

PUBLIC HEARING NOTICE

TAKE NOTICE that the Rock Springs City Council will hold a Public Hearing in the Rock Springs City Hall Council Chambers at **7:00 p.m., December 17, 2019**, where all interested parties will have the opportunity to appear and be heard regarding the following:

- 1) A request, filed by Rob DeBernardi of 4D Development, for consideration of an Amended PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs.

The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. The proposed Amended PUD Development Plan is available for review at the Public Services Office located at the Rock Springs City Hall, 212 D Street, Rock Springs, Wyoming.

Dated this 20th day of November 2019.

(s) Laura Leigh, City Planner, Secretary to Planning and Zoning Commission

Publish: November 20, 2019 and December 4, 2019

Bill To: City of Rock Springs



Department of Public Services

212 D Street, Rock Springs, WY 82901

Tel: 307-352-1540 Fax: 307-352-1545

www.rswy.net

Correspondence – Opposed

(As of 11:30 p.m. 12/11/2019)



RED HORSE OIL COMPANY, INC.
GET N GO CONVENIENCE STORES

December 11, 2019

Rock Springs – City Council
212 D Street
Rock Springs, WY 82901

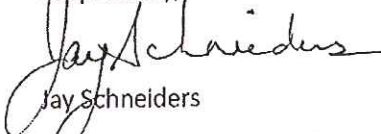
RE: Sweetwater Station Ph. 2 – Major Amendment **(PZ-19-00328)**

The attached Petition to Object to: Sweetwater Station Ph. 2 – Major Amendment includes signatures of greater than 20% of the property within 140 feet of Sweetwater Station. As such, approval of the proposed Sweetwater Station Ph. 2 – Major Amendment requires the affirmative vote of three-fourths (3/4) of all members of the City Council.

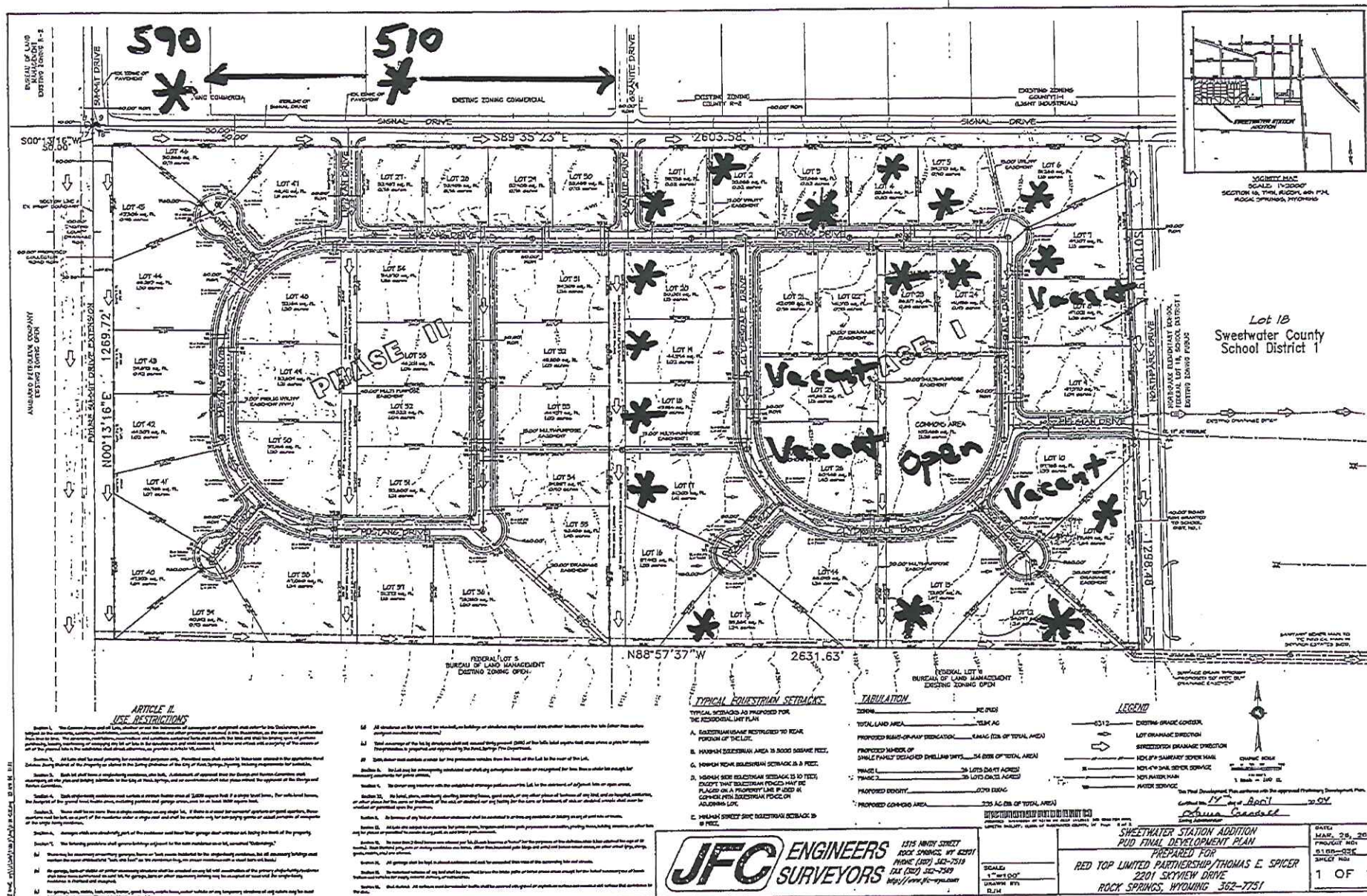
A final version of the signed petition will be presented to City Council on December 17 as more signatures are anticipated.

Please consider the overwhelming rejection of **Sweetwater Station PUD – Amended Development Plan (PZ-19-00328)** by the property owners who live in Sweetwater Station when voting on this petition.

Respectfully,


Jay Schneiders
Attachments

* Signed Petition



SWEETWATER STATION RESIDENTS PETITION

We, the undersigned, are Property Owners and Interested Parties in opposition to the P&Z Commission and City of Rock Springs Council agreeing to amend the PUD Development Plan by Rob DeBernardi and 4D Development for Sweetwater Station Addition Phase II as currently proposed (on the attached Amended PUD Development Plan).

In addition to being in agreement with all other letters, emails and comments submitted to the Planning and Zoning Commission in opposition to such a zoning amendment, we disagree to this proposed amendment for the following reasons:

- The proposed Amendment would significantly increase the density of Phase II by essentially doubling the number of planned lots from 28 lots to 55 lots. This increased density effectively rezones Phase II from Rural Estate Planned Unit Development Zone (R-E) to Low Density Residential (R-1) as 42 of 55 lots (76%) do not meet R-E minimum lot size of 0.75 acres.
- All of Sweetwater Station should conform to R-E zoning lot size minimums (Phase I and Phase II). As homeowners in Phase I, we purchased our homes under the expectation of the Phase II being developed under the same CC&Rs, Plat, density and view shed guidelines.
- As part of the original approval of the 2003 ordinances to annex Sweetwater Station into the City of Rock Springs and plat the Sweetwater Station subdivision, a PUD was proposed and approved. Amending a PUD should not occur unless extraordinary circumstances exist to amend the PUD. No such circumstances exist other than the original developer would like to sell the entire 39 acres of Phase II and the new owner desires to capitalize on a plan that would significantly increase density and therefore profit.

SIGNATURE	PRINTED NAME	LOT #/ADDRESS
1. <i>James J. Schneider</i>	James J. Schneider	19
2. <i>Fred Younghans</i>	FRED YOUNGHANS	15
3. <i>Daniel L. Pedri</i>	Daniel L. Pedri	1
4. <i>Daniel J. Pedri</i>	Daniel J. Pedri	2
5. <i>Cesar Diaz</i>	Cesar Diaz	6
6. <i>Gabe Bustos</i>	Gabe Bustos	5
7. <i>Rene Bustos</i>	Rene Bustos	5
8. <i>Jason Frericks</i>	Jason Frericks	7
9. <i>Jason Grenier</i>	Jason Grenier	73
10. <i>Kara Grenier</i>	Kara Grenier	23
11. <i>Ryan Greene</i>	Ryan Greene	24
12. <i>Linda Pedri</i>	Linda Pedri	1
13. <i>John E. Hy</i>	John E. Hy	20
14. <i>Rick Green</i>	Rick Green	17
15. <i>Daniel Stanton</i>	Daniel Stanton	590 Signal Dr.
16. <i>James Brower</i>	James Brower	510 Signal Dr.
17. <i>Randy Fung</i>	Randy Fung	2901 Mustang
18. <i>Kreston Cross</i>	Kreston Cross	11
19. <i>Stephanie Madsen</i>	Stephanie Madsen	18
20. <i>Judith A. Osborne</i>	JUDITH A. OSBORNE	13, 3851 Clydesdale
21. <i>Steve Hahn</i>	Steve Hahn	12
22. <i>Chelsea Egbert</i>	Chelsea Egbert	3 2951 Mustang Dr
23. <i>Nellie Stark</i>	Nellie Stark	149 Pollux Dr
24.		
25.		

Industrial Services
Pioneer
Lumber
Co.



Department of Public Services

212 D Street, Rock Springs, WY 82901

Tel: 307-352-1540 Fax: 307-352-1545

www.rswy.net

October 25, 2019

Dear Property Owner / Interested Party:

A request has been filed by Rob DeBernardi of 4D Development, for consideration of an Amended PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs.

The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. Please refer to the attached Amended PUD Development Plan.

The Rock Springs Planning and Zoning Commission will be considering this request at a public hearing on Wednesday, November 13, 2019 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. Interested persons or parties are encouraged to attend the meeting or submit written comments to the City of Rock Springs. Written comments will be accepted no later than 5:00 p.m. on November 13, 2019.

Sincerely,

A handwritten signature in cursive script that reads "Laura Leigh".

Laura Leigh, AICP
City Planner

Enc

$$RE: \frac{13}{55} = 14\% \quad RI: \frac{42}{55} = 76\%$$

AMENDED P.U.D. DEVELOPMENT PLAN SWEETWATER STATION ADDITION, PHASE 2 SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

LEGAL DESCRIPTION

A tract of land located in Federal Lot 4, Section 16, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 16;

Thence South 0°15'24" East along the west line of said Section 16 for a distance of 50.00 feet;

Thence South 89°23'13" East along the easterly right-of-way line of Signal Drive for a distance of 42.12 feet to the TRUE POINT OF BEGINNING;

Thence easterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet;

Thence South 00°30'47" West for a distance of 183.80 feet to a point which is the beginning of a lagged curve to the right having a radius of 20.00 feet;

Thence Southwesterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet;

Thence South 00°30'47" West for a distance of 1,078.62 feet;

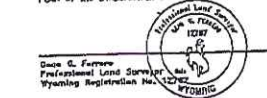
Thence North 88°21'27" West for a distance of 1,248.27 feet;

Thence North 00°15'24" East for a distance of 1,248.27 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 34.725 acres, more or less, and is subject to any easements and/or right-of-way which have been legally acquired.

STATEMENT OF SURVEYOR

I, Gene C. Ferraro do hereby certify that I am a Registered Professional Land Surveyor Licensed under the laws of the State of Wyoming, that this plan is a true, correct, and complete AMENDED P.U.D. FINAL DEVELOPMENT PLAN of the SWEETWATER STATION ADDITION, PHASE 2.



ZONING ADMINISTRATOR CERTIFICATION

Certified this _____ day of _____, 20____

Laure Leigh, Zoning Administrator

LEGEND

3-1/4" BORDENSON ALUMINUM CAP WITH
2-3/8"x30" ALUMINUM PIPE STAMPED
"SWEETWATER STATION (CORNER)"
INDICATED ON PLAT PL5 12707.

<p>SWEETWATER STATION ADDITION, PHASE 2 AMENDED PUD DEVELOPMENT PLAN 40 DEVELOPMENT, LLC 514-G STREET ROCK SPRINGS, WYOMING 82901 PHONE: 307-382-8043</p>		<p>DATE: OCT. 2019 PROJECT NO: 10192-19E SHEET: 1 OF 2</p>
---	--	--

JFC ENGINEERS SURVEYORS
PO BOX 2528
ROCK SPRINGS, WY 82902
PHONE (307) 342-7515
FAX (307) 342-7588
http://www.jfc-sys.com

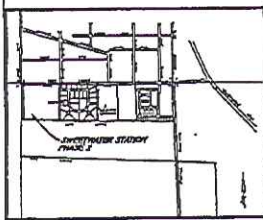
GRAPHIC SCALE
1" = 200 FT.
DRAWN BY: DMC

GENERAL NOTES

1. FINISH AND ELEVATIONS ARE TO BE FURNISHED BY THE OWNER.
2. LOT AREAS SHALL BE DETERMINED FROM THE MEASURED DISTANCES AND ANGLES SHOWN ON THIS PLAN. THE TOTAL AREA OF THE TRACT SHALL BE 34.725 ACRES.
3. EASEMENTS FOR PHASE 1 HAVE BEEN REVEALED FOR THE PROPOSED STATION ADDITION PHASE 1.
4. EASEMENTS FOR PHASE 1 HAVE BEEN REVEALED FOR THE PROPOSED STATION ADDITION PHASE 1.
5. ALL WATER MAINS ARE 8" DIAMETER. ELEVATIONS ARE 10.00 FEET.
6. UTILITY EASEMENTS ARE LOCATED AS SHOWN ON THE PLAN. THE TOTAL AREA OF THE TRACT SHALL BE 34.725 ACRES.
7. WATER AND OTHER MAINS ARE TO BE LOCATED AS SHOWN ON THE PLAN.
8. EASEMENTS FOR PHASE 1 HAVE BEEN REVEALED FOR THE PROPOSED STATION ADDITION PHASE 1.
9. EASEMENTS FOR PHASE 1 HAVE BEEN REVEALED FOR THE PROPOSED STATION ADDITION PHASE 1.
10. EASEMENTS FOR PHASE 1 HAVE BEEN REVEALED FOR THE PROPOSED STATION ADDITION PHASE 1.

LOT#	TYPE	FRONT	BACK	SIDE	CORNER
1-3	200	30'	30'	30'	30'
4-6	200	30'	30'	30'	30'
7-9	200	30'	30'	30'	30'
10-12	200	30'	30'	30'	30'
13-15	200	30'	30'	30'	30'
16-18	200	30'	30'	30'	30'
19-21	200	30'	30'	30'	30'
22-24	200	30'	30'	30'	30'
25-27	200	30'	30'	30'	30'
28-30	200	30'	30'	30'	30'

NOTE: LOT AREAS ARE TO BE DETERMINED FROM THE MEASURED DISTANCES AND ANGLES SHOWN ON THIS PLAN. THE TOTAL AREA OF THE TRACT SHALL BE 34.725 ACRES.



VICINITY MAP
SCALE: 1"=400'

December 10, 2019

Dear City Council Members,

Our neighborhood received the petition filed by Rob DeBernardi of 4D Development – Sweetwater Station Amended Development Plan (PZ-19-00328).

The HOA conducted a vote to determine whether its members supported the proposal. The results were overwhelmingly negative – 19 voted “against” while only 4 voted “for” the proposal and 3 abstained.

We thank you for providing the proposal amendment in accordance with the City’s process and allowing Sweetwater Station HOA members time to review and provide feedback.

Sincerely,

Sweetwater Station HOA Board Members

Gene Legerski
Susie von Ahrens
Ozzie Hay

Date: November 11, 2019
To: Planning and Zoning Commission
From: Fred von Ahrens
Subject: Sweetwater Station Phase II – For November 13, 2019 Meeting

I fully appreciate the movement by Rob DeBernardi on his most recent plan for Phase II; however, I believe it is still a significant over reach for a RE zoned development.

Several of us met with Rob and had a few constructive meetings. First, we agreed to close off Mustang which is important to several neighbors of Phase I who are concerned about traffic of a dense Phase II over the original 28 homes that we understood to be RE compliant and advertised as what was to be developed when we made the decision to move into Phase I. Secondly, we could not agree on two options we proposed at the meetings.

We were asked at the last P&Z meeting "what is reasonable, acceptable or cost effective" my interpretation to what we were asked to consider. I was not prepared to answer that line of questioning at the time but took it very seriously.

In an attempt to be able to address the question, we drafted a plot that was consistent with the RE Zone and approached another developer as well as Rob with the following response.

- 1) 100% compliant with RE, all $\frac{3}{4}$ acres, 36 lots (28% more lots then the 28 in the original plan) was doable and profitable by another developer
- 2) Rob proposed the approx. 55 and felt he could not do less
- 3) We then worked to add some $\frac{1}{2}$ acre lots along the North and South of Phase II approx. 42 lots and what we felt was not an overreach on a RE zoned neighborhood
- 4) Rob still felt he could not move off the approx. 55 lots in a second meeting

Based on the above I'm very concerned about the following

- 1) Rob's proposal is a compromise from his original R1 proposal; however, still an overreach from the RE Zone
- 2) His blocking off Mustang is noted as "Removable Ballards" given the fact that the proposed changes are far from what I signed up for when I chose to move to Rock Springs in an RE neighborhood, this rings like the next change that Phase I will be facing e.g. **Removed Ballards!**
- 3) Rob's proposal looks more like a R1 zoned community with a few RE Lots
- 4) The open spaces and large lots afforded by RE zoning will be totally changed by this move

I fully understand that more lots will result in more money to the developer and more homes for sale to relators and builders; however, at the expense of 26 land and home owners who believed they were moving to an RE zoned community.

Sincerely

Fred von Ahrens

Lot 15 Sweetwater Station RE Zone



RECEIVED
11/11/19

/13/2019

City of Rock Springs Mail - Sweetwater Station Phase 2



Laura Leigh <laura_leigh@rswy.net>

Sweetwater Station Phase 2

R and D Anderson <devinandrachelanderson@gmail.com>
To: Laura_Leigh@rswy.net, cathy_greene@rswy.com

Tue, Nov 12, 2019 at 7:05 PM

Hello! I hope y'all are having a wonderful day! Just wanted to send over some thoughts we had about the Sweetwater Station phase 2.

My husband and I worked extremely hard to be able to buy and build a home in this subdivision for over 9 years. We picked this subdivision because of the large lots, HOA that actually cares about what the neighborhood looks like and the community feeling.

There are so many other subdivisions in the area that do not have this. They become an area with broken down cars, unlandscaped yards, garbage piled everywhere, and no safe street for children to feel comfortable enough to play in. This and so many other reasons played an enormous part in deciding to spend more money to be a part of Sweetwater Station.

I understand that there are not more areas at this time to develop. My suggestion that might be more of a common ground for all those involved would be to completely separate the subdivisions. The streets should not be named after Horses. There should be absolutely no streets connected, including changing the current extension stub on Mustang. Maybe include something that makes our neighborhood more distinguished or segregated like fencing and signage introducing the Station.

I know there are others that worry about what having this neighborhood would do to our house worth. It is a valid concern. If changes are made to not be part of the Station, then the worth of our homes shouldn't be affected. We already have the birds subdivision near us and I don't think that caused any depreciation.

I hope this helps. I would love to have the community be happy on both ends, current homeowners and developers alike.

Devin and Rachel Anderson

801-663-3644

3750 Clydesdale Dr.



Kerry Osborne
Lot 13
3851 Clydesdale Drive
Rock Springs, Wyoming 82901

November 12, 2019

To: Members of the Rock Springs City Council.

RE: Proposed Amendment to Re-structure Sweetwater station phase II

As a property owner in Sweetwater Station Phase I I am definitely against the proposed change being considered this week. In 2014 my wife and I were new residents to Rock Springs. We searched for months to find suitable housing with no luck. We were introduced to Sweetwater Station by Dr. Spicer and because of the strict covenants pertaining to minimum square footages and lot sizes along with the promise from Dr. Spicer that Phase II would mirror Phase I we made our investment in Sweetwater Station Phase I. We have made a substantial investment based on what was promised to us and to have our property values be at risk is quite alarming. I hope that you will consider all this when making your decision.

Additionally, we have these concerns:

- Is there suitable infrastructure to support an addition huge number of lots above the promised 28?
- How much of a loss will we see in our property values being sandwiched between smaller lots?
- Would these smaller lots be allowed to have horses?
- The HOA pertains to both phases and this proposal will put Phase I owners at a minority by over 50% which puts the existing covenants at risk which is one of the reasons we purchased.
- The responsibility of the park would then solely be on Phase I property owners? This is not how it was originally presented to us.
- We are quite alarmed that we were misled and it seems to be okay?
- We are unclear how this proposal can change a legally existing PUD?

I think that to sum it would be Dr. Spicer's own words in the letter to the Rock Springs City Council, Mayor Paul Oblock and then Mayor Elect Tim Kaumo to be able to get the zoning on the Sweetwater Station development on November 25, 2002. "We hope to present a development that affords this community an "in city" type neighborhood with the ability to keep a horse for recreational purposes. This gives another type of city area that will be useful in attraction of professionals to our community." If the argument was valid then why is it no longer?

Respectfully,


Kerry Osborne



RECEIVED
11/12/19

SWEETWATER STATION RESIDENT'S PETITION

We, the undersigned, are Property Owners and Interested Parties in opposition to the P&Z Commission and City of Rock Springs Council agreeing to amend the PUD Development Plan by Rob DeBernardi and 4D Development for Sweetwater Station Addition Phase II as currently proposed (on the attached Amended PUD Development Plan).

In addition to being in agreement with all other letters, emails and comments submitted to the Planning and Zoning Commission in opposition to such a zoning amendment, we disagree to this proposed amendment for the following reasons:

- The proposed Amendment would significantly increase the density of Phase II by essentially doubling the number of planned lots from 28 lots to 55 lots. This increased density effectively rezones Phase II from Rural Estate Planned Unit Development Zone (R-E) to Low Density Residential (R-1) as 42 of 55 lots (76%) do not meet R-E minimum lot size of 0.75 acres.
- All of Sweetwater Station should conform to R-E zoning lot size minimums (Phase I and Phase II). As homeowners in Phase I, we purchased our homes under the expectation of the Phase II being developed under the same CC&Rs, Plat, density and view shed guidelines.
- As part of the original approval of the 2003 ordinances to annex Sweetwater Station into the City of Rock Springs and plat the Sweetwater Station subdivision, a PUD was proposed and approved. Amending a PUD should not occur unless extraordinary circumstances exist to amend the PUD. No such circumstances exist other than the original developer would like to sell the entire 39 acres of Phase II and the new owner desires to capitalize on a plan that would significantly increase density and therefore profit.

	SIGNATURE	PRINTED NAME	LOT #/ADDRESS
1.	<i>Kerry Osborne</i>	Kerry Osborne	Lot 13 / 3851 Clydesdale
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			



RECEIVED
11/12/19

Kreston and Allyson Cross
2831 Morgan Circle
Rock Springs, WY 82901

August 6, 2019

Attention: Planning and Zoning Commission

RE: Sweetwater Station Phase II



Dear Planning and Zoning Commission,

Our house is in Sweetwater Station Phase I, Lot #11.

In our time in Sweetwater Station we have really come to love our little neighborhood. There is almost zero outside traffic, just residents. It is very quiet and peaceful and has good views of White Mountain and Aspen Mountain. All the residents look out for each other and help each other out. There is deer, antelope, and an occasional coyote that frequent the area. Our kids can ride their bikes around the loop in the neighborhood and play in our front yard. Our dogs occasionally wonder off and check out the neighborhood as well. These are all unique qualities to Phase 1 and exactly what you would expect with Rural Estates. It is truly an awesome place to live.

When we began looking to purchase a new home, we looked at several houses in the county but chose Sweetwater Station because of the large lot size, proximity to the school, and views of White Mountain. The city amenities were a huge bonus, with city water and sewer, lighting, and paved streets. All of which are not available in the county. We also were not interested in any other location within Rock Springs because of the smaller lots and the increased noise and traffic. Our previous address was 3456 Dover Ave, while a nice neighborhood with nice homes the neighborhood was always busy. There were four wheelers and side by sides that would race past our house on their way to the desert. The streets were filled with cars, trucks, boats and camp trailers, in some areas making the street one lane. People were constantly driving by our house at speeds above the speed limit. We wouldn't think about letting our kids play in the front yard or ride their bike in the neighborhood. We decided it was best for us to look for a location that was safer for our family and less hectic. We found exactly that in Sweetwater Station, however the density proposed in Phase II is very similar to our old neighborhood and threatens the rural nature of the whole subdivision.

With that we have significant concerns about the proposal for Phase II and the impacts the increased density will have on the Phase 1 residents as well as the surrounding area including the following:

- Increased Noise
- Increased Traffic within the Subdivision and the Surrounding Area
- Increased Dirt Bike, Four-Wheeler and Side x Side Traffic Accessing the Roads and Trails Surrounding the Subdivision
- Diminished View of White Mountain
- Displacement of the Local Wildlife Population

We are not against the development of Phase II. We are very against the densities of the proposed Planned Unit Development where 76% of the lots will not meet the minimum lot size requirements of the RE zoning which was established for all 80 acres consisting of Phase I and Phase II. 55 lots are a huge increase from the original 28 lots that were proposed for Phase II, almost a 100% increase. This is not Rural Estates this is R1.

We would request that you keep these items in mind when making your decision.

Thank you,

Kreston and Allyson Cross



RED HORSE OIL COMPANY, INC.
GET N GO CONVENIENCE STORES

November 12, 2019

City of Rock Springs
Planning & Zoning Commission
212 D Street
Rock Springs, WY 82901



RECEIVED
11/12/19 JH

RE: Sweetwater Station PUD – Amended Development Plan (PZ-19-00328)

Dear Members of Rock Springs, Planning & Zoning Commission,

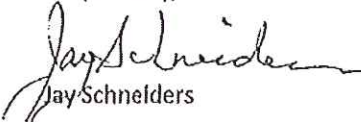
As a property owner in Sweetwater Station (Lot 19), I strongly urge you to vote against the proposed development plan (PZ-19-00328) for the following reasons:

- The plan is in direct violation of Rural Estate Planned Unit Development Zone (R-E) as described in Amended Article 13-8, Section 13-800.1. The "Rural Estate Planned Unit Development Zone (R-E)" as described in Ordinance No. 02-16 was specifically created and approved for Sweetwater Station. The Ordinance amends Article 13-8 by adding the aforementioned Section 13-800.1 which lays out the Purpose, Uses, original Lot Area minimum, Lot Dimensions, Minimum District Size (80 acres), etc. The original BLM Lots 3 and 4 (80 acres) were annexed by Rock Springs and approved as Rural Estate Planned Unit Development (R-E PUD) with all the stipulations of Ordinance No. 02-16. The proposed amendment (PZ-19-00328) directly conflicts with the R-E PUD designation as filed and directly violates Ordinance No. 02-16.
- The owners in Phase 1 bought into the entire PUD Final Plan as it was sold by the developer (see attached Sweetwater Station Final Development Plan). The Filed PUD calls for the entire 80 acres to be developed as a R-E community. Once zoned R-E, the 80 acre minimum for a R-E district would be maintained. Conversely, the 80 acres would all remain R-E. This is what was sold by the developer and what should be maintained.
- The PUD Overlay Zone concept is being stretched to enable re-zoning by fiat. The proposed amendment results in 76% of lots non-conforming to R-E minimums.

- The R-E PUD designation must not be modified for half of an 80 acre R-E community leaving Phase 1 (original 40 acre development) non-compliant with the R-E minimum district land requirement which the zoning ordinance explicitly forbids.
- Approving PZ-10-00328 by City Council would be a breach of its discretionary authority as it violates 13-902 Procedure for Rezoning and 13-903 Procedures for Variances to the Ordinance. Most importantly an affirmative vote would be in direct violation of Ordinance 02-16 (An Ordinance Amending Article 13-8 of the Ordinance of the City of Rock Springs, Wyoming entitled "Zone District Regulations"). Ordinance (02-16) was specifically created to establish Sweetwater Station and protect it from future changes by creating "Rural Estate Planned Unit Development Zone (R-E)".

"The purpose of the R-E Planned Unit Development Zone is to provide for the development, at a very low density, of single-family detached dwellings in a subdivided area of the community where it is desirable to maintain a semi-rural environment, particularly within the City/County interface boundary." This is concept that was sold and I bought into as a homeowner in Phase 1.

Respectfully,


 Jay Schneiders
 Lot 19, Sweetwater Station

Attachments:

1. Sweetwater Station Addition PUD Final Development Plan
2. Ordinance No. 02-16 AN ORDINANCE AMENDING ARTICLE 13-8 OF THE ORDINANCES OF THE CITY OF ROCK SPRINGS, WYOMING ENTITLED "ZONE DISTRICT REGULATION".
 - a. The specific purpose of the ordinance was to establish: Rural Estate Planned Unit Development Zone (R-E).



RED HORSE OIL COMPANY, INC.
GET N GO CONVENIENCE STORES

November 12, 2019

City of Rock Springs
Planning & Zoning Commission
212 D Street
Rock Springs, WY 82901



RECEIVED
11/12/19

RE: Sweetwater Station PUD -- Amended Development Plan (PZ-19-00328) - PETITION

The attached petition opposing PZ-19-00328 has been signed by more than 20% of property owners within 140 feet of the proposed development thereby raising the City Council vote threshold for this project to 75% for approval. We do not support changing the second Phase of our Rural Estate community into significantly greater density.

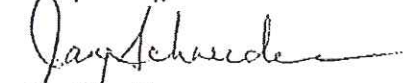
The petition will continue to be circulated and updates provided.

On a positive note, we have a developer (with a great Rock Springs reputation) that would be very interested in building Phase 2 as an R-E development. According to the developer, Phase 2 is profitable at 38 lots. We are currently working on a plan that would include 42 lots – 15% of which would be R-1 (half acre) and 85% would meet R-E minimum lot size.

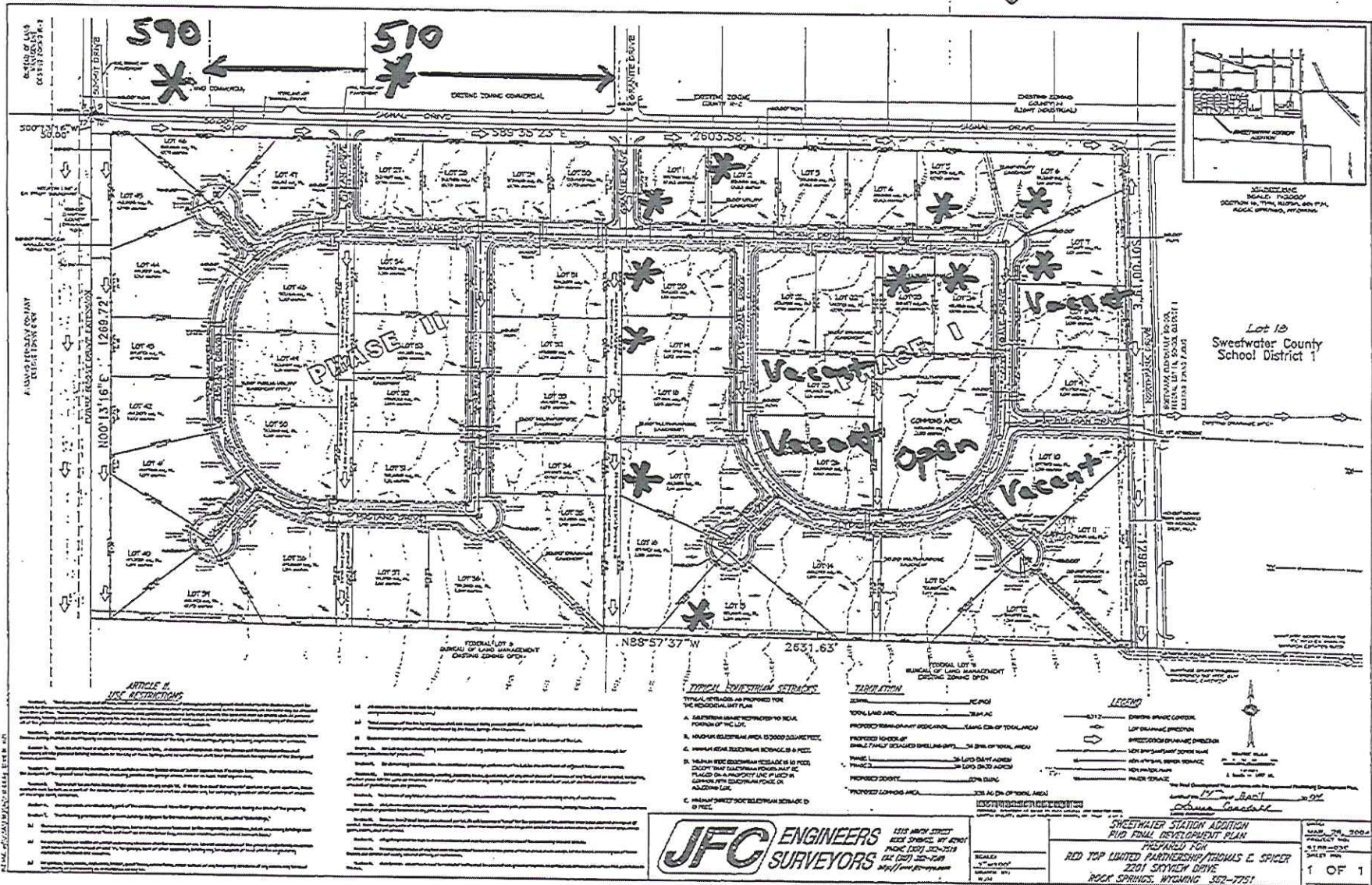
Although 42 lots would be a significant increase in density from the original 28 lots (50% increase), I'm highly confident the residents in Phase 1 would fully support the proposal.

Furthermore, all parties would win! ... residents of Phase 1, future residents of Phase 2, current property owner, developer, home builders, contractors, realtors, City of Rock Springs, etc.

Respectfully,


Jay Schneiders

* Signed Petition



SWEETWATER STATION RESIDENTS PETITION

We, the undersigned, are Property Owners and Interested Parties in opposition to the P&Z Commission and City of Rock Springs Council agreeing to amend the PUD Development Plan by Rob DeBernardi and 4D Development for Sweetwater Station Addition Phase II as currently proposed (on the attached Amended PUD Development Plan).

In addition to being in agreement with all other letters, emails and comments submitted to the Planning and Zoning Commission in opposition to such a zoning amendment, we disagree to this proposed amendment for the following reasons:

- The proposed Amendment would significantly increase the density of Phase II by essentially doubling the number of planned lots from 28 lots to 55 lots. This increased density effectively rezones Phase II from Rural Estate Planned Unit Development Zone (R-E) to Low Density Residential (R-1) as 42 of 55 lots (76%) do not meet R-E minimum lot size of 0.75 acres.
- All of Sweetwater Station should conform to R-E zoning lot size minimums (Phase I and Phase II). As homeowners in Phase I, we purchased our homes under the expectation of the Phase II being developed under the same CC&Rs, Plat, density and view shed guidelines.
- As part of the original approval of the 2003 ordinances to annex Sweetwater Station into the City of Rock Springs and plat the Sweetwater Station subdivision, a PUD was proposed and approved. Amending a PUD should not occur unless extraordinary circumstances exist to amend the PUD. No such circumstances exist other than the original developer would like to sell the entire 39 acres of Phase II and the new owner desires to capitalize on a plan that would significantly increase density and therefore profit.

	SIGNATURE	PRINTED NAME	LOT #/ADDRESS
1.		James J. Schneiders	19
2.		FRED VON AHRENS	15
3.		Daniel L. Pedri	1
4.		Daniel J. Pedri	2
5.		Cesar Diaz	6
6.		Grabe Bustos	5
7.		Renee Bustos	5
8.		Jason Frericks	7
9.		Jason Grenier	73
10.		Kara Grenier	23
11.		Ryan Greene	24
12.		Linda Pedri	1
13.		John E. Hy	20
14.		Rick Greer	14
15.		Daniel Stanton	570 Signal Dr.
16.		James Brower	510 Signal Dr.
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			

Industrial
Services
Pioneer
Coil
Tubing



Department of Public Services

212 D Street, Rock Springs, WY 82901

Tel: 307-352-1540 Fax: 307-352-1545

www.rswy.net

October 25, 2019

Dear Property Owner / Interested Party:

A request has been filed by Rob DeBernardi of 4D Development, for consideration of an Amended PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs.

The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. Please refer to the attached Amended PUD Development Plan.

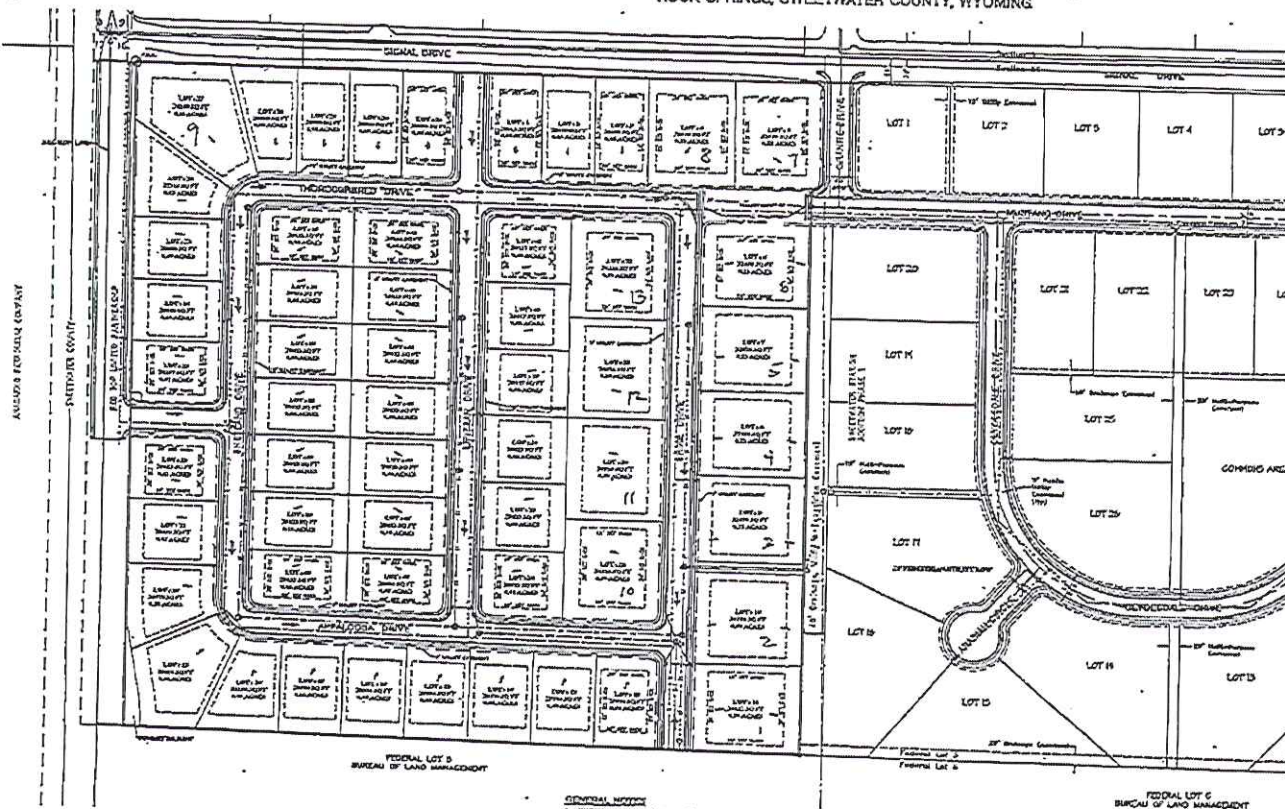
The Rock Springs Planning and Zoning Commission will be considering this request at a public hearing on Wednesday, November 13, 2019 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. Interested persons or parties are encouraged to attend the meeting or submit written comments to the City of Rock Springs. Written comments will be accepted no later than 5:00 p.m. on November 13, 2019.

Sincerely,

Laura Leigh, AICP
City Planner

Enc

AMENDED P.U.D. DEVELOPMENT PLAN
SWEETWATER STATION ADDITION, PHASE 2
SECTION 16, RESURVEY TOWNSHIP 10 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



LEGAL DESCRIPTION

A level of sand located in Federal Lot 4, Section 16, Township 10 North, Range 103 West of the 10th Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and being more particularly described as follows:

Continuation of the Worksheet started on page Section 161

Thence South 079°28' West along the west line of said Section 16 for a distance of 50.00 feet.

Division South ~~2533~~ 2533 East ninety five degrees thirty minutes line of
Mopac Drive lot is a distance of 43.12 feet to the TRUE POINT OF
BEGINNING.

Thruway continuing South $83^{\circ}29'13''$ East along said southeasterly right-of-way line for a distance of 122.00 feet to a point located on the southeasterly right-of-way line of Lincoln Drive situated in City of Anchorage, Sitka-Admiral Station Phase 1 Plot, which is the beginning of a horizontal curve to the right having a radius of 22.00 feet;

Thenon South $00^{\circ}50'42''$ Head for a distance of 753.88 feet to a point which is the beginning of a tangential curve to the right having a radius of 20.00 feet.

Thence southeasterly along said curve through a central angle of $90^{\circ} 30'$ for an arc distance of 31.42 feet.

Thames South 20°30'45" West for a distance of 1,371.25 Leath

Thence North 25° 12' East for a distance of 1,140.00 feet

Thames Mouth DO 13°26' East Lat is Distance of 1,287.72 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 32.5 acres, more or less, and is subject to any easements and/or right-of-way which have been legally acquired.

STATEMENT OF SURVEYOR

I, Carlos O. Ferreras de Jureby certify that I am a Registered Professional
Lead Surveyor Licensed under the laws of the State of Wyoming, that the
plan is a true, correct, and complete ARCHIVED FILE, FINAL DEVELOPMENT
PLAN of the SPECTRUM SEARCH, ADDITION, PHASE 2



Gene C. Foyano
Professional Land Surveyor
Wyoming Registration No.

ZONING ADMINISTRATOR CERTIFICATION

Continued this _____ day of _____, 20____.

Learn Little, Learn Anything

LEGEND

3-1/4" BERYLCON ALUMINUM CAP WITH
2-3/8" O.D. ALUMINUM PIPE STAMPED
"SWEETWATER STATION (CONDENSER #
INDICATED ON PLAT) PLS 12762"



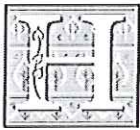
PO BOX 2218
ROCK SPRING, WY 82801
PHONE (307) 562-2518
FAX (307) 562-7109
http://www.flywy.com

SWEETWATER STATION ADDITION, PHASE 2
AMENDED PUD DEVELOPMENT PLAN
40 DEVELOPMENT, LLC
514-G STREET
ROCK SPRINGS, WYOMING 82901
PHONE: 307-382-8043

1 OF 2

Correspondence – In Support

(As of 11:30 p.m. 12/11/2019)



Haden Construction, Inc.
Competitive Pricing for Custom Quality

December 9, 2019

Rock Springs City Council
212 D Street
Rock Springs, WY 82901

RE: Proposed Revision to Sweetwater Station Phase II



Dear Respected City Council Members,

Thank you for taking the time to review comments relating to the proposed revision to Sweetwater Station Phase II. Approval of this modified subdivision plan will meet both present and future needs to ensure a strong, vibrant, attractive community.

In the last 15 years, there have been around 500 homes built in Rock Springs. The development of Sweetwater Station Phase II is vital for future building and ensuring availability of affordable lots in an upscale, quality subdivision. The lots are sized 20,000 square feet or larger- well above average- on which large homes can be built, but reasonable enough to provide affordable lots for future homeowners. To emphasize- the revision in lot sizes in Phase II would be to dimensions well above the minimum 7,000 square feet allowed within the City. Let's not forget- the precedent has already been set when Gunsight Estates Phase 2 & 3's revision to smaller lots was passed. (The smallest there is only 7,004 square feet.) Also, currently, there are very few lots available to smaller homebuilders, so this subdivision would help to fill this need, as well.

There is a remarkable benefit to the local economy and to the tax-base of both the City of Rock Springs and Sweetwater County if this revision is approved. Increased collection of property and sales taxes along with the \$4,700 building permit, advance the community as a whole. Local businesses positively impacted by the homebuilding industry is astounding. To name a few of the small businesses directly affected: Homebuilders, lumber yards and other supply houses, concrete suppliers and contractors, plumbers, electricians, HVAC contractors, insulators, tile and carpet layers, painters, roofers, rock layers, design professionals, furnishing and home finishing retailers, realtors, hometown banks and mortgage companies.

The developer of Sweetwater Station Phase II is a **very well-respected, local** company interested in ensuring the goals and objectives of our community are achieved. Most people building a new home don't want ¾ acre lots and larger due to fencing and landscaping costs. That's why Phase I took approximately 13 years to build out. The developer has listened to Phase I homeowners' requests and have eliminated Mustang Drive as a through-street. They've also changed the plan to lot sizes 20,000 square feet or larger from their original proposal of 73 smaller lots.

The development of Sweetwater Station Phase II will expand affordable home ownership options, helping to advance our community into the future. We are hoping you will approve this subdivision revision and keep in mind the 55 families who will get to build their home there.

Thank you for your consideration,
Mike Haden
Haden Construction, Inc.

2706 Affirmed Drive . Rock Springs, WY 82901 . (307) 382-3899 or (307) 350-8687
www.hadeninc.com

Longhorn Construction Inc.



12/9/2019

CITY OF ROCK SPRINGS PLANNING OFFICE

RE: PROPOSED RESIDENTIAL DEVELOPMENT BY 4D DEVELOPMENT

TO WHOM IT MAY CONCERN:

LONGHORN CONSTRUCTION INC IS VERY MUCH IN FAVOR OF THIS PROJECT. IT WOULD BE GOOD FOR THE BUILDERS, BUYERS AND BUSINESS' OF THIS AREA AND IT WOULD KEEP SOME OF OUR PEOPLE BUSY FOR A TIME.

ANY QUALITY PROJECT ADDS TO THE AREA AND THESE PEOPLE DO QUALITY WORK.

SINCERELY:

DON HARMON
PRES / OWNER LHC



RECEIVED

12/9/19



Laura Leigh <laura_leigh@rswy.net>

Support For Sweetwater Station Phase 2

Caleb Tygum <Caleb.Tygum@lewisandlewisinc.com>
To: "laura_leigh@rswy.net" <laura_leigh@rswy.net>

Mon, Dec 9, 2019 at 4:07 PM

Hello,

As a Rock Springs native and local contractor, just wanted to send an email in support of 4D Development in their efforts to build this new subdivision for the following reasons:

1. The growth of the community and community development for the local economy.
2. Work is scarce for many contractors like us in the private sector as of late, and other local contractors. A development like this could help bring work to all trades of local contractors.

Please feel free to contact me at any time to further discuss the support we at Lewis & Lewis have for this land and community development.

Thanks,
Caleb Tygum
Area Manager @ Lewis & Lewis, Inc.





Laura Leigh <laura_leigh@rswy.net>

Sweetwater Station

1 message

Robert Jenkins <Robert.Jenkins@klxenergy.com>
To: "laura_leigh@rswy.net" <laura_leigh@rswy.net>

Mon, Dec 9, 2019 at 4:43 PM

Good afternoon Laura. I just wanted to reach out in support of development of Sweetwater Station. We would love to this this approved. I believe it would be a great place for us to build our home.

Any questions for me I can be reached at 307-350-2780.

Thank your for your time.

Sent from my iPhone

Sent from my iPhone

This email (and all attachments) is for the sole use of the intended recipient(s) and may contain privileged and/or proprietary information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.





RECEIVED
12/9/19 *dl*

12/9/19

Laura Leigh
City Planner
City of Rock Springs
212 D Street
Rock Springs WY 82901

RE: Sweetwater Station Phase II

Laura,

My name is Curg Murray, I am the Wyoming Area Manager for Sunroc, a local construction materials supplier located here in Rock Springs, Wyoming. During the peak building season, we employ over 60 individuals in our local area. In addition, Sunroc averages over 30 more local truck drivers that we hire as vendors to help us move our products to various projects all over Sweetwater County, and the State of Wyoming. All of these individuals live here in the local area. They shop at our supermarkets; their kids go to our schools. They worship in whatever denomination they see fit, all within in Sweetwater County. In addition, after doing business in our county for the past 15 years, the one key ingredient for success as a businessman are good employees. In my line of work, money can buy the finest equipment, but if you don't have the right people to run that equipment you have nothing.

As you may have read in the local paper, outlook for our county is not the brightest. Our State revenues from fossil fuels has consistently declined over the past decade and talks of going away from coal fired power plants has thousands of local Sweetwater County residents wondering if our humble job market is going to keep shrinking.

With all this said, it takes a lot to keep business going in our community. We have been fortunate to be in Sweetwater County. I think it is a wonderful place to live, work, and raise a family. I am thankful for the individuals who are willing to invest their money in our local community in an effort to not only provide for their families, but to build a better place to live for all of us. I also feel strongly that as members of our community, we should applaud individuals who quite frankly could take their money elsewhere to invest, but who consider this their home and who want to see continuous improvement to their community.

I am in full support of the Sweetwater Station Phase II Subdivision. If we took a poll, you would find overwhelming support from all the many individuals who would find work from Sweetwater Station Phase II, not to mention all the numerous tradesmen and craft labor who would be able receive gainful employment as a result of the opportunity to work on said project. Hundreds of jobs would be sustained as a result of Sweetwater Station Phase II approval. Many new jobs would be created. Our local community

would benefit as a result of its approval. Individuals and families would benefit from purchasing homes built within Sweetwater Station Phase II—a project that has been carefully thought out and planned all in an effort to build a better community.

I am interested to know the result of discussions concerning Sweetwater Station Phase II approval, it is integral to our business plan, if we were given the opportunity to work on it. Feel free to contact me any time with further discussion,

Thanks.

A handwritten signature in black ink, appearing to read "Curg Murray". The signature is fluid and cursive, with the first name "Curg" being more prominent and the last name "Murray" following in a similar style.

Curg Murray
Construction Materials Area Manager
Sunroc Corporation
(307) 371- 4508 cell



Laura Leigh <laura_leigh@rswy.net>

Support for Sweetwater Station ph. 2 development

1 message

Annika Smith <Email@paragonmessaging.com>
Reply-To: Annika Smith <annikalynnette@gmail.com>
To: laura_leigh@rswy.net
Cc: Robdebernardi@live.com

Mon, Dec 9, 2019 at 5:57 PM

To Whom it may concern:

I would like to express support for the proposed subdivision Sweetwater Station phase 2 as there is currently a lack of developed lots to build on in Rock Springs. Attached I have included a link to the active listings for lots available in our MLS. There are a limited number of lots to choose from. Developing Sweetwater Station would allow more people realize their dream of affordable home building and ownership in Rock Springs.

Sincerely,
Annika Smith - Responsible Broker
Rock Springs Realty of Wyoming LLC.
[Click Here to View Listings](#)



RECEIVED
12/10/19



This Property brought to you by:



Annika Smith
Cell: 307-371-2535
Rock Springs Realty

If the above link 'Click Here to View Listings' does not function, copy and paste the following link into your browser address bar:

<http://wyo.paragonrels.com/publink/default.aspx?GUID=265ebb75-6d98-4255-89a1-21d5269edff8&Report=Yes>

Notice: This email could be considered as an advertisement under federal law.

If you prefer not to receive real estate listing information and updates via e-mail, [Click Here](#) or copy the following URL and <https://mail.google.com/mail/u/0?ik=786b1e45f9&view=pt&search=all&permthid=thread-f%3A1652492255845578244&simpl=msg-f%3A1652492255845578244> 1/2



Laura Leigh <laura_leigh@rswy.net>

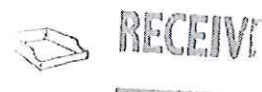
Sweetwater Station Phase 2

1 message

Howe, Darin <Darin.Howe@simplot.com>
To: "laura_leigh@rswy.net" <laura_leigh@rswy.net>

Tue, Dec 10, 2019 at 7:35 AM

Laura, my name is Darin Howe and I am a long time Rock Springs resident. I am reaching out to you regarding my support of Sweetwater Station Phase 2. This is a location that I am interested in potentially building my retirement home. Thanks.





Laura Leigh <laura_leigh@rswy.net>

Phase 2 Sweetwater Station

Jerry Johnson <jerry@wmlgr.com>
To: "laura_leigh@rswy.net" <laura_leigh@rswy.net>

Tue, Dec 10, 2019 at 9:31 AM

Hello Laura,

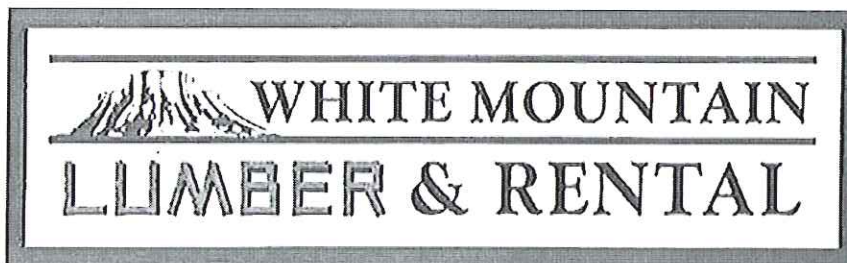
Good morning. It is my understanding that there is some debate about starting the proceedings on the second phase of Sweetwater Station. I think that it would be beneficial to our community as a whole to see this approved. In Rock Springs and surrounding areas, we are in need of more lots for builders to be able to build upon. As of right now, the amount of subdivisions that are available to our local builders/contractors are very limited. Upon approval, it would give our economy a boost and bring in more revenue for the City of Rock Springs in the way of building permits.

Having the second phase of Sweetwater Station will fill a missing gap that is presently missing. Please seek approval for Phase Two of Sweetwater Station. Thank you.

Best Regards,

Jerry Johnson
General Manager

Phone 307-875-3601, Cell 307-389-5969
Fax 307-875-5314
jerry@wmlgr.com
270 E. Flaming Gorge Way, Green River, WY 82935
www.wmlgr.com



CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information or otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

City of Rock Springs
Planning and Zoning Department
212 D Street
Rock Springs, WY 82901

RE: Letter of Support
PZ-19-00196 Sweetwater Station Phase II Amendment

Honorable Mayor and Members of the Rock Springs City Council,

Please accept this letter of support for the PZ-19-00196 Sweetwater Station Phase II Amendment project that provides for a major amendment to the Sweetwater Station Phase II Final Development Plan as filed by JFC Engineers and Surveyors on behalf of Sweetwater Station, LLC.

Our local contractors have struggled for many years when trying to secure residential lots to build homes for their customers. These contractors have been in our community for many years and have supported their families and the community through their construction trade. The growth of their business and their ability to sustain their livelihood is often stifled by their and/or their customer's inability to find a suitable lot on which to build their dream home. These contractors do not have the ability to develop a sub-division on their own, so rely on having lots that they can purchase from a developer. If these contractors are not able to continue their construction trade, not only does this have a direct effect on the local contractors, their families and their customers, it ultimately has an indirect and direct effect on many other factors that warrant consideration.


- It has an effect on the tax base that the County is able to generate and the projects/services that this tax base supports.
- It has an effect on the revenues generated by municipal services (e.g. water, sewer, etc.) and other ancillary businesses that depend on local contractors (e.g. carpenters, plumbers, suppliers of carpet, tile, cabinets, etc.) for the sustainability of their businesses.
- Consideration should be given to the home owners that will stay in the community because they are able to build a home. Those homeowners contribute to the sustainability of the community by having children in the school system, shopping at local stores, eating at local restaurants, etc...etc. When people come to our community, they are more inclined to stay in the community if they are able to establish roots through home ownership.

People that want to move to our community, or remain in our community, have diverse housing needs, diverse incomes, and many other things that determine the size of lot/house that fits into their world. Because of that, there needs to be diverse options that are available.

When consideration is given to a vote on a project, consideration should also be given to the bigger picture and the "butterfly" effect that it has on the community overall. For these reasons and many more, I whole-heartedly support this project and the opportunities it provides for our community to continue to grow and prosper. As government officials that are elected to be the voice of the community as a whole, the bigger picture should be kept in mind when your vote is cast.

Thank you for your consideration.

Sincerely,



Nema Martin



City of Rock Springs
Planning and Zoning Department
212 D Street
Rock Springs, WY 82901

RE: Letter of Support
PZ-19-00196 Sweetwater Station Phase II Amendment

Honorable Mayor and Members of the Rock Springs City Council,

Please accept this letter of support for the PZ-19-00196 Sweetwater Station Phase II Amendment project that provides for a major amendment to the Sweetwater Station Phase II Final Development Plan as filed by JFC Engineers and Surveyors on behalf of Sweetwater Station, LLC.

As a former city councilman, county commissioner and state legislator, I have been a strong supporter of projects that provide support and sustainability for our local community. The opportunities that are provided by home ownership supports our community on so many levels. Home ownership supports our County tax base; our City projects and services; our local contractors, subcontractors and ancillary businesses; our schools; our retail establishments and so many other fundamental pieces that make up our community as a whole. Without affordable residential lots to provide home ownership opportunities to our citizens, we can stifle the ability of our community to continue to grow and prosper. Unless you are a developer that can develop large tracts of residential lots for your own use, there are very limited options available to you and your customers at this point. As community leaders, you are charged with making decisions that benefit the community as a whole.

As an elected official, it is important to weigh the needs of the community that you serve. Very often you will find that the decisions that you are asked to make may not be popular with a few individuals within the community, but you have to ask yourself what impact your decisions will make on the community as a whole and the future of the community that you are elected to represent. Look at the big picture.

I would like to add my voice in support of this project and the benefits that it can provide towards the strength, growth and sustainability of our community.

Thank you for your consideration.

Sincerely,



Marty Martin





Laura Leigh <laura_leigh@rswy.net>

Sweetwater Station Phase 2

Blake Manus <Bmanus1@outlook.com>
To: Laura Leigh <laura_leigh@rswy.net>

Tue, Dec 10, 2019 at 12:53 PM

Council Members,

RECEIVED

As a local business owner, I would take delight in Rock Springs continuous grow and flourishing, although we are at a point where growth is becoming constricted. Rock Springs population is up 6.9% since 2010 and a market growth of +.93% in the last 24 months and +4.78% in the last 36 months. This leaves the city with a deficit of feasible room for expansion. There are currently six residential lots for sale on the MLS. They haven't been sold yet because they are not practical to build on.

Lately there has been distress in the local economy, with the decline in the oil & gas, and the news of PacifiCorp retiring a few units. This has made the public uneasy as to what the future holds for the City of Rock Springs. There are currently 1053 construction jobs at stake, that we as a community cannot afford to lose. As residents we trust in the councils professionalism and expertise to make the best decisions for the advancement of our commonwealth. Approving this development would be an example of the City of Rock Springs cultivating future growth that is so desperately needed.

The Residents want this city to continue to be successful. We all love to work and play here. Sweetwater Station Phase 2 is a channel to provide positive results such as; future jobs for utility companies, construction companies, expansion of current city employment, tax revenue, waste services, plus much more employment.

With the distress in local economy, the shortage of viable land, local revenue, and jobs at stake, it would be a mistake for the City Counsel to not approve the development. Without the Sweetwater Station Phase 2 Development our local economy will be in a chokehold.

I have attached two market reports, that have provided the information in this email.

We look forward to the approval of this subdivision, and the success of our community!

Blake Manus


House to Home Real Estate


Broker, Owner

307-922-1104



2 attachments

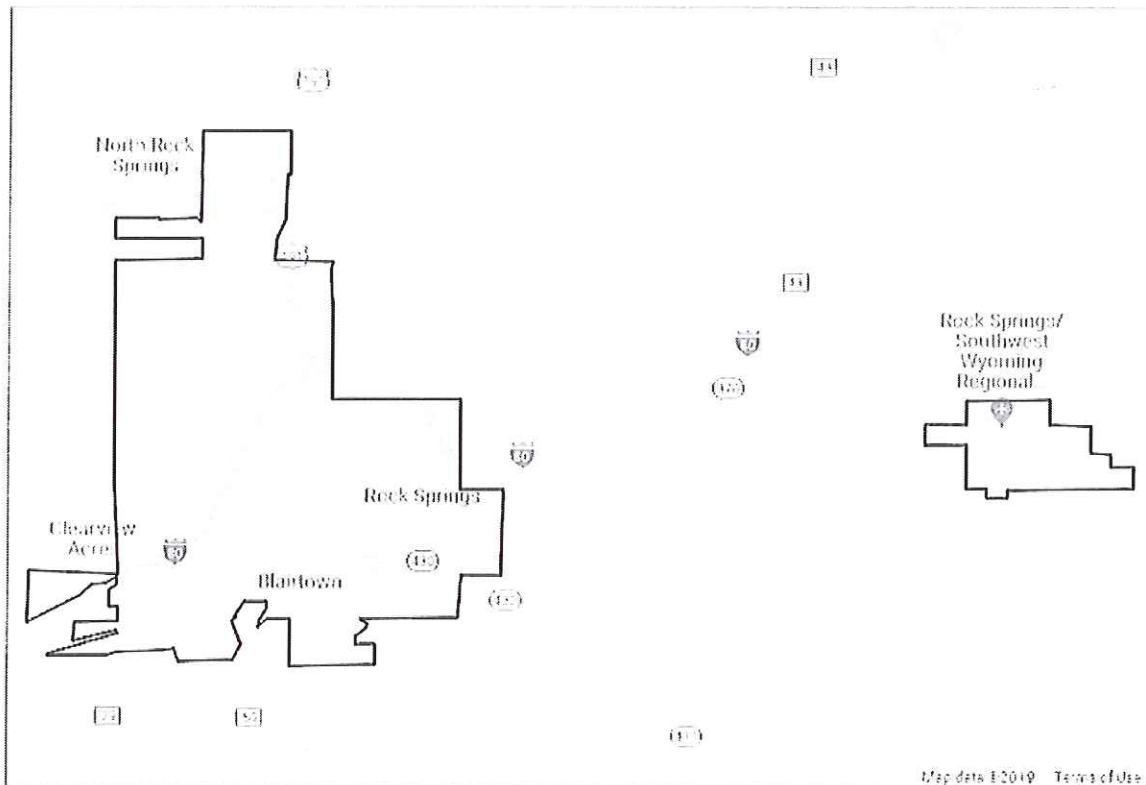
 **Market-Activlty-Report_Rock-Springs-Wyoming_2019-12-10-17-51-18.pdf**
1199K

 **Neighborhood-Report_Rock-Springs-Wyoming_2019-12-10-17-51-04.pdf**
627K



MARKET ACTIVITY REPORT

Rock Springs, Wyoming



Presented by

Blake Manus | REALTOR®

Wyoming Real Estate License: RE-14174

Wyoming Appraisal License: re-14174



Mobile: (307) 922-1104 | Fax: (307) 362-6169 | Fax: (307) 362-6169

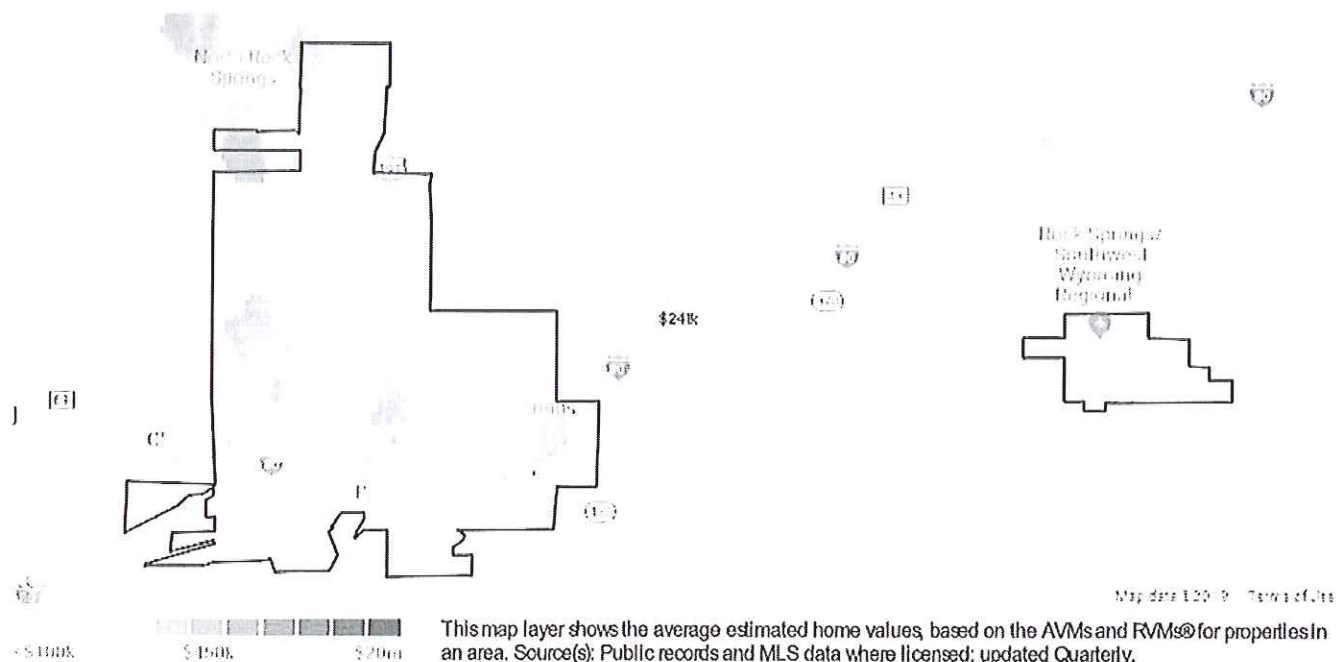
Main: bmanus1@outlook.com

House to Home Real Estate
Foothill
Rock Springs WY 82901



Rock Springs, Wyoming

Market Snapshot: Estimated Home Values



Median Est. Home Value

\$241K

Updated: 11/30/2019

Change Over
Last Month

↑ **0.27%**

Change Over
Last Quarter

↑ **0.18%**

Change Over
Last 12 Months

0%

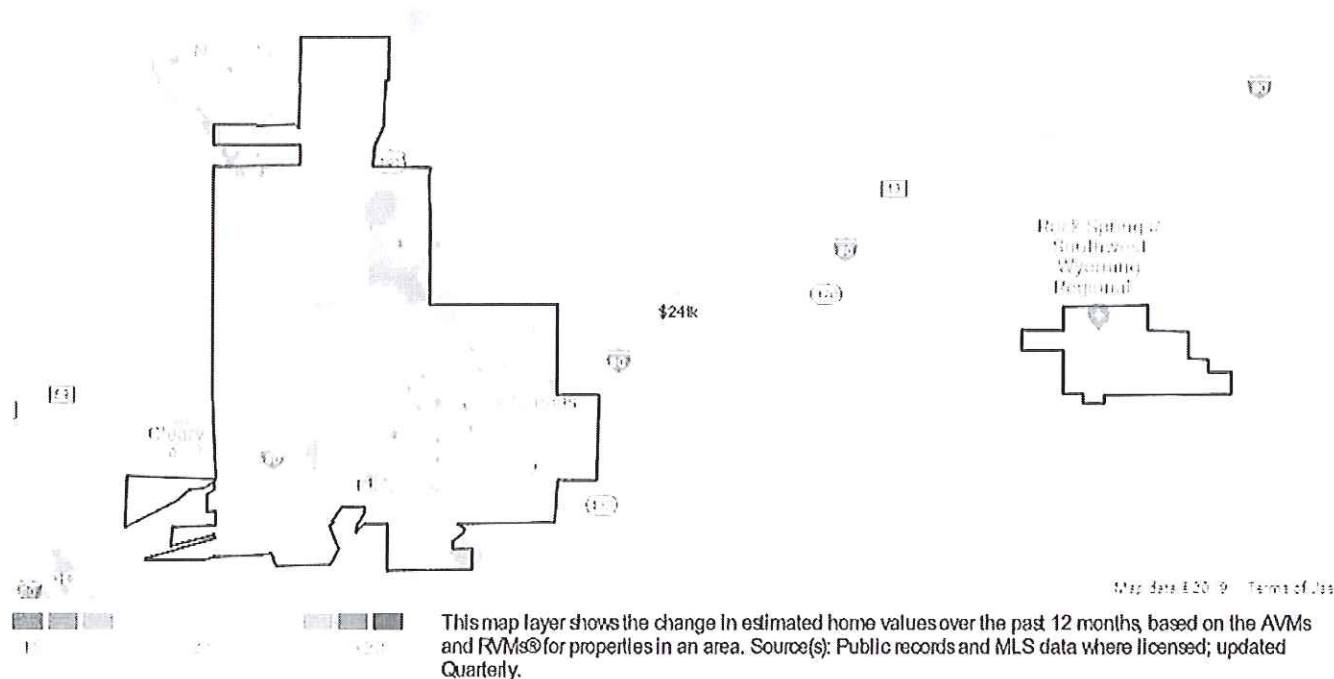
Change Over
Last 24 Months

↑ **0.93%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Rock Springs, Wyoming

Market Snapshot: 12-Month Change in Estimated Value



Median Est. Home Value

\$241K

Updated: 11/30/2019

Change Over
Last 12 Months

0%

Change Over
Last 24 Months

↑ 0.93%

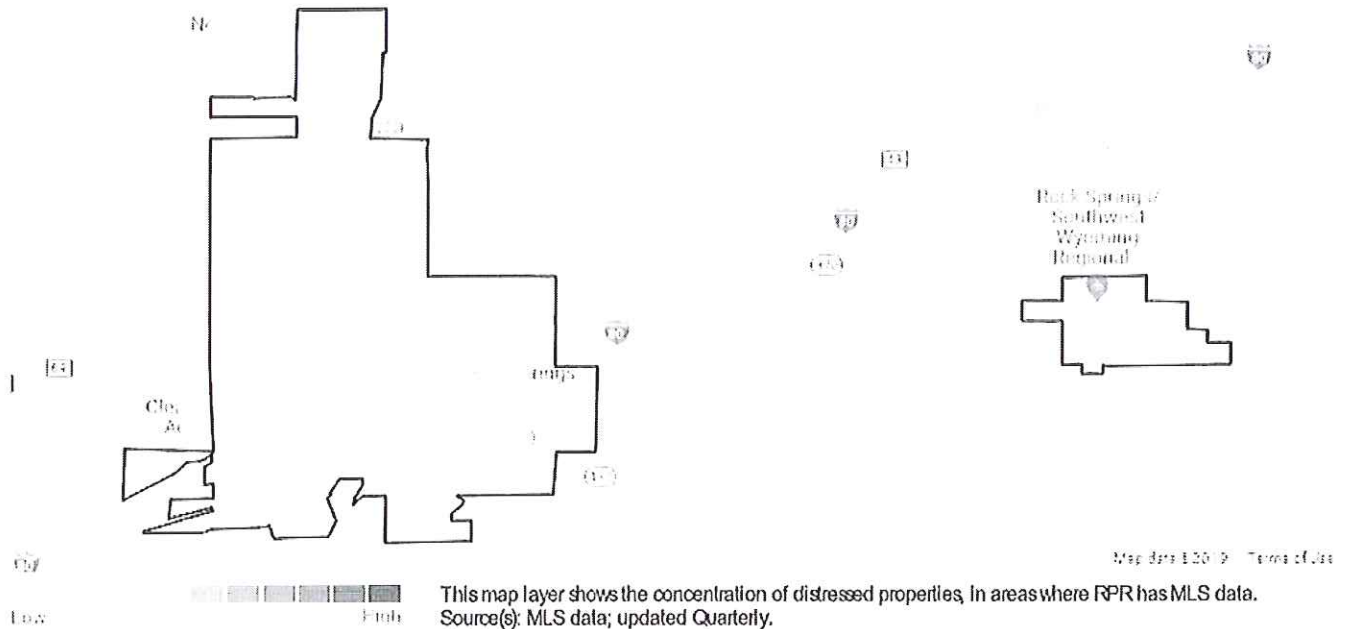
Change Over
Last 36 Months

↑ 4.78%

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect All Residential Properties data.

Rock Springs, Wyoming

Market Snapshot: Concentration of Distressed Properties



Total # of
Distressed Properties

12

Updated: 12/10/2019

of
Pre-Foreclosures

0

of
Foreclosures

12

of
Short Sales

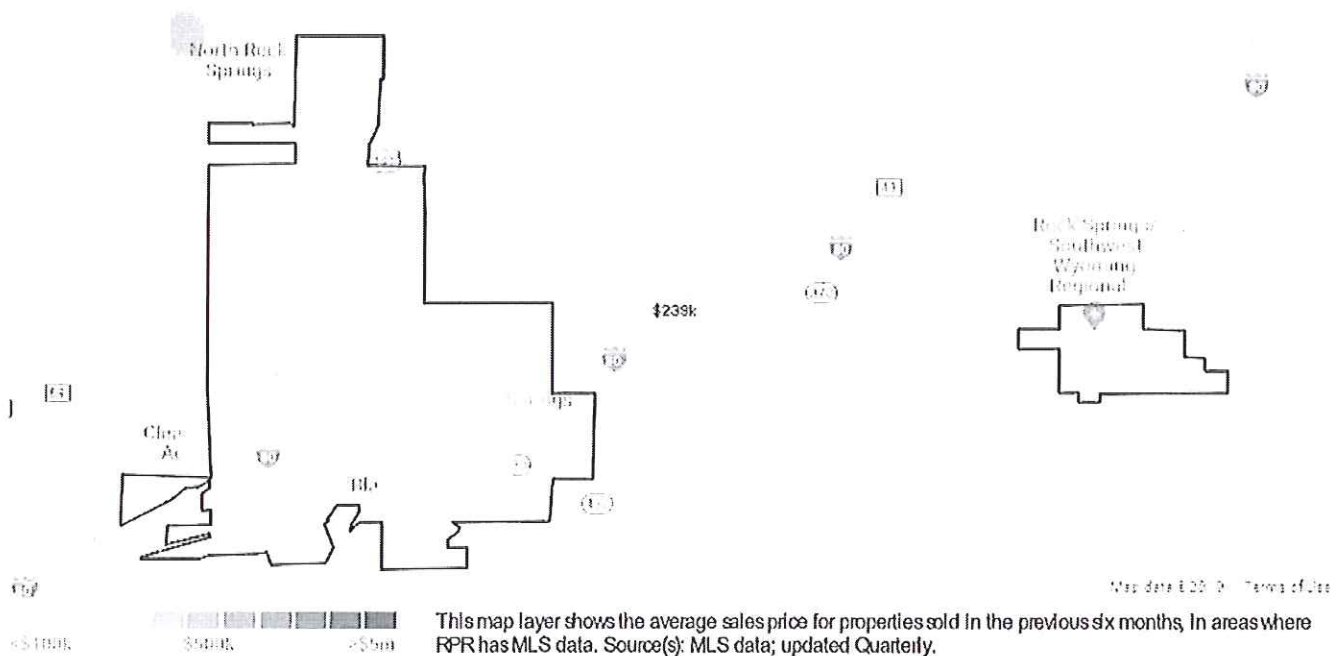
0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for All Residential Properties as of 12/10/2019.



Rock Springs, Wyoming

Market Snapshot: Sales Price



Median Sales Price

\$239K

Updated: 11/30/2019

Change Over
Last Month

↑ **6.46%**

Change Over
Last Quarter

↑ **4.37%**

Change Over
Last 12 Months

↑ **6.22%**

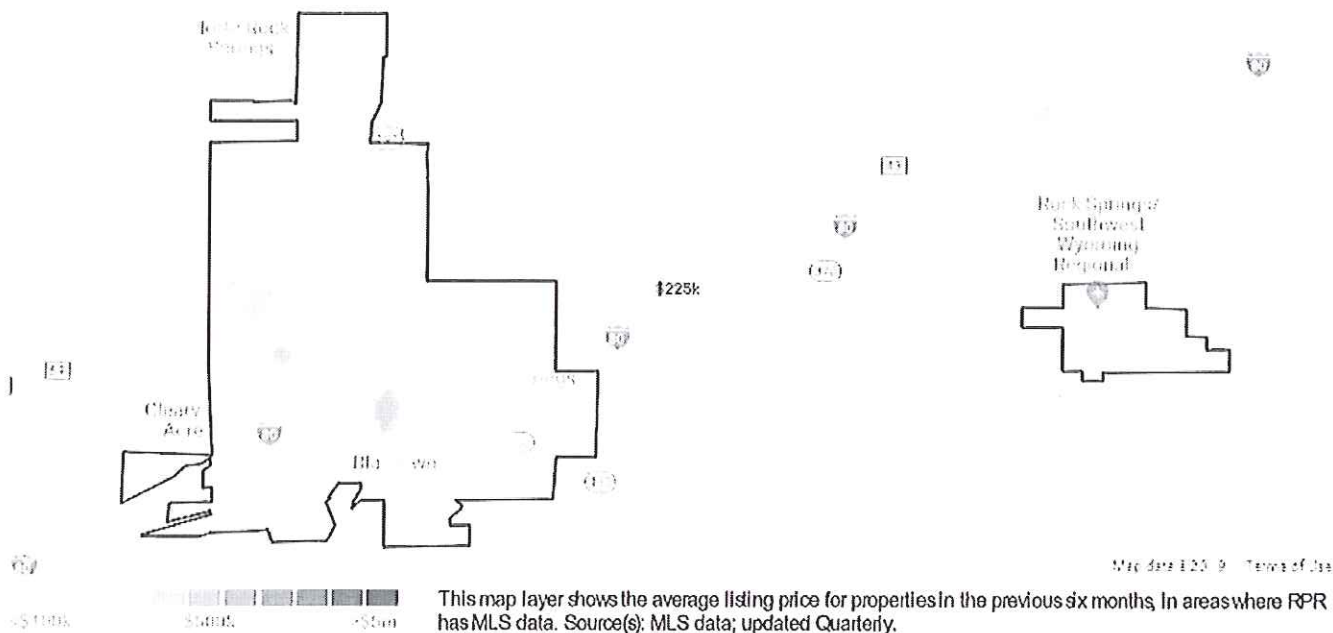
Change Over
Last 24 Months

↑ **2.14%**

About this data: The Metrics displayed here reflect median sales price for All Residential Properties using MLS listing data.

Rock Springs, Wyoming

Market Snapshot: List Price



Median List Price

\$225K

Updated: 11/30/2019

Change Over
Last 12 Months

↑ **2.69%**

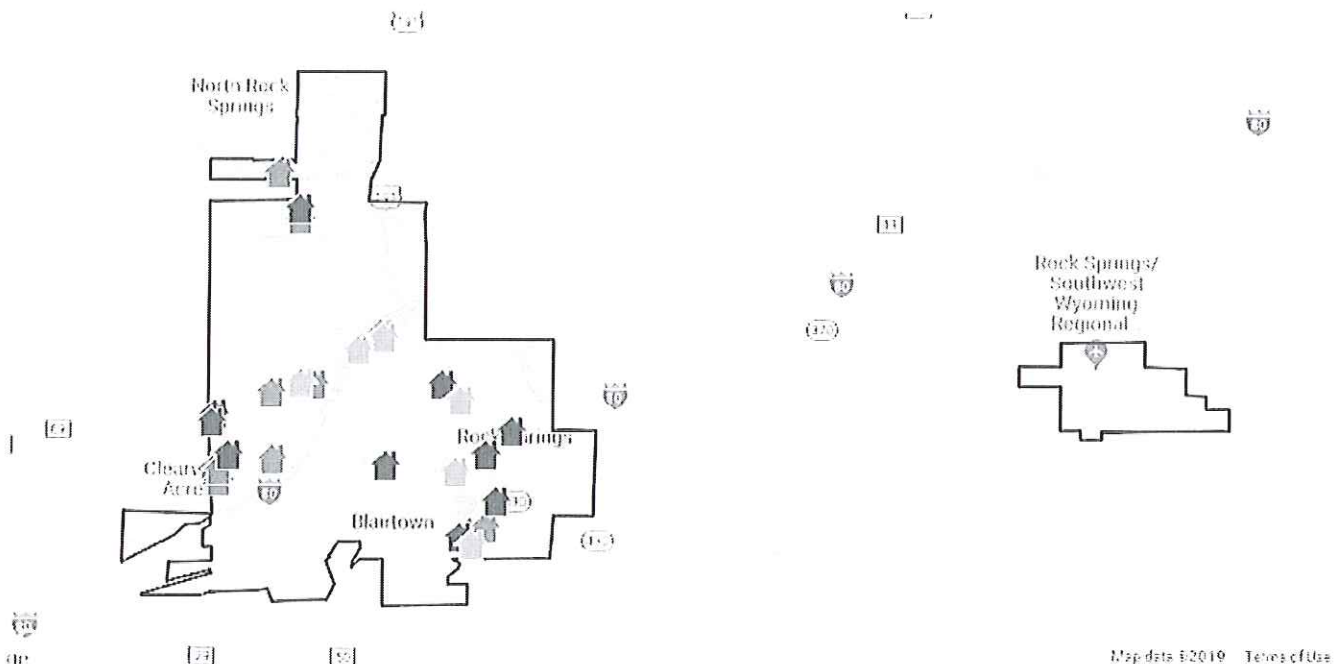
Change Over
Last 24 Months

↑ **7.1%**

About this data: The Metrics displayed here reflect median list price for All Residential Properties using MLS listing data.




Market Activity Summary Stats

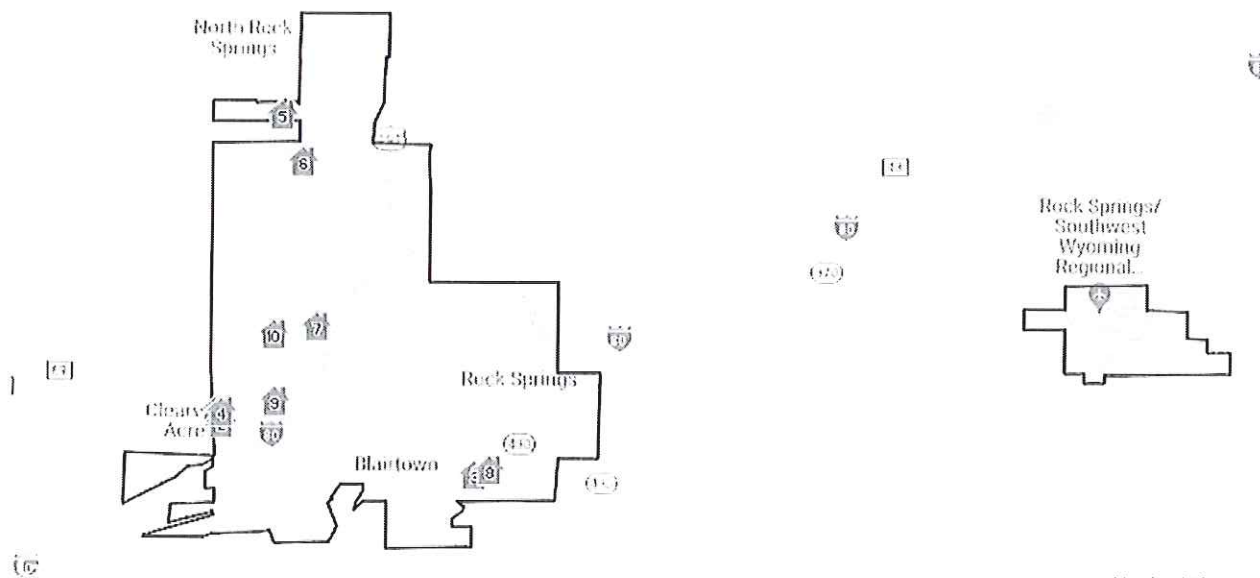


Map data ©2019 Terms of Use

Search Criteria Location: Rock Springs, Wyoming; Date: Changes in the Last 3 Months; Change Types: New Listings, Pending, New Distressed, Recently Sold; Property Types: Single Family Residence, Condo/Townhouse/Apt, Coop; Beds: 3 – No Max; Baths: 2 – No Max; Maximum Properties per Status: 10; Sort Order: Recently updated

	 New Listings	 Pending Listings	 Recently Sold
Number of Properties	10	10	10
Low Price / Value	\$165,000	\$90,000	\$75,000
Median Price / Value	\$208,500	\$257,500	\$82,500
High Price / Value	\$344,000	\$410,900	\$252,000
Average Price / Sq. Ft.	\$130	\$112	\$73
Median Price / Sq. Ft.	\$118	\$107	\$51
Average Days in RPR	5	83	87
Median Days in RPR	4	78	47
Total Volume	\$2,192,300	\$2,614,800	\$1,263,000







Rock Springs, Wyoming





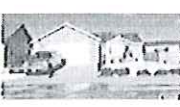
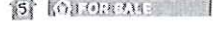




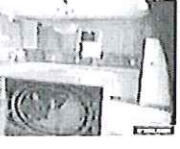



Map data 12/2019 Terms of Use

New Listings: 10

New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.	
	 Now, New: 12/9/2019 MLS ID: 20196778	Single Family	3/3	1,482 sq ft	3,002	2006	12/9/2019	\$172,500	\$116
Ready to move into, 3 Bedroom, 2.5 Bathroom, Attached 2 Car Garage. All appliances including Washer & Dryer. Close to schools, library, rec center and shopping. Call or Email Tanya to see this home. 307-922-1447, tanya@wyoming.com <i>Listing Courtesy of HomeSmart CH Realty Group</i>									
	 Now, Active: 12/6/2019 MLS ID: 20196757	Twin Home	3/3	1,482 sq ft	3,484	2005	12/6/2019	\$177,000	\$119
Cute twin home with new tile on main level and all bath rooms. Pantry and 1/2 bath on main level, 3 bed and 2 full baths on upper level with laundry near bedrooms. Beautifully landscaped front and back. Call Chris Winn at 307-389-5278 to see this property! <i>Listing Courtesy of Coldwell Banker Sweetwater Realty</i>									
	 Now, Active: 12/4/2019 MLS ID: 20196758	Single Family	3/2	1,824 sq ft	6,882	1963	12/4/2019	\$207,000	\$113
Great Starter home that has been remodeled including a new kitchen w/ granite counters & stainless appliances. All the bedrooms are on the main level with a remodeled bath. Downstairs is framed and has a 3/4 bath finished. The exterior is all landscaped front and back with sprinkler system. The backyard has a large dog kennel, shed, patio area. The best part is that there is RV PARKING on both sides of the house. There's more....Newer roof & windows, Central Air, and lots of storage! Ready to MOVE IN! <i>Listing Courtesy of Brokerage Southwest (Ct)</i>									

New Listings: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 New, New: 12/9/2019 MLS ID: 20196762							
2428 Little Moon Trl	Townhome/Condo	3/3	1,482 sq ft	4,356	2006	12/9/2019	\$179,900	\$121
<p>Corner Lot! This is a must see! Open floor plan. All 3 bedrooms together on same level. Large master bedroom with walk in closet and attached bathroom. Separate laundry room. A 1/2 bathroom on the main level. Maintenance free siding and fencing. Low maintenance xeriscape yard front and backyard. Shed. Ideal location close to shopping, schools and i-80! Easy to show! Call Jannel Fossen at (307) 389-0903 for more information.</p> <p><i>Listing Courtesy of AAA Properties, LLC</i></p>								
	 New, New: 12/9/2019 MLS ID: 20196765							
1413 Osprey Dr	Single Family	3/2	1,326 sq ft	6,708	2008	12/9/2019	\$242,000	\$183
<p>Move In Ready all on One Level! Slightly open concept with 3 bdms, 2 full baths, and vaulted ceilings throughout. Master bedroom has large closet, full bath with extra counter space & sits on opposite side of home away from 2 additional bedrooms. Large Convenient Mudroom & extra storage off the attached oversized double stall garage. Fully landscaped front & back with sprinkler system. This is a must see. For a personal tour or more info Call/text Christy Moore @HomeSmart CH Realty 307.389.0400.</p> <p><i>Listing Courtesy of HomeSmart CH Realty Group</i></p>								
	 New, Active: 12/4/2019 MLS ID: 20196708							
5840 Sunridge Dr	Single Family	3/2	1,370 sq ft	6,969	2010	12/4/2019	\$265,000	\$193
<p>JUST LIKE NEW one level home with open floor plan! This 3 bedroom 1.75 bath home has spacious living room & dining room with vaulted ceilings, tile flooring in kitchen/dining/bath, breakfast nook & stainless steel appliances. Large master suite with walk in closet & master bath with large shower, & carpet replaced in 2016. Landscaped lot with large patio, trees & RV Parking, vinyl fencing & central air. Contact Stacy Pivc for more information or to see this home at 307-389-9158.</p> <p><i>Listing Courtesy of Pivc & Southwest</i></p>								
	 New, New: 12/6/2019 MLS ID: 20196769							
1724 Kennedy Ave	Single Family	3/2	1,456 sq ft	8,276	1981	12/6/2019	\$229,900	\$158
<p>Three bedroom/1.75 Bath house with large kitchen. New paint and new carpet. New exterior paint also. 144 SF Shed with power in back yard. Large corner lot with mature trees. New Stove, Microwave and Refrigerator. This is a must see, like new condition.</p> <p><i>Listing Courtesy of ReMax Mountain Realty</i></p>								
	 New, Active: 12/3/2019 MLS ID: 20196737							
1325 McKinley Ave	Single Family	5/2	1,976 sq ft	9,583	1960	12/3/2019	\$165,000	\$84
<p>Great little investment property or someone who would like to add a little TLC. Most of the work has been completed. New furnace in Jan. 2019, Newer windows, Metal Roof, Newer PVC line to the street, Metal Roof. Two bedrooms down are non-conforming. Call/text Cheryl Jensen at Castle Rock Realty, INC for more details or a showing. 307 870 5500</p> <p><i>Listing Courtesy of Castle Rock Realty</i></p>								
	 New, Temporarily Off Market: 11/22/2019 MLS ID: 20196595							
111 Mountain Rd	Single Family	3/2	2,112 sq ft	5,227	1975	11/22/2019	\$210,000	\$99
<p>Motivated seller! Check out this adorable home, close to shopping, schools, and the expressway! Move In ready with many updates, and storage galore! All appliances and water heater are less than 2 years old; roof replaced in 2018. New LVT in dining room and hall, canned lighting, updated bathrooms, all this and a heated garage, wired for 220, not to mention CENTRAL AIR! This home has 2 bedrooms upstairs with a HUGE closet off the master, which could be utilized for a baby's room, or for crafts.</p> <p><i>Listing Courtesy of Caldwell Baker Sweetwater Realty</i></p>								

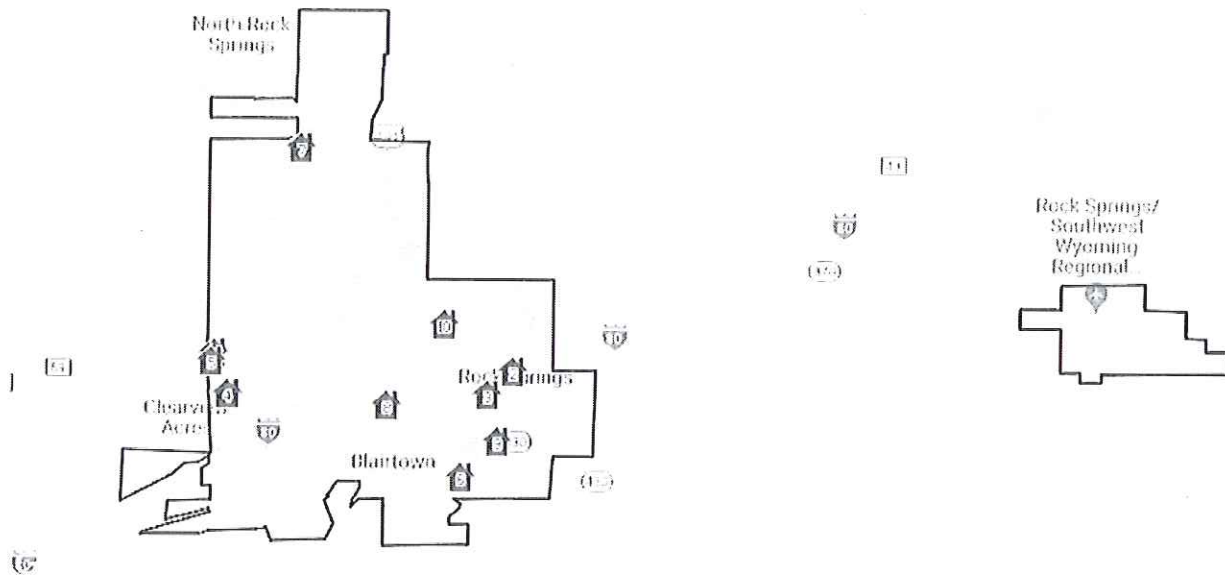


Market Activity Report

Rock Springs, Wyoming







New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
								
101 OFFERED FOR SALE Now, Now: 12/10/2019 MLS ID: 20196773								
2433 Silver Creek Dr	Single Family	4/3	3,036 sq ft	6,969	2000	12/10/2019	\$344,000	\$111
Nice home in an established neighborhood. Close to schools, recreation center and shopping. This ranch style home has everything you need on one level. Living room with a gas fireplace a formal dining area with an eat in kitchen. Under counter lighting in the kitchen with new tile backsplash. Also included on the main is laundry room and three bedrooms. The lower level is made for entertaining and game watching. Wood burning stove, built in bar, 3/4 bath and bedroom. The floors are								
Listing Courtesy of Brokerage Southwest								















Map data ©2019 Terms of Use

Pending Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING Pending as of 11/7/2019 MLS ID: 20195586								
 314 Via Spoleto	Single Family	4/4	2,731 sq ft	7,008	9/22/2019	\$355,000	11/7/2019	\$130
Really nice home in a great location. Close to schools and shopping. 4 bedrooms 4 baths with 2 fireplaces. Just replaced the kitchen range Nice RV parking with cement driveway clear to the back of the lot. It has a finished basement, landscaped front and back, with nothing more to do but move in, Call Penny Trujillo at 307-350-7795 for showing. <i>Listing Courtesy of Dickerage Southwest</i>								
 PENDING Pending as of 12/2/2019 MLS ID: 20195116								
 210 Agate St	Single Family	3/2	1,664 sq ft	5,662	8/28/2019	\$164,000	12/2/2019	\$90
3 Bedroom, 2 Bathroom, Detached garage Plus RV parking in the back Hardwood Floors, New Roof, New Windows Private backyard with Covered Patio. Seller is motivated to sell. Call Charlotte Doak at 307-350-4731 to Schedule your showing. <i>Listing Courtesy of All Star Real Estate</i>								
 PENDING Pending as of 12/2/2019 MLS ID: 20195512								
 517 P St	Single Family	4/2	1,600 sq ft	6,098	9/17/2019	\$166,000	12/2/2019	\$104
This charming move-in ready home has 2 bedrooms and 1 bathroom upstairs on 1,000 sq. ft.. And, 2 non-conforming bedrooms, a additional room, and a 3/4 bathroom in the walkout basement on 600 sq. ft. DO YOU NEED ROOM TO PARK TOYS? There is a detached oversized 2 car garage with a carport. For more information contact Annie Wedgewood with Overman Realty, LLC. at 307-705-6783. <i>Listing Courtesy of Overman Realty, LLC</i>								

Pending Listings: 10 (cont.)

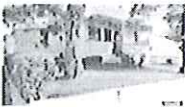
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	 PENDING	Pending as of 11/30/2019 MLS ID: 20195658						
2905 Collma Dr	Single Family	4/3	2,424 sq ft	8,276	9/25/2019	\$277,000	11/30/2019	\$114
Immaculate...!!! 4 Bedroom, 3 Bathrooms, Oversized Rooms with pellet stove, Master suite. Oversized garage with covered patio and private deck off master suite. Gas hot water heat, Sprinkler system and 2 sheds. Property has been well maintained and ready to move in. Call CHARLOTTE DOAK AT 307-350-4731 to schedule appointment...								
Listing Courtesy of All Star Real Estate								
	 PENDING	Pending as of 11/20/2019 MLS ID: 20192764						
3440 Via Fabbrano Dr	Single Family	3/2	3,763 sq ft	9,147	5/21/2019	\$410,900	11/20/2019	\$109
Brand New home still in somewhat construction phase with so many upgrades. Soft close cabinets and Quartz counters through out. Upgraded kitchen package with under the counter lighting. Living area has built ins with large windows and gas fire place. There is a covered deck off the dining area to enjoy year round. Large master suite with a enormous walk in shower, with double shower heads. Built in shelving in the master closet. 900 sq ft garage and sits on a corner lot! Appliance allowance up to \$3250								
Listing Courtesy of Brokerage Southwest								
	 PENDING	Pending as of 11/10/2019 MLS ID: 20195113						
1369 Alpine St	Single Family	5/2	2,263 sq ft	6,930	8/29/2019	\$238,000	11/10/2019	\$105
Very nice ranch style home with large addition off kitchen to accommodate any size living room furniture. Front room could be used as a formal dining room or additional living room area. Remodeled kitchen with all appliances. 3 bedrooms, 1 full bath on main level. Lower level has family room, laundry area with storage, 2 non conforming bedrooms (new windows to be installed in the next few weeks) plus 3/4 bath. Single car garage opens up to nice size workshop or use for additional								
Listing Courtesy of Brokerage Southwest								
	 PENDING	Pending as of 11/26/2019 MLS ID: 20196456						
6104 Wild Buffalo Ct	Townhome/Condo	3/3	1,693 sq ft	1,742	11/13/2019	\$189,900	11/26/2019	\$112
Very clean and well maintained townhome with open living area. Stainless steel kitchen appliances will all stay with the home. New luxury vinyl planking floor through entire entry level. Some new paint. Master bedroom is HUGE!! with walk in closet and full bathroom. Two other bedrooms have plenty of room with large closets. Walk in storage and laundry room upstairs for your convenience. Never shovel snow or mow your lawn again, Homeowners Association will do it all for you.								
Listing Courtesy of All Star Real Estate								
	 PENDING	Pending as of 11/21/2019 MLS ID: 20196332						
1125 Hilltop Dr	Single Family	3/2	2,060 sq ft	81,021	10/29/2019	\$385,000	11/21/2019	\$187
THE VIEWS ARE AMAZING FROM THIS HILLTOP DRIVE PROPERTY! This beautiful A-frame style home boasts a gorgeous living room w/vaulted ceilings, exposed beams, massive windows & a huge stone fireplace to keep you cozy this winter! You'll love the large lot with secluded front yard filled with mature trees. This 3 bedroom, 2 bath home includes central air, office area & a loft on the upper level. Main floor laundry/mud room. THIS ONE WON'T LAST LONG-call Taml Christensen at 307-389-5530 for your private viewing!								
Listing Courtesy of High Country Realty								
	 PENDING	Pending as of 11/15/2019 MLS ID: 20195652						
1100 Jaldyn Dr	Single Family	4/3	3,328 sq ft	15,681	10/10/2019	\$339,000	11/15/2019	\$102
Nice large corner lot 4 bedroom 3 bathroom home with a lot of space. Granite counter tops in Kitchen. Newer hot water tank, finished basement. Extra large lot to park all off your RVs or another garage. For showing call Penny Trujillo @ 307-350-7795								
Listing Courtesy of Brokerage Southwest								



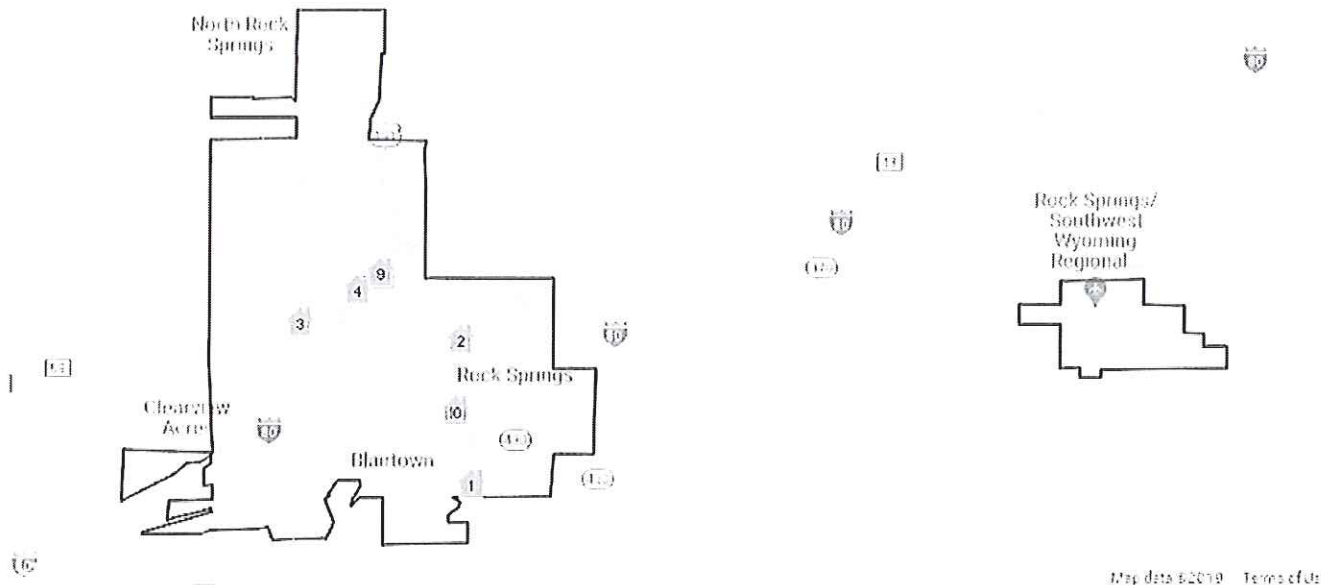
Market Activity Report

Rock Springs, Wyoming

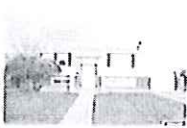





Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	PENDING Pending as of 11/21/2019 MLS ID: 20196067							
838 Ridge Ave	Single Family	3/2	1,506 sq ft	6,969	10/18/2019	\$90,000	11/21/2019	\$60
Bid Your Price- 2-story home w/ 3 bedrooms, 1 bath w/extra basement shower, mud room, mature landscaping, 7000 sq. ft. lot. Great views of Rock Springs, cute well taken care of home and property. Donât miss the opportunity to purchase this home â this is an investor, flipper or handymanâs dream. A little work will go a LONG way to making this a great place to live. Auction will be conducted online only, whereas each bidder can bid from the comfort of their home, office or smart phone.								
Listing Courtesy of HomeSmart CH Realty Corp								





Recently Sold: 10


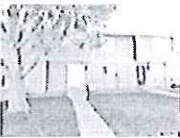





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	1  RECENTLY SOLD	Sold Date: 12/9/2019, M.S Listing 20196172: 10/23/2019 MLS ID: 20196172						
1429 Carbon St	Single Family	4/2	1,776 sq ft	9,147	1963	12/9/2019	\$252,000	\$142
This is a Home is located on a large corner lot with plenty of space to play, work and park. On the main floor, there are 2 bedrooms, 1 bath as well as the kitchen and living room with original hardwood floors throughout. The lower level has 2 additional bedrooms, a recently remodeled full bath as well as the laundry room and family room. Enjoy your morning coffee right off the kitchen on the brand new, beautiful trex deck overlooking the large backyard. Deck was just built summer 2019. <i>Courtesy of Ozmen Realty, LLC</i>								
	2  RECENTLY SOLD	Sold Date: 12/6/2019, M.S Listing 20191193: 3/8/2019 MLS ID: 20191193						
1018 Pilot Butte Ave	Single Family	4/2	1,432 sq ft	7,500	1913	12/6/2019	\$90,000	\$63
All one level living plus 2 car detached garage. <i>Courtesy of Brokerage Southwest</i>								
	3  RECENTLY SOLD	Sold Date: 12/6/2019, M.S Listing 20195946: 10/10/2019 MLS ID: 20195946						
2021 Kennedy Ave	Single Family	3/2	1,524 sq ft	4,774	1981	12/6/2019	\$169,000	\$111
Ready to move into with new roof, new windows on front side, new exterior paint and new flooring in basement. Living room plus a dining room area on main floor. Upstairs has 3 bedrooms, full bath and laundry room. Finished basement with family room and half bath. PLUS an oversized 2 car detached garage with RV parking! <i>Courtesy of Brokerage Southwest</i>								



Market Activity Report

Rock Springs, Wyoming

Recently Sold: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	4	RECENTLY SOLD	Sold Date: 11/29/2019, M.S Listing 20196064: 10/18/2019 MLS ID: 20196064						
	1718 Emlgrant Dr	Single Family	3/2	2,926 sq ft	9,583	1995	11/29/2019	\$161,000	\$55
3 bedroom, 2 bath, double car garage, on a nice sized lot. Buyer should obtain a free prequalification letter from Wells Fargo Home Mortgage, an entity which is a joint venture with Wells Fargo Home Mortgage, or the Neighborhood Assistance Corporation of America (NACA). Free pre-qualification can be obtained online at: https://www.wellsfargo.com or Judith.A.Osborne@wellsfargo.com See attachment for PAS requirements and WHM offers to the listing broker/agent. To report any concerns with a listing									
Courtesy of Brokerage Southwest									
	5	RECENTLY SOLD	Sold Date: 12/3/2019, M.S Listing 20193250: 6/12/2019 MLS ID: 20193250						
	837 Moccasin Ln	Single Family	3/2	1,564 sq ft	3,049	1980	12/3/2019	\$75,000	\$48
Affordable living! Large Kitchen has plenty of cabinetry and counter space. All appliances will stay. Open living room and dining room area. Patio door to back deck. All 3 bedrooms are upstairs and good sized. Bathroom has tiled surround shower, large vanity and built-in linen closet. Basement is unfinished for storage or could be finished for extra room. Exterior recently painted. HOA takes care of exterior and yard maintenance. Easy to see! Call Jannel Fossen at AAA Properties (307) 389-0903.									
Courtesy of AAA Properties, LLC									
	6	RECENTLY SOLD	Sold Date: 12/3/2019, M.S Listing 20196716: 10/18/2019 MLS ID: 20196716						
	839 Moccasin Ln	Townhome/Condo	3/2	1,564 sq ft	3,049	1980	12/3/2019	\$75,000	\$48
-									
Courtesy of AAA Properties, LLC									
	7	RECENTLY SOLD	Sold Date: 12/3/2019, M.S Listing 20196715: 10/18/2019 MLS ID: 20196715						
	847 Moccasin Ln	Townhome/Condo	3/2	1,564 sq ft	3,049	1980	12/3/2019	\$75,000	\$48
-									
Courtesy of AAA Properties, LLC									
	8	RECENTLY SOLD	Sold Date: 12/3/2019, M.S Listing 20196714: 10/18/2019 MLS ID: 20196714						
	865 Moccasin Ln	Townhome/Condo	3/2	1,780 sq ft	3,049	1980	12/3/2019	\$75,000	\$42
-									
Courtesy of AAA Properties, LLC									
	9	RECENTLY SOLD	Sold Date: 12/3/2019, M.S Listing 20196713: 10/18/2019 MLS ID: 20196713						
	867 Moccasin Ln	Townhome/Condo	3/2	1,780 sq ft	3,049	1980	12/3/2019	\$75,000	\$42
-									
Courtesy of AAA Properties, LLC									
	10	RECENTLY SOLD	Sold Date: 11/27/2019, M.S Listing 20194992: 8/24/2019 MLS ID: 20194992						
	607 C St	Single Family	3/2	1,690 sq ft	30,056	1930	11/27/2019	\$216,000	\$128
Updated with a lot of character describes this house located on C Street in Rock Springs, Brand new LVT flooring on the main level., Jack and Jill bedrooms on the main level with an updated bathroom. The kitchen has new cabinets, new stainless steel appliances. The basement is a walkout and was used as a master suite, with a nice bathroom, but can be used as an additional family area. Laundry is also in the lower level. This home is move in ready. There is a two stall detached garage with ally access									
Courtesy of Brokerage Southwest									

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and M.S. and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

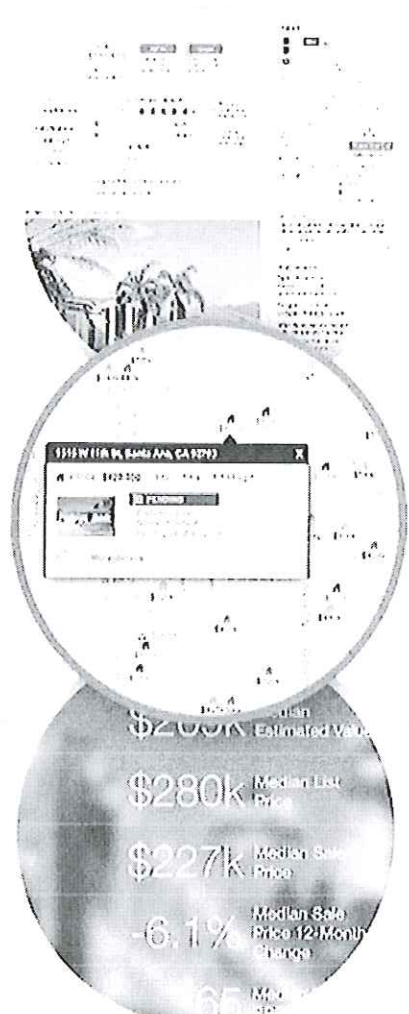
- **Listing data** from our partner M.S.s and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

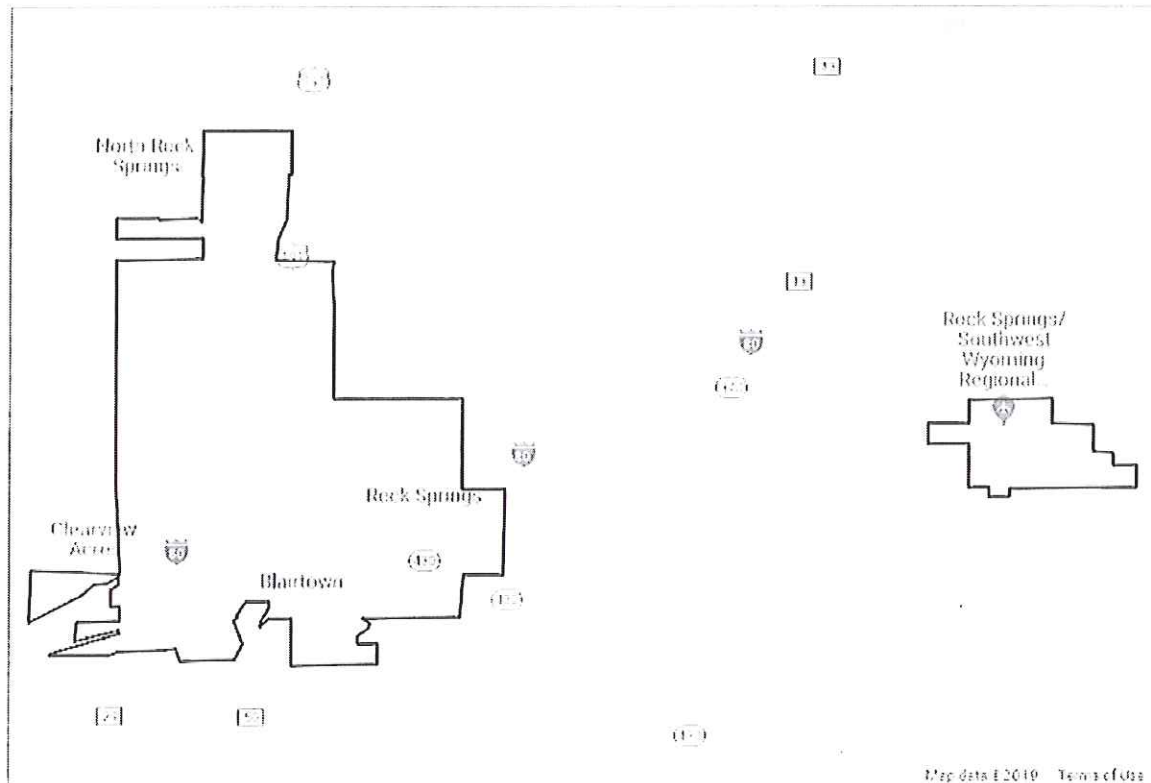
For more information about RPR, please visit RPR's public website: <http://blog.narpr.com>





NEIGHBORHOOD REPORT

Rock Springs, Wyoming



Presented by

Blake Manus | REALTOR®

Wyoming Real Estate License: RE-14174

Wyoming Appraisal License: re-14174



Mobile: (307) 922-1104 | Fax: (307) 362-6169 | Fax: (307) 362-6169

Main: bmanus1@outlook.com

House to Home Real Estate
Foothill
Rock Springs, WY 82901

Neighborhood: Housing Stats and Charts

	Rock Springs (City)	Sweetwater County	Wyoming	USA
Median Estimated Home Value	\$250K	\$239K	\$235K	\$244K
Estimated Home Value 12-Month Change	+1%	+0.8%	+3.3%	+0.3%
Median List Price	\$225K	\$225K	\$228K	\$115K
List Price 1-Month Change	—	—	-0.4%	-4.1%
List Price 12-Month Change	+2.1%	+2.3%	+1.4%	+9.5%
Median Home Age	48	48	46	40
Own	73%	74%	69%	64%
Rent	27%	26%	31%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$14.7M	\$593M	\$271B
% Change in Permits for All Buildings	—	-22%	+3%	+4%
% Change in \$ Value for All Buildings	—	-32%	+13%	+5%

Median Sales Price vs. Sales Volume

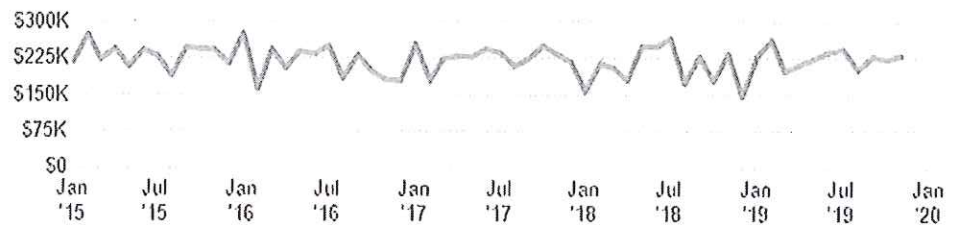
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

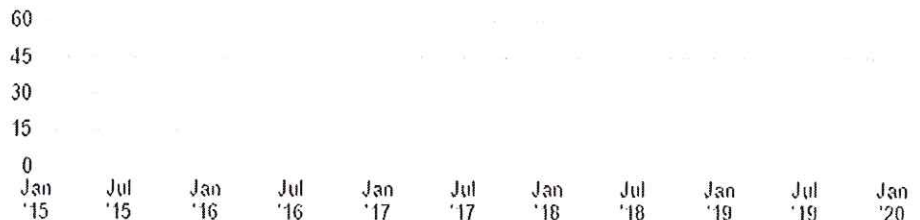
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

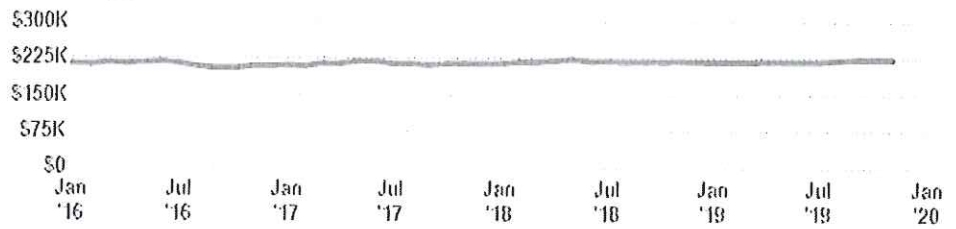
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

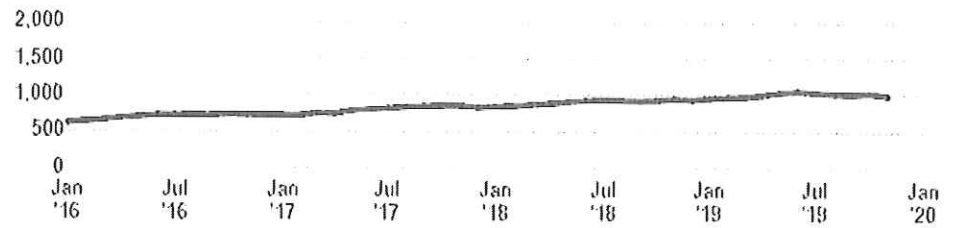
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume





Neighborhood: People Stats and Charts

	Rock Springs (City)	Sweetwater County	Wyoming	USA
Population	23.8K	44.5K	583K	321M
Population Density per Sq MI	1.23K	4.27	6.01	—
Population Change since 2010	+6.3%	+4.3%	+6.6%	+6.9%
Median Age	33	34	37	38
Male / Female Ratio	52%	52%	51%	49%



Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

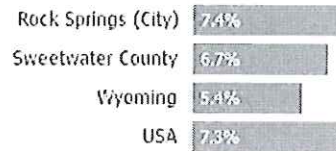
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

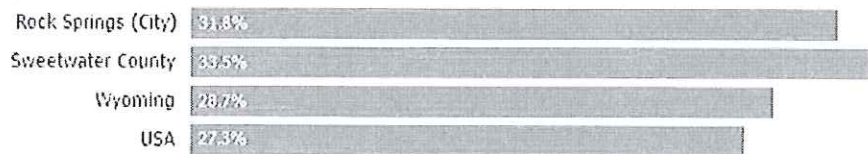
Less Than 9th Grade



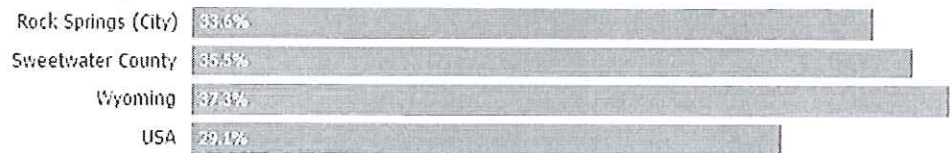
9-12th Grade/No Diploma



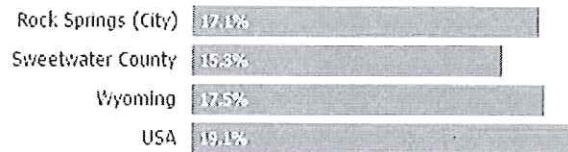
High School Graduate



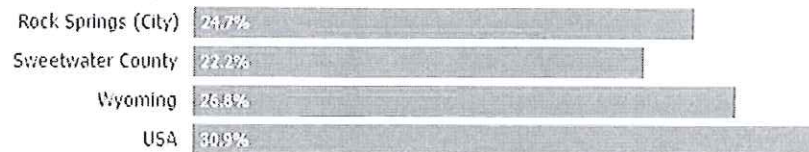
Associate Degree



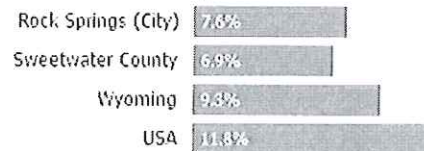
Bachelor's Degree



At Least a College Education



Grad Professional Degree





Neighborhood Report

Rock Springs, Wyoming

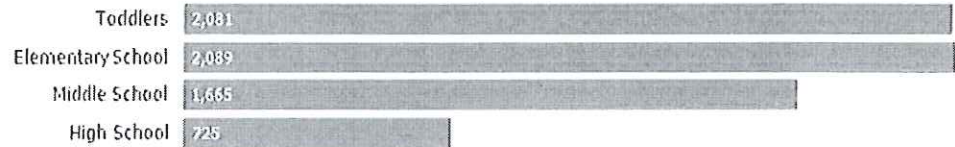
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Rock Springs



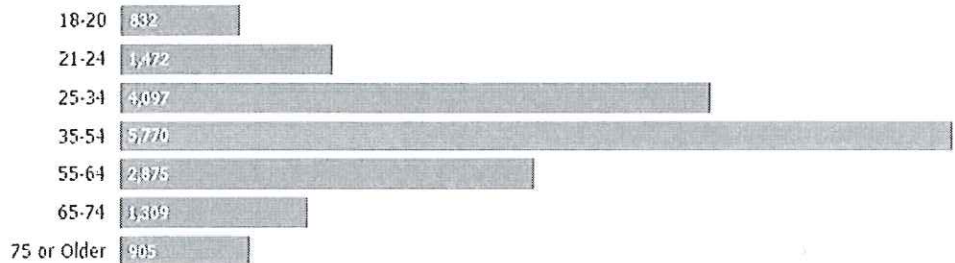
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Rock Springs



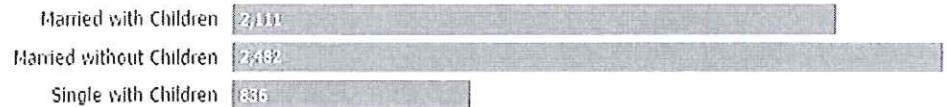
Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Rock Springs



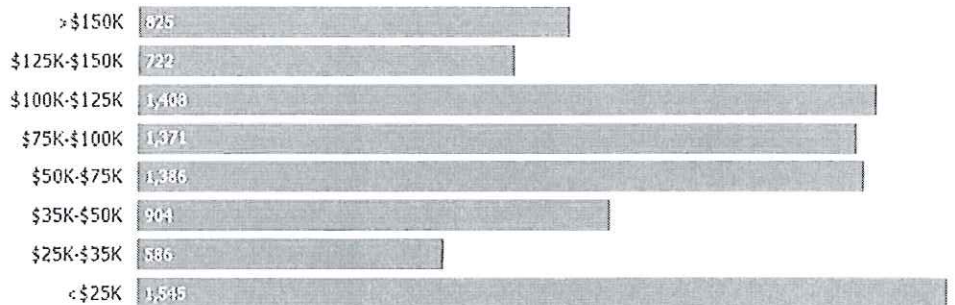
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Rock Springs



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



Neighborhood: Economic Stats and Charts

	Rock Springs (City)	Sweetwater County	Wyoming	USA
Income Per Capita	\$32,421	\$31,700	\$31,214	\$31,177
Median Household Income	\$74,542	\$71,083	\$60,938	\$57,652
Unemployment Rate	—	3.4%	3.3%	3.5%
Unemployment Number	—	722	9.72K	5.77M
Employment Number	—	20.5K	283K	158M
Labor Force Number	—	21.3K	292K	164M

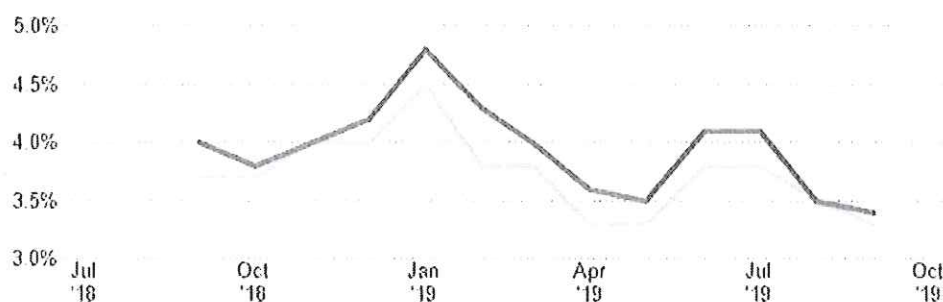
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

Sweetwater County
 Wyoming
 USA



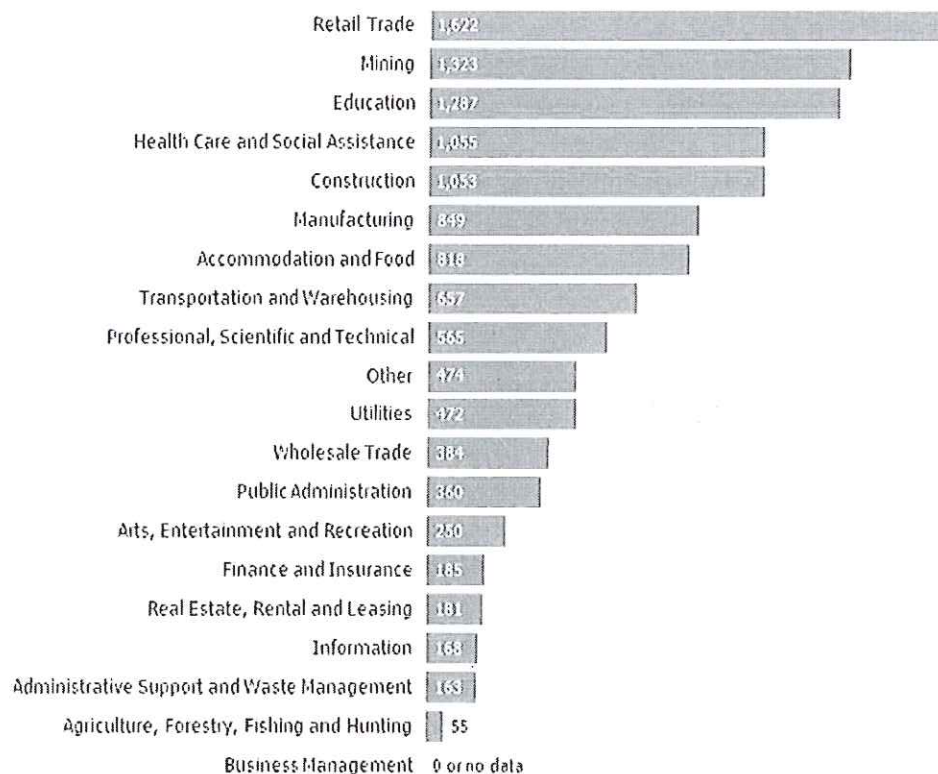
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

Rock Springs





Neighborhood: Quality of Life Stats and Charts

Quality of Life in 82901

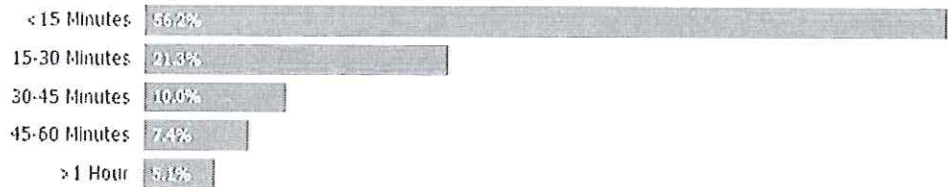
	Rock Springs (City)	Sweetwater County	Wyoming	USA
Elevation (in foot)	6,619	6,859	6,410	--
Annual Rainfall (in inches)	8.5	8.94	16.96	--
Annual Snowfall (in inches)	54.8	43.22	57.06	--
Days of Full Sun (per year)	113	113	104	--
Travel Time to Work (in minutes)	19	20	18	26
Water Quality - Health Violations	--	--	--	--
Water Quality - Monitoring and Report Violations	--	--	--	--
Superfund Sites	0	0	3	2,370
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



Rock Springs

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

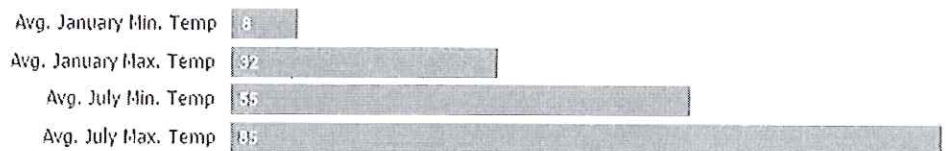


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



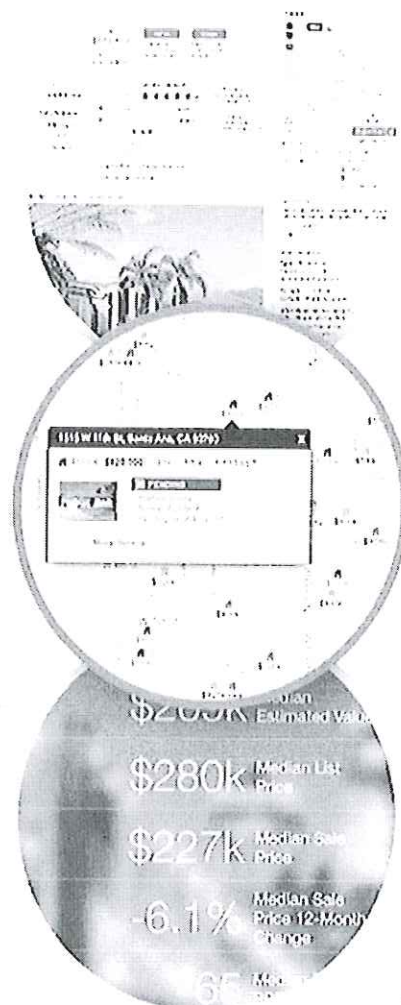
About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.



Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narpr.com>



PARADISE FLOORING & DESIGN

2642 Commercial Way Rock Springs, WY 82901

(307) 362-8453 Fax: (307) 333-0298



December 11, 2019

RE: Sweetwater Phase 2 lot approval

To Whom it may concern,

Paradise Flooring would like to see Sweetwater Phase 2 lots approved for building. As we rely on the new homes as a major part of our revenue. Without the new lots available for building it will have major ripple effect all the way down for all of our employees and contractors. Without the new lots you will also see an affect in the revenue that the city receives. Lots are very scarce for builders of new homes right now and having these open will help a lot.

Sincerely,

Cassidy Davies

Owner