

AGENDA
PLANNING AND ZONING MEETING
November 17, 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: October 20, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-033-R** – (*Tabled July 21, 2016*) A petition to vacate and replat Lots 23-29, all of Tracts B, C, D, and E, of the Back Nine, a subdivision of the City of Casper, to create The Back Nine, Lots 30-72 and Tracts G & H, comprising 18.61-acres, more or less, generally located south of West 29th Street and east of Casper Mountain Road. Applicant: Becker Development, LLC.
- B. **PLN-16-050-R** – A petition to vacate and replat a portion of Commercial Tract 2, Westwood No. 2, an addition to the City of Casper, Wyoming, to create Fairgrounds Home Addition, comprising 5.57-acres, more or less, generally located at the southeast corner of Fairgrounds Road. Applicant: Fairgrounds Plaza, Inc.

VI. COUNCIL ACTIONS:

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

Zone Change at 911 CY Avenue and 1535 South Poplar Street to C-2 (General Business).

Zone change at 1725, 1625, 1575, 1525, and 4911 Yesness Court, to R-2 (One Unit Residential).

V. SPECIAL ISSUES:

Election to the OYD (Old Yellowstone District) Advisory Committee

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, OCTOBER 20, 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, October 20, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: None

Others present: Craig Collins, City Planner
 Aaron Kloke, Planner I
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Steve Cathey, Council Liaison
 Greg Cunningham, 1441 East 2nd Street
 Bob Kirkwood, 6258 South Garling Road
 Brad Moore, Bar D Signs, 2425 East Yellowstone Hwy
 Marilyn Davidson, 2230 South Jackson Street
 Patrick Munsell, 2202 Lexington Avenue

II. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the September 15, 2016 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the September 15, 2016 Planning & Zoning Commission meeting.

Mr. Feth made a motion to approve the minutes of the September 15, 2016 meeting. The motion was seconded by Mr. Holloway. All those present voted aye with the exception of Mr. Waterbury and Ms. Frank who abstained. Minutes approved.

III. PUBLIC HEARING

The first case this evening:

Chairman King entertained a motion to remove Case No. PLN-16-037-C from the table for consideration.

Mr. Holloway made a motion to remove case PLN-16-037-C from the table for consideration. The motion was seconded by Mr. Redder. All those present voted aye. Motion passed.

PLN-16-037-C – (*Tables September 15, 2016*) Petition for a Conditional Use Permit for the construction of a detached accessory building (garage) in a C-2 (General Business) zoning district with 12'1" high walls, in excess of the 12' maximum wall height permitted in a C-2 (General Business) zoning district; and with a lot coverage which exceeds the 15% maximum permitted (896 square foot building), on the west 40' of Lots 13 and 14, Block 82, Butler's Addition, located at 1441 East 2nd Street. Applicant: Gregory S. Cunningham and Patricia J. Cunningham.

Aaron Kloke, Planner I, presented the supplemental staff report and recommended, that if after the required 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, as outlined below, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended conditions of approval.

1. Per Section 17.12.121(F)(6) of the Casper Municipal Code, the accessory building, once completed, shall be similar in exterior design, with comparable exterior residential materials and roof pitch, to the principal residential building and surrounding neighborhood residential structures. In addition, vertical metal siding is expressly prohibited.
2. The accessory building (garage) shall be completed within one (1) year from the date of approval of the Conditional Use Permit. If said accessory building is not completed within a year, the Conditional Use Permit shall become null and void.

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.

Greg Cunningham, 1441 East 2nd Street, spoke in favor of this case.

Mr. Holloway thanked the applicant for working with the Planning and Zoning Commission regarding changes to the proposed structure.

Chairman King asked the applicant if Conditions #1-2 listed in the staff report were acceptable.

Mr. Cunningham stated that the Conditions listed in the staff report were acceptable.

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-16-037-C, Conditional Use Permit for the construction of a detached accessory building (garage) in a C-2 (General Business) zoning district with 12'1" high walls, in excess of the 12' maximum wall height permitted in a C-2 (General Business) zoning district; and with a lot coverage which exceeds the 15% maximum permitted (896 square foot building), on the west 40' of Lots 13 and 14, Block 82, Butler's Addition, located at 1441 East 2nd Street.

Mr. Holloway made a motion to approve case PLN-16-037-C for the construction of a detached accessory building (garage) in a C-2 (General Business) zoning district with 12'1" high walls, in excess of the 12' maximum wall height permitted in a C-2 (General Business) zoning district; and with a lot coverage which exceeds the 15% maximum permitted (896 square foot building), on the west 40' of Lots 13 and 14, Block 82, Butler's Addition, located at 1441 East 2nd Street, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Hein. All those present voted aye. The motion carried.

The next case this evening.

PLN-16-047-Z – Petition for a Zone Change of Lot 1, of Lots 1 through 10 of "Eastward Heights III," located at 2300 East 15th Street, from R-4 (High Density Residential) to C-2 (General Business). Applicant: Prince of Peace Lutheran Church of Casper.

Mr. Kloke, Planner I, presented the staff report, and if after the required public hearing, 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 rezone and forward it to the City Council with a "do pass" recommendation.

Mr. Kloke entered five (5) exhibits into the record for this case.

Mr. Holloway, asked staff if the next step for the applicant was applying for a sign permit.

Mr. Collins stated that the applicant had applied for a sign permit, which was denied due to the limitation on permitted signage in the R-4 (High Density Residential) zoning district. He advised that is what brought about the zone change application.

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

Bob Kirkwood, 6258 South Garling Road, spoke in favor of this case.

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

Brad Moore, Bar D Signs, 2425 East Yellowstone Hwy, spoke in favor of this case.

There was discussion on:

- Digital sign code,
- Nearby neighborhood and working with residents,
- Updating the Comprehensive Land Use Plan to address signage.

There being no others to speak, Chairman King entertained a motion to approve, deny, or table PLN-16-047-Z, regarding rezoning of Lot 1, of Lots 1 through 10 of “Eastward Heights III,” located at 2300 East 15th Street, from R-4 (High Density Residential) to C-2 (General Business).

Mr. Holloway made a motion to approve case PLN-16-047-Z regarding the rezoning of Lot 1, of Lots 1 through 10 of “Eastward Heights III,” located at 2300 East 15th Street, from R-4 (High Density Residential) to C-2 (General Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

The last case this evening.

PLN-16-048-Z – Petition for a Zone Change of North Casper Addition, Block 22, Lot 199-200 & TR ADJ 200, located at 702 North Jefferson Street, from R-3 (One to Four Unit Residential) to C-2 (General Business). Applicant Marilyn Davidson.

Mr. Kloke, Planner I, presented the staff report, and if after the required public hearing, 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 rezone and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered five (5) 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.

Marilyn Davidson, 2230 South Jackson Street, spoke in favor of this case.

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

Patrick Munsell, 2202 Lexington Avenue, spoke in favor of this case.

There being no others to speak, Chairman King entertained a motion to approve, deny, or table PLN-16-048-Z, regarding rezoning of North Casper Addition, Block 22, Lot 199-200 & TR ADJ 200, located at 702 North Jefferson Street, from R-3 (One to Four Unit Residential) to C-2 (General Business).

Mr. Waterbury made a motion to approve case PLN-16-047-Z regarding the rezoning North Casper Addition, Block 22, Lot 199-200 & TR ADJ 200, located at 702 North Jefferson Street, from R-3 (One to Four Unit Residential) to C-2 (General Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. Frank. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Aaron Kloke, gave an update on the Comprehensive Land Use Plan that is underway. He advised that there would be events next week for the transportation portion.

Craig Collins, stated that there would be a public hearing for a Council initiated zone change in the Old Yellowstone District South Poplar Corridor, Tuesday, November 1, 2016. He advised that this zone change will be on both sides of South Poplar Street from Midwest Avenue to CY Avenue.

C. Other Communications:

There were none.

- D. Council Liaison:
Steve Cathey, encouraged participation in public events for the Comprehensive Land Use Plan update. He thanked Mr. Collins for mentioning the Council initiated zone change.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Waterbury to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:55 p.m.

Chairman

Secretary

November 10, 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-16-050-R** – A petition to vacate and replat a portion of Commercial Tract 2, Westwood No. 2, an addition to the City of Casper, Wyoming, to create Fairgrounds Home Addition, comprising 5.57-acres, more or less, generally located at the southeast corner of Fairgrounds Road. Applicant: Fairgrounds Plaza, Inc.

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 replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. Per Section 16.16.020(B) of the Casper Municipal Code, residential block lengths shall not exceed seven hundred fifty (750) feet in length. The owner shall construct a local street stub to the east, to City standard specifications, in connection with Commercial Tract 2, Westwood Addition No. 2. Before or concurrent with the issuance of a permit to construct the local street stub to the east, the owner shall provide a performance surety in a form acceptable under the Casper Municipal Code. In the event that the Casper City Council upholds the requirements of Section 16.16.020(B), Condition No. 2 is not required.
2. In the event that the Casper City Council waves the residential block length requirement, per Section 16.16.020(B), Condition No. 1 is not required and the owner shall construct an eight (8) foot mid-block pedestrian pathway within a fifteen (15) foot easement to City standards concurrent with the construction of streets, sidewalks, utilities, and public improvements, between Lots 21 and 22. Before or concurrent with the issuance of a permit to construct the pathway improvement to the east, the owner shall provide a performance surety in a form acceptable under the Casper Municipal Code.
3. Prior to the issuance of building permits within Fairgrounds Home Addition, Casper Street, along the frontage of the subject property, shall be completed to City standard specifications.
4. No fences, retaining walls or other obstructions shall be constructed or placed within any of the easements in the subdivision.

5. No vehicular access from Fairgrounds Road or Casper Street shall be permitted by any of the lots or properties with frontage on the roads. All access shall come from the interior streets.
6. The drainage study shall be reviewed by the City Engineer and the owner shall enter into a City Subdivision Agreement agreeing to any improvements identified by said study and required by the City Engineer.

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, or deny the proposal. Alternatively, if the Planning and Zoning Commission finds it necessary, it may also continue the replat to a date certain, or table the proposal. At the time the staff report was prepared, staff had not received any public comment regarding this case.

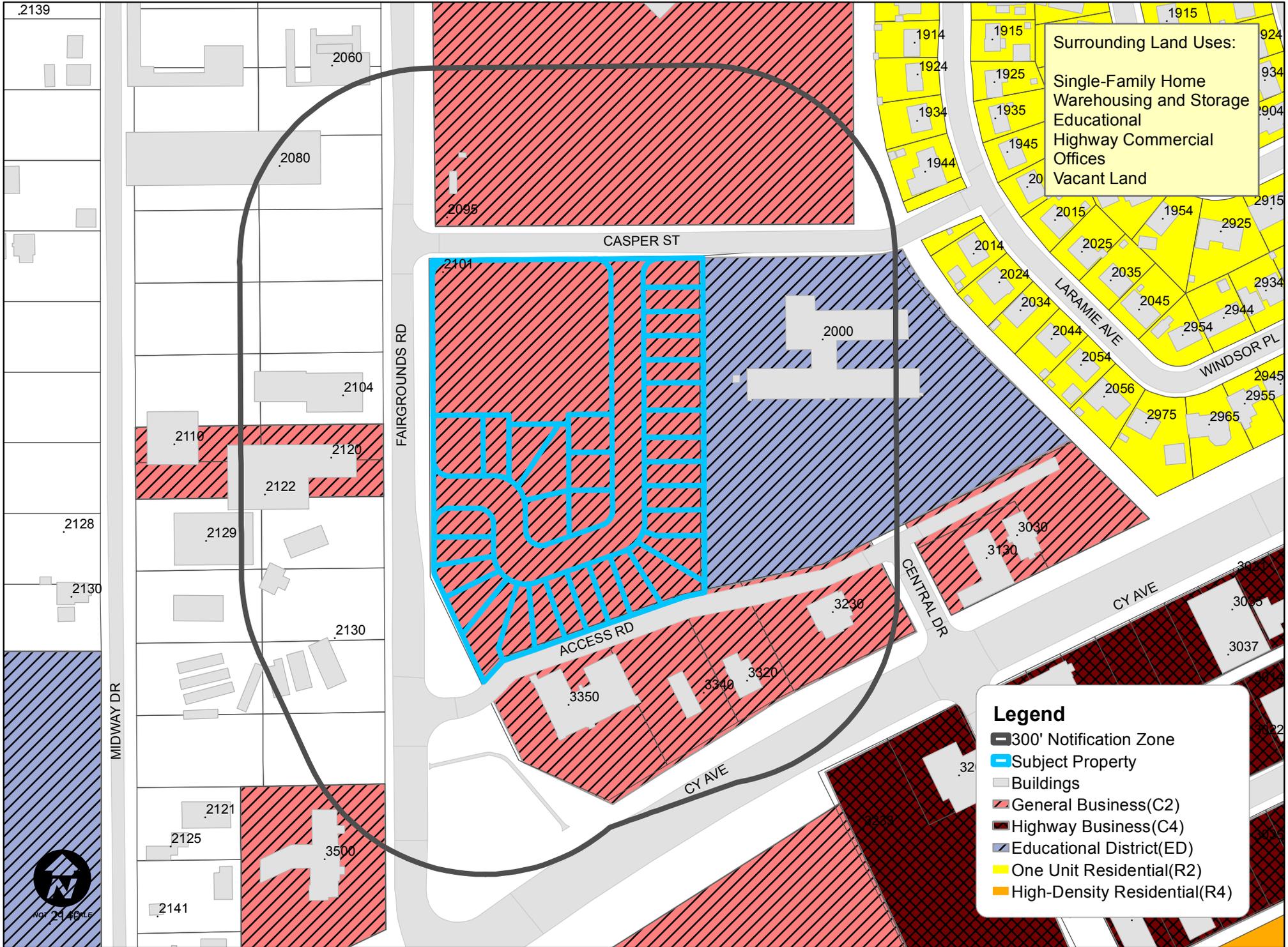
Summary:

Fairgrounds Plaza, Inc. has applied to replat a 5.57-acre, more or less, portion of Commercial Tract 2, Westwood No. 2 to create the Fairgrounds Home Addition, located at the corner of Casper Street and Fairgrounds Road. The subject property is zoned C-2 (General Commercial), and is currently undeveloped. The replat is for the development of a phase of twin homes and single-family homes designed for seniors in Lots 2-33, and a separate phase of multi-family residential housing on Lot 1. The proposed replat is also creating Bit Lane and Spur Place to provide connections to the proposed residential developments.

The applicant's representative has submitted a letter requesting a deviation from Section 16.16.020(B) of the Casper Municipal Code. Per Section 16.16.020(B), residential block lengths shall not exceed seven hundred fifty feet (750) in length. The proposed block in the submitted plat for the Fairgrounds Home Addition is eight hundred eighteen (818) feet in length measured from the center line of Bit Lane and Spur Place. The applicant claims that an additional road connecting the subdivision to the east is not feasible due to ground elevation and property ownership. The purpose of the requirement in Section 16.16.020(B) is to reduce traffic on collectors and arterials, and to ensure overall connectivity between residential subdivisions and surrounding future or existing commercial and residential neighborhoods.

Section 16.16.020(B) states that the City Council may approve block lengths greater than seven hundred fifty (750) feet when justified by topography, or if shorter block lengths are not practical because of impediments such as parks, railroads, or other existing physical features. While final approval or denial of the request is up to City Council, it is up to the Planning & Zoning Commission to provide a recommendation of approval or denial of the proposed plat.

Fairgrounds Home Addition



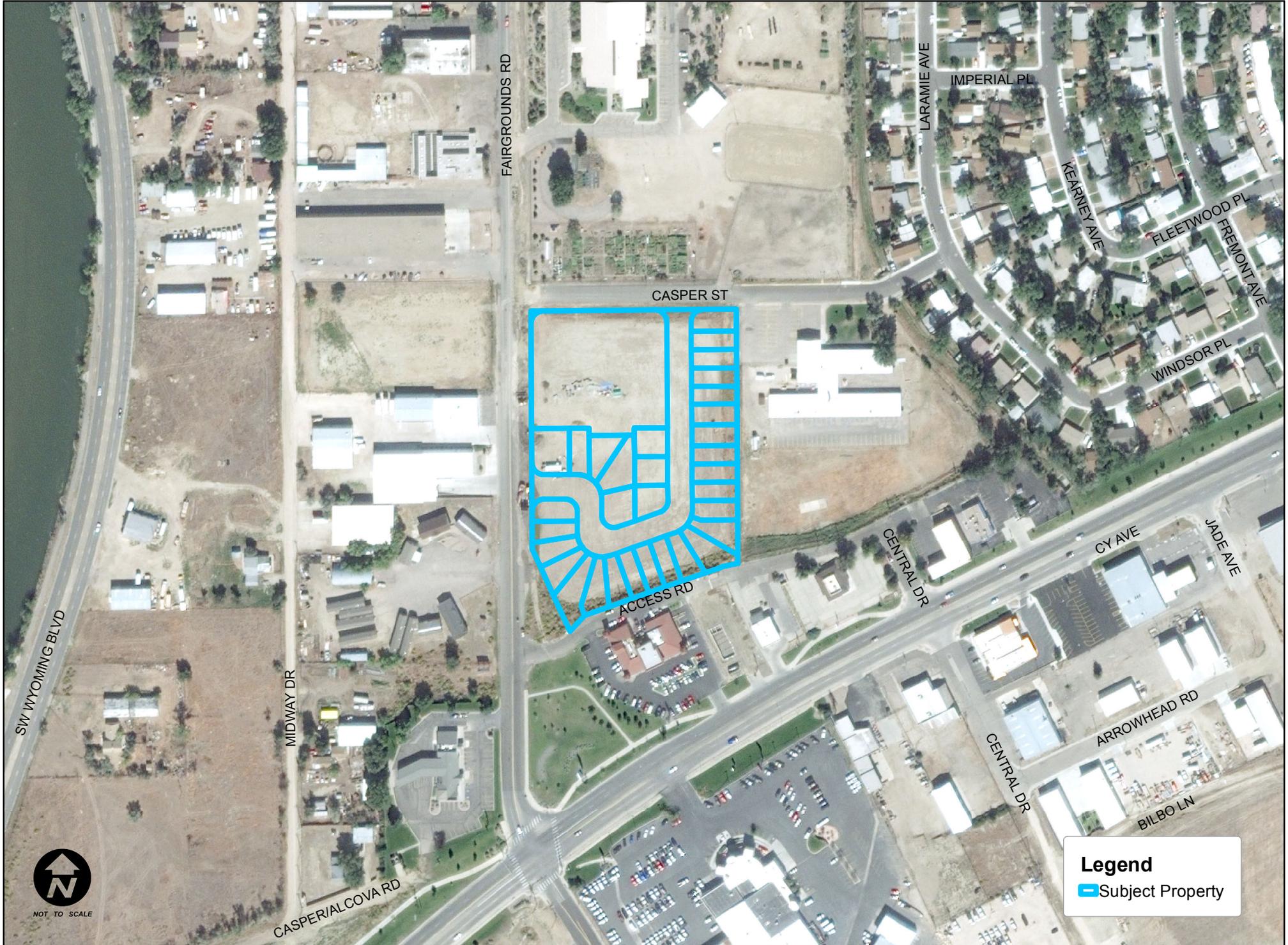
Surrounding Land Uses:

- Single-Family Home
- Warehousing and Storage
- Educational
- Highway Commercial
- Offices
- Vacant Land

Legend

- 300' Notification Zone
- Subject Property
- Buildings
- General Business(C2)
- Highway Business(C4)
- Educational District(ED)
- One Unit Residential(R2)
- High-Density Residential(R4)

Fairgrounds Home Addition



Fairgrounds Home Addition - Topography



Fairgrounds Home Addition

Facing southeast from Casper St and the northeast corner of the subject property



Facing northeast from Fairgrounds Rd

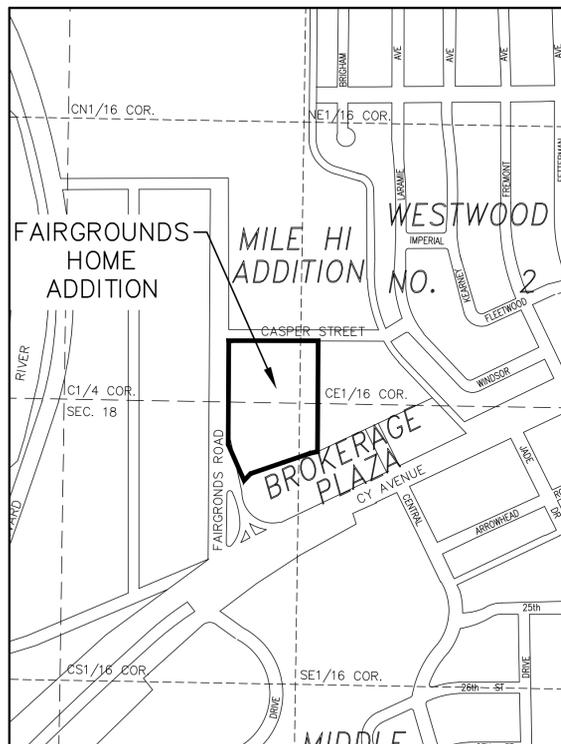
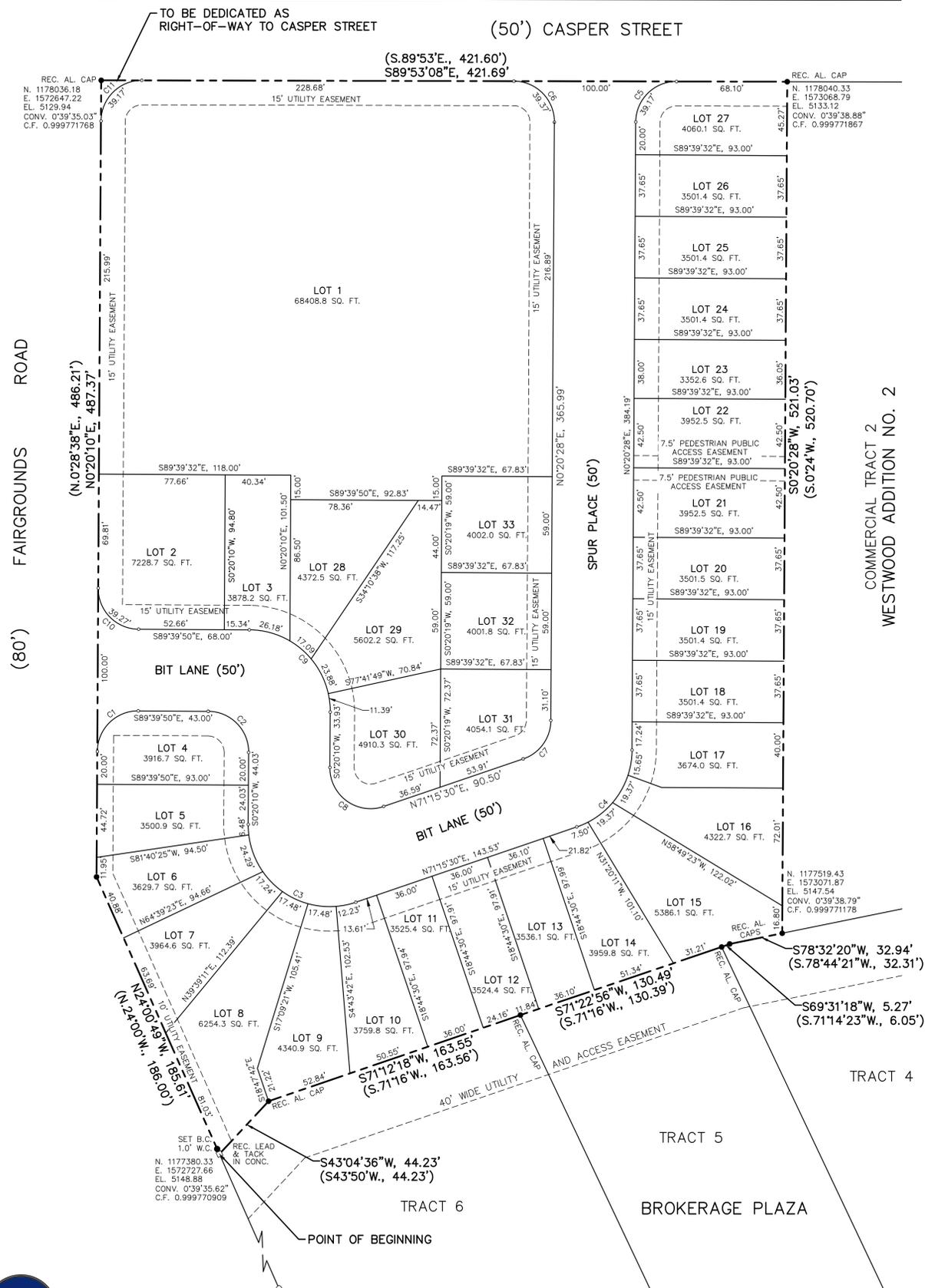


Fairgrounds Home Addition

Facing south along the east side of the subject property



LOT 1
BLOCK 1
MILE HI ADDITION

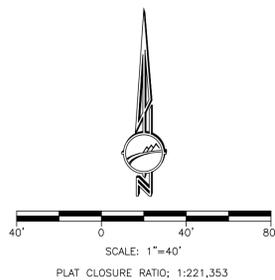


VICINITY MAP
SCALE: 1"=400'

LEGEND

- RECOVERED CORNER (AS NOTED)
- SET BRASS CAP
- BOUNDARY
- - - EASEMENT
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE

Curve #	Delta	Radius	Length	Chord
C1	90°00'00"	25.00'	39.27'	S45°20'10"W, 35.36'
C2	90°00'00"	25.00'	39.27'	N44°39'50"W, 35.36'
C3	109°04'40"	50.00'	95.19'	N54°12'10"W, 81.45'
C4	70°55'02"	50.00'	61.89'	N35°47'59"E, 58.01'
C5	89°46'23"	25.00'	39.17'	S45°13'40"W, 35.29'
C6	90°13'37"	25.00'	39.37'	N44°46'20"W, 35.43'
C7	71°02'28"	25.00'	31.00'	N35°51'42"E, 29.05'
C8	109°14'42"	25.00'	47.67'	S54°17'10"E, 40.77'
C9	90°00'00"	50.00'	78.54'	S44°39'50"E, 70.71'
C10	90°00'00"	25.00'	39.27'	S44°39'50"E, 35.36'
C11	89°46'41"	25.00'	39.17'	N45°13'31"E, 35.29'



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 AND ELEVATIONS REFER TO NAVD88.

PLAT OF
"FAIRGROUNDS HOME ADDITION"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF A PORTION OF
COMMERCIAL TRACT 2, WESTWOOD NO. 2
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=40'

CERTIFICATE OF DEDICATION

Fairgrounds Plaza, Inc., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of a portion of Commercial Tract 2, Westwood Addition No. 2 to the City of Casper, Wyoming, a subdivision of portions of the S1/2NE1/4 and N1/2SE1/4, Section 18, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southwesterly corner of the Parcel being described and also the northwesterly corner of Tract 6, Brokerage Plaza, an Addition to the City of Casper, Wyoming and a point in the easterly line of Fairgrounds Road; thence from said Point of Beginning and along the westerly line of said Parcel and the easterly line of said Fairgrounds Road, N.24°00'49"W., 185.61 feet to a point; thence N.0°20'10"E., 487.37 feet to the northwesterly corner of said Parcel and a point in the southerly line of Casper Street; thence along the northerly line of said Parcel and the southerly line of said Casper Street, S.89°53'08"E., 421.69 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel and across said Commercial Tract 2, Westwood No. 2, S.0°20'28"W., 521.03 feet to the southeasterly corner of said Parcel and a point in the northerly line of Tract 4, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 4, Brokerage Plaza, S.78°32'20"W., 32.94 feet to a point; thence S.69°31'18"W., 5.27 feet to a point and northeasterly corner of Tract 5, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 5, S.71°22'56"W., 130.49 feet to a point and northeasterly corner of said Tract 6, Brokerage Plaza; thence continuing along the southerly line of said Parcel and the northerly line of said Tract 6, Brokerage Plaza, S.71°12'18"W., 163.55 feet to a point; thence S.43°04'36"W., 44.23 feet to the Point of Beginning and containing 5.575 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 "FAIRGROUNDS HOME ADDITION" to the City of Casper, Wyoming. All streets as shown hereon are hereby or have been previously dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

Fairgrounds Plaza, Inc.
39 E. 1st Street
Sheridan, Wyoming 82801

STEPHEN L. GRIMSHAW, MANAGING MEMBER
FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Stephen L. Grimshaw, Managing Member of Fairgrounds Plaza, Inc., LLC on this ____ day of _____, 2017.

Witness my hand and official seal.

My commission expires: _____

Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this ____ day of _____, 2016 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 _____, 2017.

Attest: _____ City Clerk _____ Mayor _____

INSPECTED AND APPROVED on the ____ day of _____, 2017.

INSPECTED AND APPROVED on the ____ day of _____, 2017.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the period of 2008 to September, 2016 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.



Wyoming Registration No. 15092 L.S.

Subscribed in my presence and sworn to before me by Steven J. Granger this ____ day of _____, 2017.

My commission expires: _____

Notary Public



ENGINEERING SURVEYING PLANNING
200 PRINGHORN, CASPER, WY. 82601
W.D. No. 16176 DATE: 10-12-16 FILE NAME: FHA REPLAT.DWG

PLAT OF
"FAIRGROUNDS HOME ADDITION"
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A VACATION AND REPLAT OF A PORTION OF
 COMMERCIAL TRACT 2, WESTWOOD NO. 2
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
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 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=40'

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Fairgrounds Plaza, Inc.
 39 E. 1st Street
 Sheridan, Wyoming 82801

STEPHEN L. GRIMSHAW, MANAGING MEMBER
 FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

I, _____ (State of Wyoming) ss
 County of Natrona) do hereby certify that the foregoing instrument was acknowledged before me by Stephen L. Grimshaw, Managing Member of Fairgrounds Plaza, Inc., LLC on this _____ day of _____, 2017.

Witness my hand and official seal.
 My commission expires: _____
 Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 2016 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 _____, 2017.

Attest: _____ Mayor
 City Clerk _____
 INSPECTED AND APPROVED on the _____ day of _____, 2017. City Engineer
 INSPECTED AND APPROVED on the _____ day of _____, 2017. City Surveyor

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
 COUNTY OF NATRONA) ss
 I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the period of 2008 to September, 2016 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 15092 L.S.



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

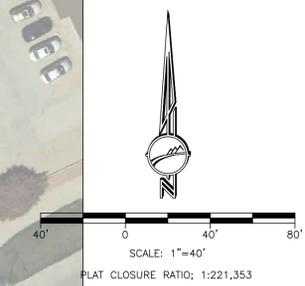
My commission expires: _____
 Notary Public



LEGEND
 □ RECOVERED CORNER (AS NOTED)
 ● SET BRASS CAP
 - - - BOUNDARY
 - - - EASEMENT
 N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
 (N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE

Curve Table

Curve #	Delta	Radius	Length	Chord
C1	90°00'00"	25.00'	39.27'	S45°20'10"W, 35.36'
C2	90°00'00"	25.00'	39.27'	N44°39'50"W, 35.36'
C3	109°04'40"	50.00'	95.19'	N54°12'10"W, 81.45'
C4	70°55'02"	50.00'	61.89'	N35°47'59"E, 58.01'
C5	89°46'23"	25.00'	39.17'	S45°13'40"W, 35.29'
C6	90°13'37"	25.00'	39.37'	N44°46'20"W, 35.43'
C7	71°02'28"	25.00'	31.00'	N35°51'42"E, 29.05'
C8	109°14'42"	25.00'	47.67'	S54°17'10"E, 40.77'
C9	90°00'00"	50.00'	78.54'	S44°39'50"E, 70.71'
C10	90°00'00"	25.00'	39.27'	S44°39'50"E, 35.36'
C11	89°46'41"	25.00'	39.17'	N45°13'31"E, 35.29'



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 AND ELEVATIONS REFER TO NAVD88.





CASPER
200 PRONGHORN
CASPER, WY 82601
P: 307-266-2524

November 9, 2016

Craig Collins
City of Casper Planning Office
200 North David Street
Casper, WY 82601

RE: Fairgrounds Home Addition Block Length Extension Request

Mr. Collins,

Fairgrounds Plaza, Inc. would like to request the Casper City Council to approve the residential maximum Block Length of 750 feet be extended to approximately 818 feet for the proposed Fairgrounds Home Addition. Currently the City has requested a street stub be installed through the easterly lots of the proposed addition connecting to the eastern portion of Commercial Tract 2 of the Westwood Addition No. 2.

Unfortunately, due to property ownership and ground elevation, a connection road to the property east of the proposed Fairgrounds Home Addition does not appear feasible. Currently the parcel located to the east is owned by the Natrona County School District and contains an operable school facilities building. It cannot be determined at this time what the School District has planned for this parcel of land, which is currently zoned ED. This parcel of land is also landlocked to the east by an existing drainage way, pedestrian pathway and residential homes making it impossible for a future east/west connection to the existing Laramie Avenue. A connection to the easterly property would actually connect to the rear parking lot of the existing school building, possibly creating a conflict for the school. Fortunately this parcel can be accessed through Casper Street to the north and Central Drive to the south allowing for two access points to the property eliminating the need for an east/west connection.

Although an east to west dedicated street connection may not be feasible for this development, a pedestrian access easement may provide additional connectivity. Fairgrounds Plaza, Inc. recognizes the growing need for pedestrian routes within the City and would like to propose the addition of a 15 foot pedestrian access easement located between Lots 21 and 22. This access easement would allow for a mid-block pedestrian connection to the School District lot to the east and possibly a future connection to the existing pathway system along the drainage way. A pedestrian easement will also allow children and easier access point to the school lot should the School District choose to reestablish the current facility. Please feel free to contact me with any questions.

Sincerely,

Brad Holwegner, P.E.
Project Manager

CHEYENNE

RAWLINS

DEDICATED TO CLIENTS. DEFINED BY EXCELLENCE.