

Mr. Holloway made a motion to approve case PLN-16-001-ARZ, regarding the zoning of the La Hacienda Addition to C-2 (General Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-16-002-R- Petition to vacate and replat Lots 10,11,12,14,15,16 a portion of Hope Street Right of Way, and Tract A of Heritage Hills No. 3, to create Heritage

Hills Addition No. 4, comprising 8.60-acres, more or less, generally located at South Beverly and East 26th Streets. Applicant: Integrity Building Group, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation with the following ten (10) conditions:

1. Prior to the issuance of building permits within Heritage Hills Addition No. 4, South Beverly Street shall be constructed, to standard City specifications as a collector street, to the south property line of proposed Lot 28.
2. South Beverly Street shall be constructed as a collector street with five (5) foot wide detached sidewalks, with street trees (deciduous, shade) planted at a maximum spacing interval of forty (40) feet on center along the frontage. Said street trees shall be a minimum of two (2) inches caliper at the time of planting, and any trees that die shall be replaced.
3. East 26th Street shall be constructed as a collector street, to standard City specifications. Depending on the paving width and ultimate configuration of the street section, as determined by the City Engineer, five (5) foot wide detached sidewalks are required unless adequate right-of-way width is not available. The City Engineer shall have the final authority to determine the street section and type of sidewalk along East 26th Street.
4. If detached sidewalks are required by the City Engineer, and adequate parkway width exists, the applicant shall plant street trees (large deciduous, shade) in said landscaped parkway at a maximum spacing interval of forty (40) feet on center along the frontage. Trees shall be a minimum of 2” caliper at the time of planting.
5. Prior to the issuance of building permits within the Heritage Hills Addition No. 4 for areas currently located in the Special Flood Hazard Area, the applicant shall complete the Letter of Map Revision (LOMR) process for the realignment of the drainage/floodplain through the subdivision.
6. Prior to the issuance of a Permit to Construct for Heritage Hills Addition No. 4, the applicant/developer shall obtain all required federal permits for the construction of South Beverly Street through the drainage/floodplain and provide copies to the City.
7. The applicant/developer shall construct a ten (10) foot wide, concrete pedestrian/bike pathway, to standard City specifications, through the drainage

easement to connect with the required pathway in the previous phases of Heritage Hills. Said pathway shall be utilized by pedestrians and bicyclists, as well as equipment and vehicles responsible for the maintenance of the drainage way. No fences, structures, or other obstructions shall be permitted within the drainage easement.

8. Pursuant to section 16.16.020(B) of the Casper Municipal Code, the applicant/developer shall construct an eight (8) foot concrete pedestrian way within the fifteen (15) foot wide pedestrian easement in Lot 21.
9. Prior to final approval of the plat by the City Council, the applicant/developer shall vacate the twenty (20) foot wide easement that lays within the new right of way for South Beverly Street and shall provide to the City an executed easement release form from the private utility company.
10. A traffic study shall be completed and the applicant/developer shall enter into a City Subdivision Agreement agreeing to any on or off-site improvements identified by said study and required by the City Engineer.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Kris Gaddis, 1011 Goodstein Drive, spoke in favor of this case.

Mr. Holloway inquired about the pie shaped wedge with the overhead power on it.

John Bryson, 1720 South Melrose, gave an explanation for the pie shaped wedge on the proposed plat.

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

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-002-R, regarding the proposed Heritage Hills Addition No. 4 and forward a “do pass” recommendation to City Council.

Mr. Waterbury made a motion to approve case PLN-16-002-R, replat creating Heritage Hills Addition No. 4, with Conditions #1-10 listed in the staff report and forward a “do pass” recommendation to Council. The motion was seconded by Ms. Frank. All those present voted aye. Motion passed.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-16-003-ARZ – Petition to annex and plat a portion of the NE1/4NE1/4, Section 22, and all of the NW1/4NW1/4, Section 23, T33N, R79W, 6th P.M., Natrona County Wyoming, comprising 41.76-acres, more or less, to create Heritage Hills Addition No. 5, generally located at South Beverly and East 28th Streets, and rezoning of same from Natrona County Zoning Classifications UA (Urban Agriculture) and SR-1 (Suburban Residential) to City Zoning Classifications R-2 (One Unit Residential) and R-3 (One to Four Unit Residential). Applicant: Integrity Building Group, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested annexation and replat meet the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested annexation, and the plat with the following conditions:

1. No driveways or curb cuts shall be permitted on South Beverly Street. All points of access shall be off the adjacent local streets.
2. South Beverly Street shall be constructed to City standards as a collector street, with five (5) foot detached sidewalks and large, deciduous-type street trees located within a landscaped parkway area between the sidewalk and the back of curb, at a maximum spacing interval of forty (40) feet on center. Said street trees shall be a minimum of two (2) inches caliper at the time of planting, and any trees that die shall be replaced.
3. Interior (local) streets may be constructed with either curbwalk, or with detached sidewalks, at the owner's/developer's discretion.
4. Prior to final City Council approval, a traffic study shall be completed, and the applicant shall enter into a City Subdivision Agreement agreeing to any on or off-site improvements identified by said study and required by the City Engineer.
5. South Beverly Street shall be constructed to the southern-most phase of development as construction occurs. A minimum of two (2) points of access shall be available and fully constructed to City standards for each phase of development.

and if, the Planning and Zoning Commission finds that the requested rezone meets the minimum requirements of the Casper Municipal Code, and is in conformance with the

Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the zoning of Heritage Hills Addition No. 5, as follows, and forward a “do pass” recommendation to the City Council:

Lots 26 through 33 – R-3 (One to Four Unit Residential);
Lots 48 through 63 – R-3 (One to Four Unit Residential);
Lots 78 through 93 – R-3 (One to Four Unit Residential);
Lots 108 through 115 – R-3 (One to Four Unit Residential);
All remaining lots in Heritage Hills Addition No. 5 – R-2 (One Unit Residential).

Mr. Kloke entered eight (8) exhibits into the record for this case.

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

Kris Gaddis, 1011 Goodstein Drive, spoke in favor of this case.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-003-ARZ, regarding the annexation.

Mr. Waterbury made a motion to approve case PLN-16-003-ARZ, regarding an annexation creating Heritage Hills Addition No. 5, for the five (5) reasons listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-16-003-ARZ, regarding the plat.

Mr. Holloway made a motion to approve case PLN-16-003-ARZ regarding the plat of the Heritage Hills Addition No. 5, with Conditions #1-5 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, deny or table PLN-16-003-ARZ, regarding the zoning.

Mr. Holloway made a motion to approve case PLN-16-001-ARZ, regarding the zoning of the Heritage Hills Addition No. 5 to R-2 (One Unit Residential) and R-3 (One to Four Unit Residential), for the Lots listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their public hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-16-004-C – Petition for a Conditional Use Permit for the construction of an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20' of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street. Applicant: VA Resources, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested Conditional Use Permit meets the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use Permit found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, conditions of approval that ensure that the automobile repair shop is compatible with the neighborhood and surrounding area. Conditions should be explicit, and should address details such as, but not limited to:

1. Orientation of the structure on the lot;
2. Building architectural enhancements/features;
3. Building materials;
4. Outside storage and screening;
5. Landscaping and buffering;
6. Fencing;
7. Exterior lighting;
8. Hours of operation, as a way to mitigate noise or other disturbing influences to the neighborhood;
9. Points of access;
10. Size of structure, to include maximum or minimum floor area and/or height;
11. Signage.

Mr. Kloke entered seven (7) exhibits into the record for this case.

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

Kent Ames, 6469 Ridgcrest Drive, spoke in favor of this case.

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

Kevin Hawley, 234 South David Street, spoke in favor of this case and provided photos to the Commission.

Mr. Kloke entered photos of subject property and adjacent property as exhibit “H.”

Brian Scott Gamroth, 222 East 2nd Street, spoke in favor of this case.

Garry Yake, 340 South Ash Street, spoke in favor of this case.

Lyle Murtha, 444 South Center Street, spoke in favor of this case.

Tom Kopitnik, 136 East 6th Street, spoke in opposition of this case.

Gena Jenson, 724 South Beech Street, spoke in opposition of this case.

Renee Hahn, 700 South Beech Street, spoke in opposition of this case.

Mr. Ames, 6469 Ridgcrest Drive, provided some photos.

Mr. Kloke entered photos of provided by Mr. Ames as exhibit “I.”

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-004-C, Conditional Use Permit for an automobile repair shop in a C-2 (General Business) zoning district, on Lot 1 and North 20’ of Lot 2, Block 24, Park Addition, City of Casper, located at 211 East 5th Street.

Mr. Holloway made a motion to approve case PLN-16-004-C with Conditions to be developed. The motion was seconded by Ms. Frank.

There was discussion on:

- In-fill is good for the City,
- Eleven items listed in the staff report that should be taken into consideration for Conditions.
- Orientation of the structure on the lot,
- Imposing certain types of conditions on a private business,
- Screening and buffering of the business,
- Better renderings,
- Not enough information to place conditions on the application,
- Suggestions for the applicant regarding the provision of renderings, landscaping, and screening.
- Commission members were not comfortable deciding this case with the limited information.

Mr. Holloway made a motion to withdraw the motion to approve case PLN-16-004-C. The motion was seconded by Ms. Frank. All those present voted aye. Motion carried.

Ms. Frank made a motion to table case PLN-16-004-C. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Liz Becher, Community Development Director, informed the Commission about the Growth Boundary Agreement between the City of Casper and Bar Nunn. She stated that once this was in place the RFP to update the Comprehensive Land Use Plan could be issued.

Other Communications:

C. There were none.

D. Council Liaison:

Bob Hopkins, welcomed the new members to the Commission, and on behalf of Council thanked them for their efforts.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Mr. Waterbury and seconded by Mr. Hein to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 8:28 p.m.

Chairman

Secretary

February 15, 2016

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

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

SUBJECT: **PLN-16-005-R** – Petition to vacate and replat Lots 2A, 2B, and Tract A, Prairie Park Estates No. 3, to create Prairie Park Estates No. 5, comprising 0.94 acres, more or less, located at 3061-3077 Quivera River Road. Applicant: Red Butte, LLC, and City of Casper.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. No fences or structures shall be constructed in the drainage easement, and the drainage easement shall not be altered in any way that would negatively affect the drainage in the area.
2. All previous requirements of the Prairie Park Estates Addition No. 2 Subdivision Agreement dated July 19, 2005 shall remain in full force and effect. Specifically, as the agreement relates to the “A” and “B” lots being considered a single developable parcel.

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. At the time the staff report was prepared, staff had not received any public comment regarding this case. 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.

Summary:

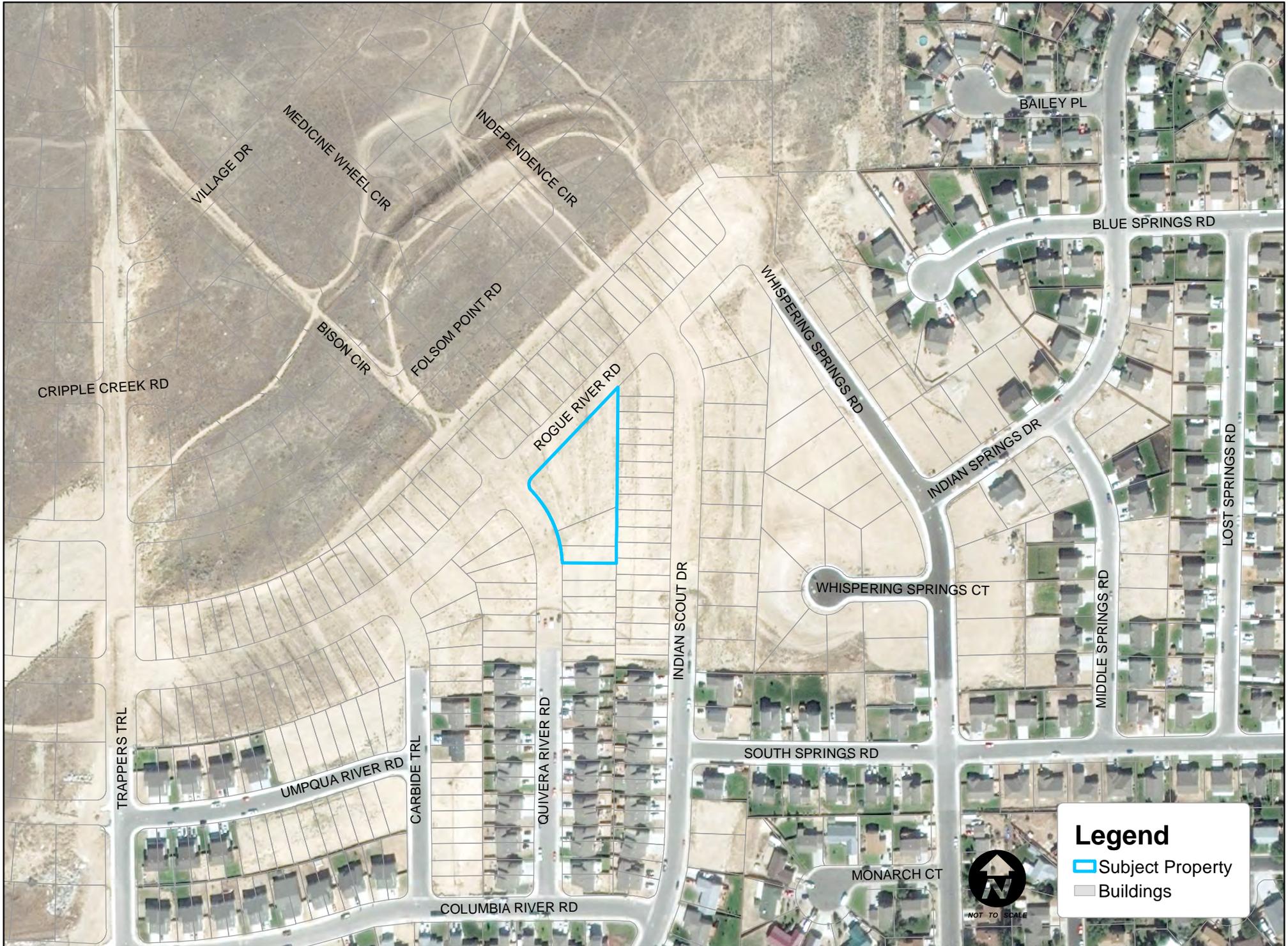
Red Butte, LLC and the City of Casper have applied to vacate and replat Lots 2A, 2B, and Tract A, Prairie Park Estates No. 3, to create Prairie Park Estates No. 5. The City of Casper is included as an applicant on this replat, as it was when Prairie Park Estates No. 3 was approved last year, because the ownership of Tract A, Prairie Park Estates No. 3 is questionable, and may be owned by the City or Red Butte, LLC. The Vacation Statement that has been included on the Prairie

Park Estates No. 5 plat should serve to relinquish any possible ownership interest the City has in Tract A, Prairie Park Estates No. 3, and clarify that Red Butte, LLC is the rightful owner of the property. The Prairie Park Estates No. 2 plat identified the area described as Tract A as “stormwater detention and public open space.” The City Engineer is not concerned about drainage issues associated with this area, following the review of a recently amended drainage study. In staff’s opinion, the stormwater detention area was never intended to be dedicated to the Public. In that the amended drainage study indicates that Tract A is not necessary for stormwater detention purposes, the City is agreeable to clearing the title of the property and clarifying that Red Butte, LLC is the rightful owner.

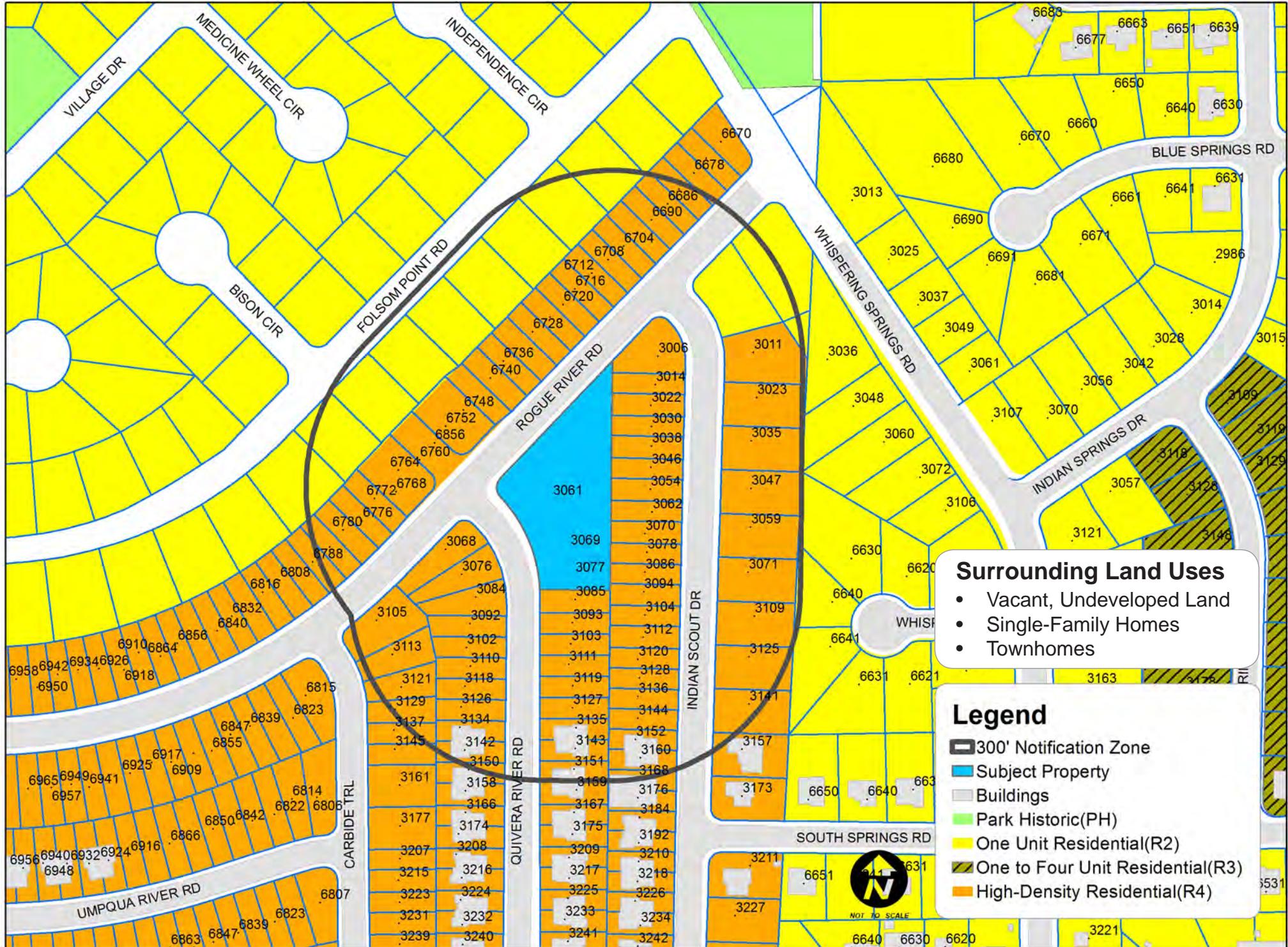
The property involved in the replat comprises 0.94-acres, more or less, and is zoned R-4 (High Density Residential). The replat is creating seven (7) new lots. Access to the lots will be via two (2) points of access constructed as far from the intersection as possible, as shown in Detail A in the upper left portion of the plat. The minimum lot size in the R-4 (High Density Residential) zoning district is 4,000 square feet for all uses except multifamily dwellings, condominiums, and townhouses. As with previous phases of the Prairie Park Subdivision, when individual “lots” do not meet the minimum lot size requirement, pairs of lots are created, which are then considered to be a single-developable lot. The “A” and “B” lot pairs cannot be constructed independently, and must be developed together, with either a traditional, detached single-family dwelling covering both lots, or with a twinhome arrangement. “Detail A” in the upper left corner of the plat indicates that the lots are designated for twinhomes, which are a single structure, with an independent dwelling unit located on its own lot of record and sharing a common wall. Although it has not been indicated to be the applicant’s plan, the lots, if combined, could also support the construction of larger multi-family structures, and limited, neighborhood-serving light commercial uses, such as neighborhood grocery stores, personal service shops, coffee shops, cafes, and restaurants without drive-up windows.

The replat creating Prairie Park Estates No. 5 meets or exceeds all minimum requirements of the Casper Municipal Code, therefore staff recommends the Planning and Zoning Commission approve the replat with the two (2) conditions listed above, and forward it to the City Council with a “do pass” recommendation.

Prairie Park Estates No. 5



Prairie Park Addition No. 5



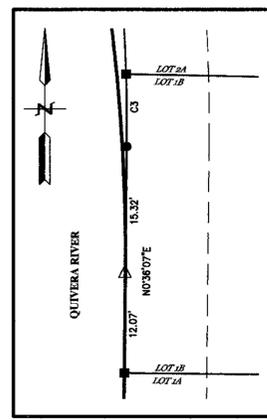
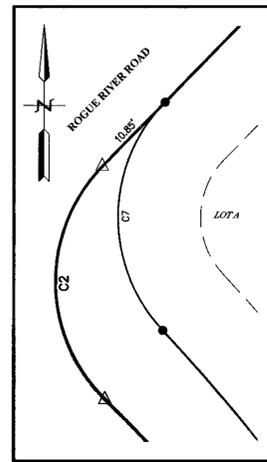
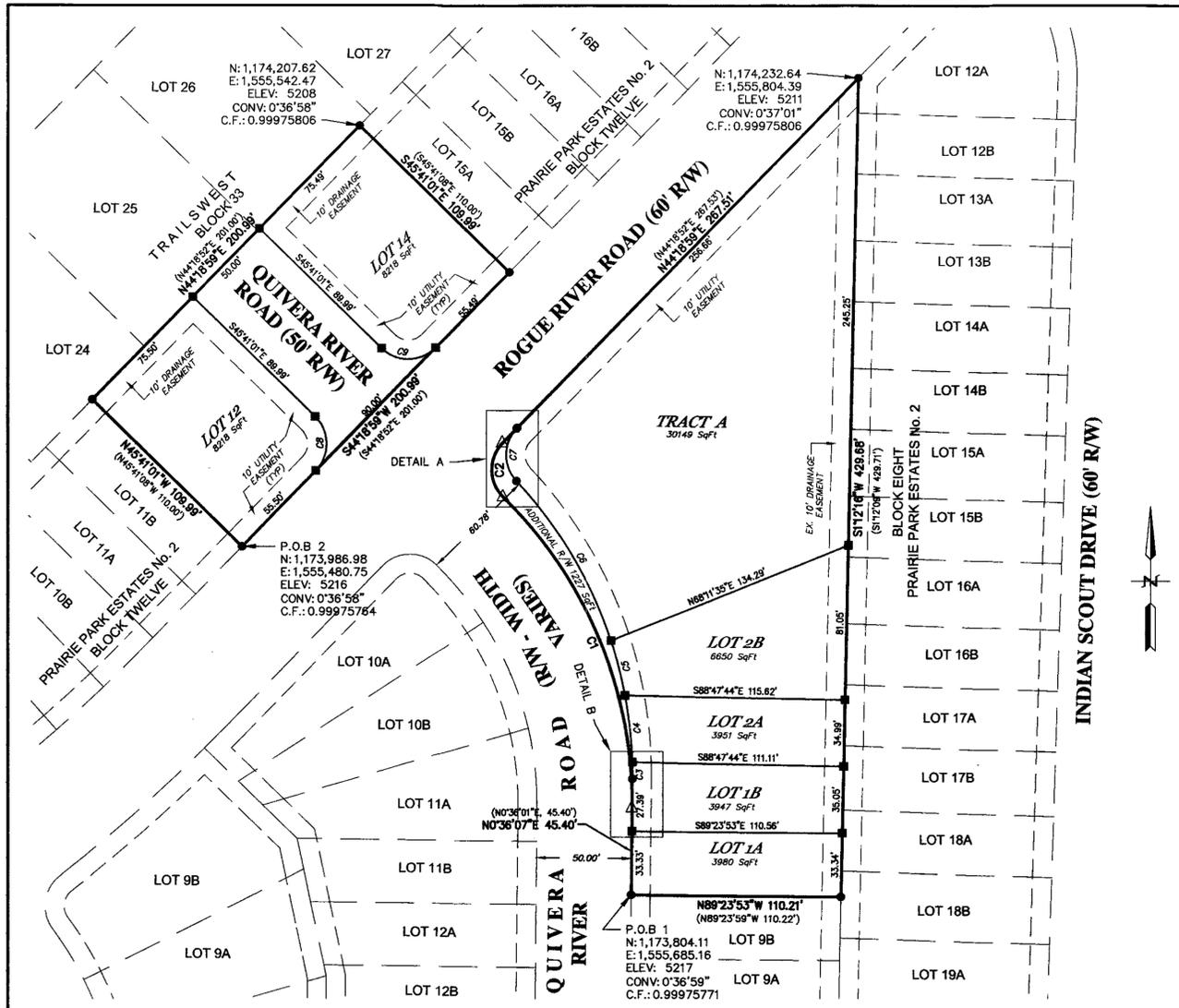
Prairie Park Estates No. 5

Facing south from Quivera River Road



Facing north from Quivera River Road

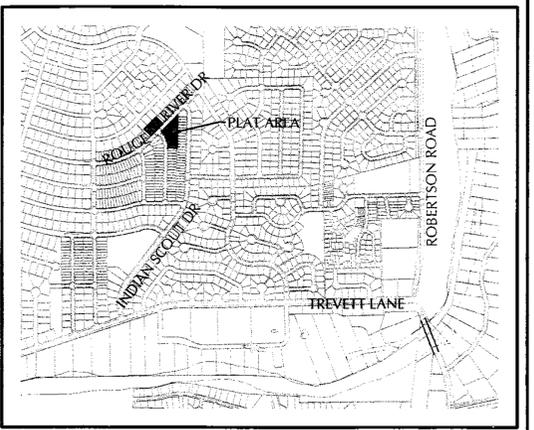




FINAL PLAT OF "PRAIRIE PARK ESTATES No. 3"

AN ADDITION TO THE CITY OF CASPER, WYOMING
 A VACATION AND REPLAT OF LOTS 10A, 10B, 11A, 11B, AND
 28, BLOCK 8, AND LOTS 12A, 12B, 13A, 13B, 14A, AND 14B,
 BLOCK 12, PRAIRIE PARK ESTATES No. 2 ADDITION TO THE
 CITY OF CASPER WYOMING

A SUBDIVISION IN THE NE1/4NW1/4 SECTION 22,
 TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M.
 NATRONA COUNTY, WYOMING



DEDICATION

THE UNDERSIGNED, RED BUTTE, LLC AND THE CITY OF CASPER, WYOMING, HEREBY CERTIFIES THAT THEY ARE OWNERS AND PROPRIETORS OF THE FOREGOING VACATION AND REPLAT OF LOTS 10A, 10B, 11A, 11B, AND 28, BLOCK 8, AND LOTS 12A, 12B, 13A, 13B, 14A, AND 14B, BLOCK 12, PRAIRIE PARK ESTATES No. 2, AS RECORDED IN THE OFFICE OF THE NATRONA COUNTY CLERK AS INSTRUMENT NO. 800016, SITUATE IN THE NE1/4NW1/4 SECTION 22, TOWNSHIP 33 NORTH, RANGE 80 WEST, OF THE 6TH P.M., CITY OF CASPER, NATRONA COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL 1
 BEGINNING AT THE NORTHWEST CORNER OF LOT 9B OF SAID BLOCK 8; THENCE ALONG THE EAST LINE OF QUIVERA RIVER ROAD FOR THE NEXT TWO CALLS, N0°36'07"E, 45.40 FEET; THENCE 181.75 FEET ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 224.99 FEET, CENTRAL ANGLE OF 46°17'09", CHORD BEARING OF N22°32'27"W, AND A CHORD LENGTH OF 176.85 FEET; THENCE 31.41 FEET ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 90°00'00", CHORD BEARING OF N0°41'01"W, AND A CHORD LENGTH OF 28.28 FEET TO A POINT IN THE SOUTHEAST LINE OF ROGUE RIVER ROAD; THENCE ALONG THE SOUTHEAST LINE OF ROGUE RIVER ROAD, N44°18'59"E, 267.51 FEET TO THE NORTHWEST CORNER OF LOT 12A OF SAID BLOCK 8; THENCE ALONG THE WEST LINE OF LOTS 12A THROUGH 18B, INCLUSIVE, OF SAID BLOCK 8, S1°12'16"W, 429.68 FEET TO THE NORTHEAST CORNER OF LOT 9B OF SAID BLOCK 8; THENCE ALONG THE NORTH LINE OF SAID LOT 9B, N89°23'53"W, 110.21 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.14 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

PARCEL 2
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11B OF SAID BLOCK 12; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 11B, N45°41'01"W, 109.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 11B; THENCE ALONG THE NORTHWEST LINE OF SAID BLOCK 12, N44°18'59"E, 200.99 FEET TO THE NORTHWEST CORNER OF LOT 15A OF SAID BLOCK 12; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 15A, S45°41'01"E, 109.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15A AND A POINT IN THE NORTHWEST LINE OF ROGUE RIVER ROAD; THENCE ALONG THE NORTHWEST LINE OF ROGUE RIVER ROAD, S44°18'59"W, 200.99 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND ENCUMBRANCES THAT HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND AS IT APPEARS ON THIS PLAT IS DEDICATED WITH THE FREE ACT AND DEED AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION SHALL BE "PRAIRIE PARK ESTATES, NO. 3" AND ALL STREETS AS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND THE OWNERS HEREBY GRANT TO THE UTILITY COMPANIES AN EASEMENT TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENTS" AS SHOWN ON THIS PLAT. DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED FOR THE EXCLUSIVE CONVEYANCE OF STORM WATER.

RED BUTTE, LLC
 506 SHOSHONI STREET
 CHEYENNE, WYOMING 82009
 (307)-634-8400

CITY OF CASPER, WYOMING
 200 N. DAVID STREET
 CASPER, WY, 82601
 (307)-235-8400

WILLIAM J. EDWARDS, JR., MANAGER OF RED BUTTE LLC

CHARLIE POWELL, MAYOR OF CITY OF CASPER, WYOMING

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 WILLIAM J. EDWARDS, JR., MANAGER OF RED BUTTE LLC, ON THIS
 16th DAY OF November 20 15

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 CHARLIE POWELL, MAYOR OF CITY OF CASPER, WYOMING, ON THIS
 24th DAY OF November, 20 15

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 5-1-2018
 Julianne Randall
 NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 05/23/19
 Notary Seal
 NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, PAUL A. HEINTZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF "PRAIRIE PARK ESTATES No. 3" AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF CASPER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

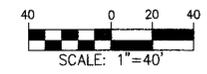
STATE OF WYOMING)
) SS
 COUNTY OF NATRONA)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME BY PAUL A. HEINTZ, ON THIS
 DAY OF Oct. 22 20 15

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES Jan. 29, 2018
 Paul A. Heintz
 NOTARY PUBLIC



BOUNDARY PLAT



LEGEND

- SET 5/8" REBAR WALL/ALUMINUM CAP
- SET BRASS CAP
- ▲ GEOMETRY POINT (NOTHING SET)

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	46° 17' 09"	224.99'	N22° 32' 27"W	176.85'	181.75'
C2	90° 00' 00"	20.00'	N0° 41' 01"W	28.28'	31.41'
C3	2° 14' 58"	225.00'	N0° 31' 22"W	8.83'	8.83'
C4	8° 59' 37"	225.00'	N6° 08' 40"W	35.28'	35.32'
C5	7° 33' 20"	225.00'	N14° 25' 08"W	29.65'	29.67'
C6	25° 00' 27"	225.00'	N30° 42' 02"W	97.43'	98.20'
C7	87° 31' 15"	20.00'	N0° 33' 22"E	27.67'	30.55'
C8	89° 59' 59"	20.00'	N0° 41' 00"W	28.28'	31.42'
C9	90° 00' 01"	20.00'	N89° 19' 00"E	28.28'	31.42'

NOTES

1. BASIS OF BEARINGS - WY STATE PLANE COORDINATE SYSTEM EAST CENTRAL ZONE NAD 1983/86.
2. DISTANCES: US SURVEY FOOT(GROUND)
3. ERROR OF CLOSURE
 - 3.1. PARCEL 1: 1/96,905
 - 3.2. PARCEL 2: GREATER THAN 1/1,000,000
4. COORDINATES LISTED REFER TO WY STATE PLANE COORDINATE SYSTEM EAST CENTRAL ZONE AND ELEVATIONS REFER TO NAVD88. ELEVATIONS SHOWN ARE NOT INTENDED TO BE USED AS A BENCHMARK.
5. REPLATTED LOTS ARE BASED ON A SURVEY OF RECOVERED CONTROLLING CORNERS OF PRAIRIE PARK ESTATES No. 2.

VACATION STATEMENT

IT IS THE INTENT OF THIS RE-PLAT TO VACATE ALL EASEMENTS, ALLEYS, STREETS AND LOT LINES AS PLATTED BY PRAIRIE PARK ESTATES NO.2 CONTAINED WITHIN THIS RE-PLAT NOT PREVIOUSLY VACATED WITH EXCEPTION TO THE 10' DRAINAGE EASEMENT AS NOTED ON THIS PLAT.

RECORDING

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS
 2ND DAY OF DECEMBER, 2015, AS INSTRUMENT NO. 1003905
 My term of office expires
 January 7, 2019
 COUNTY CLERK

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS 25th DAY OF August, 2015.
 ATTEST: Liz Becher
 SECRETARY
 Chairman

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 27-15, DULY
 PASSED, ADOPTED AND APPROVED THIS 17th DAY OF November, 2015.
 ATTEST: Tracy Belser
 CITY CLERK
 Mayor

INSPECTED AND APPROVED THIS 24th DAY OF November, 2015.
 City Engineer

INSPECTED AND APPROVED THIS 19th DAY OF November, 2015.
 City Surveyor

PLOT DATE: October 22, 2015
 S:\LAND\2015\15-24\DWG\PLAT\15-24_PLAT.dwg
 Sheet 1 of 1

Edwards Development
 506 Shoshoni Street
 Cheyenne, Wyoming 82009
 Office: 307-634-8800
 Fax: 307-634-8805

FINAL PLAT OF
"PRAIRIE PARK ESTATES No. 5"

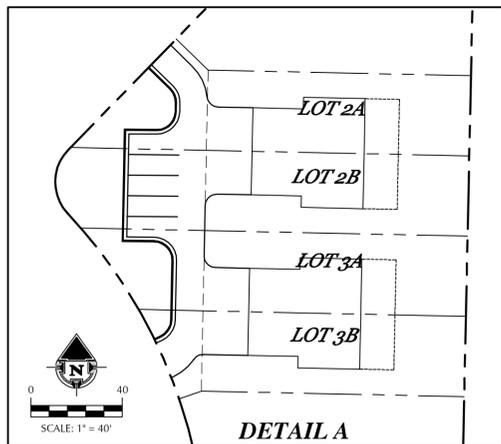
TO THE CITY OF CASPER, WYOMING

A VACATION AND REPLAT OF LOTS 2A, 2B, AND TRACT A, PRAIRIE PARK ESTATES No. 3, ADDITION TO THE CITY OF CASPER, WY

LOCATED IN AND BEING A PORTION OF THE NE1/4NW1/4, SECTION 22, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING

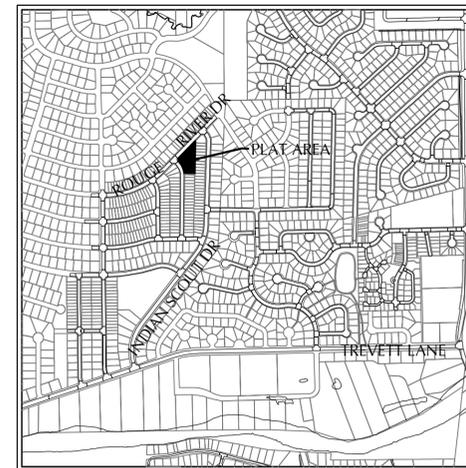
SCALE: 1"=30'

AFFIX RECORDING LABEL HERE



COMMON AREA AND DRIVE ACCESS AND PARKING EXHIBIT

Ingress/Egress for Residents and Guests of Lots 2A-3B,



VICINITY MAP
1" = 1000'

CERTIFICATE OF DEDICATION

Red Butte, LLC and The City of Casper, Wyoming hereby certify that they are the owners and proprietors of the foregoing Parcel of land being a vacation and replat of Lots 2A, 2B, and Tract A, Prairie Park Estates No. 3, an addition to the City of Casper, Wyoming as recorded in the Office of the Natrona County Clerk located in and being a portion of the NE1/4NW1/4, Section 22, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at the aluminum cap at the northwest corner of Lot 1B of said Prairie Park Estates No. 3; thence along the easterly line of Quivera Road for the next two calls, 163.19 feet along a curve to the left having a radius of 225.00 feet, central angle of 41°33'25", chord length of 159.64 feet, and a chord bearing of N22°25'33"W to a brass cap, thence 30.55 feet along a tangent curve to the right having a radius of 20.00 feet, central angle of 87°31'15", a chord length of 27.67 feet, and a chord bearing of N0°33'22"E to a brass cap in the southeast line of Rogue River Road; thence along the southeast line of Rogue River Road, N44°18'59"E, 256.66 feet to a brass cap at the northeast corner of said Tract A; thence along the east line of said Prairie Park Estates No. 3, S1°12'16"W, 361.29 feet to aluminum cap at the northeast corner of said Lot 1B; thence along the north line of said Lot 1B, N88°47'44"W, 111.11 feet to the Point of Beginning.

The above described Parcel contains 0.94 acres, more or less, and is subject to any and all rights-of-way, easements, reservations, and encumbrances which have been legally acquired.

The subdivision of the forgoing described land as it appears on this plat is with the free consent and in accordance with the desire of the above named owner and proprietor. The name of said subdivision shall be known as "Prairie Park Estates No. 5", an addition to the City of Casper, Wyoming. The above named owner and proprietor does hereby dedicate all streets and roads shown hereon to the use of the public and 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, along or across the strips of land marked as utility easements as shown on this plat.

Red Butte, LLC
506 Shoshoni Street
Cheyenne, Wyoming 82009

City of Casper, Wyoming
200 N. David Street
Casper, Wyoming 82601

William J. Edwards, Jr., Manager, Red Butte, LLC

Daniel Sandoval, Mayor, City of Casper Wyoming

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

STATE OF WYOMING)
COUNTY OF NATRONA) SS

The foregoing instrument was acknowledged before me this

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:
William J. Edwards, Jr., Manager, Red Butte, LLC

_____ day of _____, 2016, by:
Daniel Sandoval, Mayor, City of Casper Wyoming

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

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

NOTARY PUBLIC

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2016.

ATTEST: _____
SECRETARY

CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED, ADOPTED AND APPROVED
THIS _____ DAY OF _____, 2016.

ATTEST: _____
CITY CLERK

MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY ENGINEER

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2016.

CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE = 1:230,700
2. BASIS OF BEARING: WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86
3. DISTANCES: U.S. SURVEY FOOT (GROUND)
4. COORDINATES LISTED RELATE TO THE CITY OF CASPER DATUM
5. ELEVATIONS LISTED REFER TO NAVD88, GEOID 09 AND ARE NOT INTENDED FOR USE AS BENCHMARKS
6. ALL EXTERIOR BEARINGS AND DISTANCES ARE EQUAL TO THE RECORDED BEARINGS AND DISTANCES ON "PRAIRIE PARK ESTATES No. 3"

VACATION STATEMENT

IT IS THE INTENT OF THIS RE-PLAT TO VACATE ALL EASEMENTS, DETENTION AREAS, PUBLIC OPEN SPACE, ALLEYS, STREETS AND LOT LINES AS PLATTED BY PRAIRIE PARK ESTATES NO. 3 AND PRAIRIE PARK NO. 2 CONTAINED WITHIN THIS RE-PLAT NOT PREVIOUSLY VACATED WITH EXCEPTION TO THE 10' DRAINAGE EASEMENT AND 10' UTILITY EASEMENT AS NOTED ON THIS PLAT.

RECORDED

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING THIS _____ DAY OF _____, 2016.

INSTRUMENT NO. _____

COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, Paul A. Heintz, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "PRAIRIE PARK ESTATES No. 5" as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Casper regulations governing the subdivision of land.



STATE OF WYOMING)
NATRONA COUNTY) SS

The foregoing instrument was acknowledged before me this

_____ day of _____, 2016, by:
Paul A. Heintz, P.L.S.

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

NOTARY PUBLIC

LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- SET 5/8" REBAR W/ALUMINUM CAP
- SET BRASS CAP
- PLAT BOUNDARY
- - - LOT LINES
- - - EASEMENT LINES
- - - MEASURED

FINAL PLAT OF
"PRAIRIE PARK ESTATES No. 5"
 TO THE CITY OF CASPER, WYOMING
 LOCATED IN AND BEING A PORTION OF THE NE1/4NW1/4, SECTION 22,
 TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 NATRONA COUNTY, WYOMING

DATE: 12/15/2015

PROJECT #: 15-24

DRAWN BY: PAH

SHEET TITLE:

RECORD OF SURVEY

SHEET NUMBER

1 OF 1