

2019
12/26/18

ORDINANCE NO. 2019- 01

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROCK SPRINGS FROM I-2 (HEAVY INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL) FOR A PARCEL TOTALING 1.383 ACRES AND LOCATED AS HEREBY DESCRIBED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF ROCK SPRINGS, COUNTY OF SWEETWATER, STATE OF WYOMING.

WHEREAS, after a due and proper public hearing held before the Planning and Zoning Commission of the City of Rock Springs, Sweetwater County, Wyoming on December 12, 2018, the Commission recommended to the Governing Body approval of the request to amend the official Zoning Map of the City of Rock Springs for the following property:

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22; THENCE NORTH 89° 43' 10" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 48.75 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 43' 10" WEST ALONG SAID EAST-WEST CENTERLINE FOR A DISTANCE OF 751.25 FEET; THENCE NORTH 00° 16' 50" EAST FOR A DISTANCE OF 80.00 FEET; THENCE SOUTH 89° 43' 10" EAST FOR A DISTANCE OF 754.56 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED; THENCE SOUTH 02° 38' 58" WEST PARALLEL TO SAID CENTERLINE FOR A DISTANCE OF 80.07 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OR 1.383 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00° 14' 57" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 22, T19N, R105W.

WHEREAS, after notice given as prescribed by law, a hearing on the Zoning Map Amendment request was held before the Governing Body of the City of Rock Springs on January 2, 2019, and;

WHEREAS, the Governing Body of the City of Rock Springs has determined to accept the Planning and Zoning Commission's recommendation and approve said Zoning Map Amendment to amend the Official Zoning Map of the City of Rock Springs from I-2 (Heavy Industrial) to I-1 (Light Industrial) for the above-described property.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That the Official Zoning Map of the City of Rock Springs be, and the same is hereby amended, by rezoning the following described tract from I-2 (Heavy Industrial) to I-1 (Light Industrial):

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Section 2. That the City Engineer be, and is hereby, directed to forthwith amend the Zoning Map of the City of Rock Springs accordingly.

PASSED AND APPROVED this _____ day of _____, 2019.

President of the Council

Mayor

ATTEST:

City Clerk

1st Reading: _____

2nd Reading: _____

3rd Reading: _____



Planning & Zoning Commission Staff Report

Project Name: Bruce Macy Rezone from I-2 to I-1
Project Number: PZ-18-00207
Report Date: December 3, 2018
Meeting Date: December 12, 2018

Applicant / Property Owner

Bruce Macy
925 Stagecoach Blvd
Rock Springs, WY 82901

Project Location

925 Stagecoach Blvd

Current Zoning

I-2 (Heavy Industrial)

Proposed Zoning

I-1 (Light Industrial)

Public Notification

- Public Hearing Notice published in the Rocket Miner on November 24, 2018
- Property owner notice (200' radius) mailed 11-27-18

Ordinance References

§13-810, §13-902

Staff Representative

Steve Horton, AICP
City Planner

Attachments

- Rezone Application
- Public Hearing Notice
- Property Owner Notification Letter and Mailing List
- Utility Review Comments
- Property Map

1. Petition

Petition for Rezone from I-2 (Heavy Industrial) to I-1 (Light Industrial) for property abutting to the rear of Macy's Truck Repair at 925 Stagecoach Blvd

2. Background Information

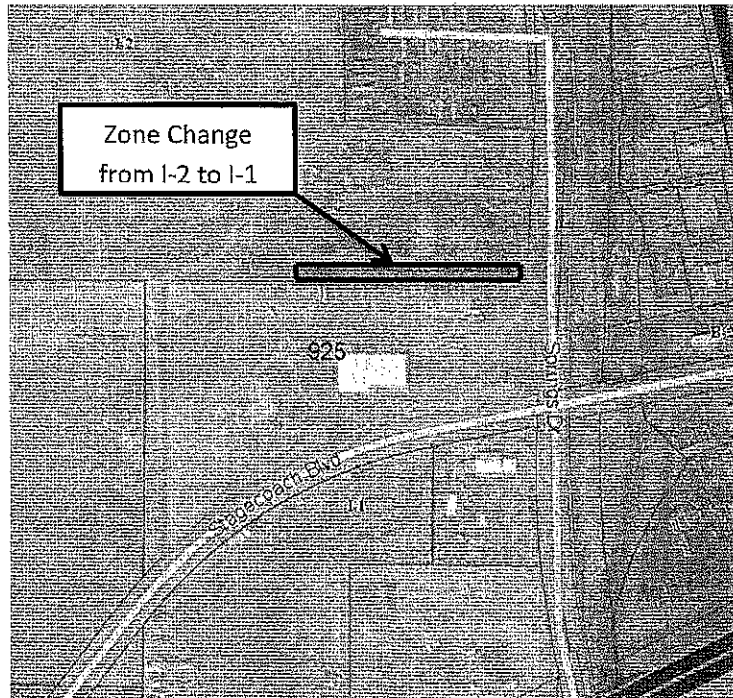
The Macy's Truck Repair was constructed in 2001 on a large tract on Stagecoach Blvd, Zoned I-1. Bruce Macy owns a smaller track, 1.383 acres in size and zoned I-2, abutting the rear of the Macy's Truck Repair parcel. Bruce Macy now has submitted a Lot Line Adjustment to include the rear parcel into the main parcel. This parcel is being combined and a Zone Change to I-1 is necessary.

3. Existing Zoning I-2

Generally, this is the least restrictive Zoning District, Permitted Uses include Principally Permitted Uses of the B-1, B-2, and I-1 Districts, including those uses of the I-2 District which includes exterior storage of goods and materials, motor freight terminals, railroad switching and classification yards, welding and fabrication.

4. Proposed Zoning I-1

Principally Permitted Uses include Permitted Uses of B-1 and B-2, including contractors offices, automotive and truck repair, outside storage of materials.



5. Size and Location

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AND CONTAINS 1.383 ACRES, MORE OR LESS.

6. Surrounding Zoning and Land Use

- North – I-2 (Heavy Industrial)
- South - I-1 (Light Industrial)
- West- I-2 (Heavy Industrial)
- East – B-2 (Community Business)

Please refer to the zoning map excerpt above.

7. Analysis

The 2012 Master Plan designates this property as Industrial Use. Applicable Zone Districts are I-1 and I-2.

8. Legal Description

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9. Utility Review Group Comments

Attached

10. Public Comment

At the time of this report, staff has not received any comments. Comments submitted following distribution of this report shall be submitted to the Planning and Zoning Commission at the time of the scheduled hearing.

11. Staff Recommendation

City Planner Steve Horton recommended approval for the Rezone from I-2 to I-1 as requested by Bruce Macy. It was moved by Commissioner Jackman and seconded by Commissioner West to recommend approval of the Rezone from I-2 to I-1. Motion carried unanimously.



**2018
CITY OF ROCK SPRINGS
ZONING MAP
AMENDMENT APPLICATION**

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
307.352.1545 (fax)

City Use Only:

Date Received 11-7-18 File Number: P2-18-00207
 Payment Information: Amount Received: \$ 300.00 Received by: Steve Horton
 Cash or Check Number: 43639 Receipt Number: _____
 Date Certified as Complete Application: 11-8-18 By: Steve Horton

A. PROPERTY ADDRESS: Tract described in Book 1014, Page 1701 (attached)

(NOTE: IF THE PROPERTY DOES NOT HAVE AN EXISTING ASSIGNED ADDRESS, LEGAL DOCUMENTATION OF THE LOCATION MUST BE SUBMITTED - i.e. Property Tax ID Number, Legal Description, etc.)

B. CONTACT INFORMATION:

NOTE: The City of Rock Springs will only send correspondence to the names and mailing addresses provided on this application. Attach a separate sheet if necessary.

Petitioner Information: Petitioner Name: Bruce A. Macy
 Company Name: Stagecoach, LLC
 Street Address: 925 Stagecoach Boulevard
 City: Rock Springs State: WY Zip Code: 82901
 Email Address: bmacy@wyoming.com
 Phone Number: 307-362-6794 Fax Number: _____
(including area code) (including area code)

Property Owner Information: Name: Bruce A. Macy
 Company Name: Stagecoach, LLC
 Street Address: 925 Stagecoach Boulevard
 City: Rock Springs State: WY Zip Code: 82901
 Email Address: bmacy@wyoming.com
 Phone Number: 307-362-6794 Fax Number: _____
(including area code) (including area code)

Engineer / Surveyor Information: Name: Craig A. Shauers
 Company Name: JFC Engineers & Surveyors
 Street Address: 1682 Sunset Drive / PO Box 2026
 City: Rock Springs State: WY Zip Code: 82901
 Email Address: ashauers@jfc-wyo.com
 Phone Number: 307-362-7519 Fax Number: 307-362-7569
(including area code) (including area code)

C. PLEASE ANSWER THE FOLLOWING ON THE SPACE PROVIDED:

1. Existing Master Plan Land Use Map Designation: Commercial
2. Existing Zoning Map Designation: I-2 (Heavy Industrial)
3. Requested Zoning Map Designation: I-1 (Light Industrial)
4. Square footage and/or acreage of property to be rezoned: 1.383 acres

(if rezoning to multiple zoning districts, provide acreage of each proposed new zoning district)

5. Current Use of Land: Vacant
6. Proposed Use of Land: Light industrial as part of Macy's Truck Repair site.
7. Reason for requested Zoning Map Amendment:
Petitioner owns the small tract zoned I-2 and a larger tract zoned I-1. Zone change is required in order to make a lot line adjustment of the two tracts.

D. SUBMITTAL REQUIREMENTS:

NOTE: The following items are required for submitting a complete Zoning Map Amendment (Zone Change) Application and must be submitted in accordance with the submittal deadlines listed on Page 3 of this application. Applications submitted after the submittal deadlines as listed will be postponed until the following month.

An incomplete application will not be reviewed and will be returned to the petitioner.

- Filing Fee (\$300.00).
- 20 copies of an accurately drawn map of property requested for rezoning. If the full-size scaled drawing is on a size larger than 11" x 17", then in addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted. A survey may be required.
- Electronic version of Zoning Map amendment provided in PDF format either on thumb drive or emailed to: city_planner@rswy.net
- Legal description of the property provided on a typed sheet and also supplied electronically in Word format or emailed to: city_planner@rswy.net.
- Petitioner shall post the property within 10 days of the first public hearing. Sign shall state the nature of the request and time and date of the public hearing. *(See Diagram 3 for suggested posting language.)*

E. SAMPLE PROPERTY POSTING NOTICE

(Lettering should be sufficiently sized so as to be visible from the adjacent public street.)

NOTICE OF PROPOSED ZONING MAP AMENDMENT

Please take notice that this property owned by _____ and totaling _____ acres is proposed for Zoning Map Amendment from _____ to _____ and that a Public Hearing will be held before the City of Rock Springs Planning & Zoning Commission on _____ at 7 p.m. in the City Council Chambers to consider said action. Interested parties may obtain more information by attending the meeting or contacting:

F. SUBMITTAL SCHEDULE:

NOTE: Applications that are not received by Noon on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	12/6/2017*	1/22/2018	2/19/2018	3/19/2018	4/16/2018	5/21/2018	6/18/2018	7/16/2018	8/20/2018	9/17/2018	10/22/2018	11/19/2018
Public Hearing Ad	A Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs <i>Rocket Miner</i> Newspaper a minimum of fifteen (15) days prior to the Planning and Zoning Commission Public Hearing.											
Property Posted by Petitioner	12/31/2017	2/4/2018	3/4/2018	4/1/2018	4/29/2018	6/3/2018	7/1/2018	7/29/2018	9/2/2018	9/30/2018	11/4/2018	12/2/2018
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within 200' of the effected property a minimum of ten (10) days prior to the Planning and Zoning Commission Public Hearing.											
P&Z Public Hearing	1/10/2018	2/14/2018	3/14/2018	4/11/2018	5/9/2018	6/13/2018	7/11/2018	8/8/2018	9/12/2018	10/10/2018	11/14/2018	12/12/2018
City Council Hearing Ad	After the Planning and Zoning Commission Public Hearing, a second Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs <i>Rocket Miner</i> Newspaper a minimum of fifteen (15) days prior to the City Council Public Hearing.											
**Council Public Hearing	2/6/2018	3/6/2018	4/3/2018	5/1/2018	6/5/2018	7/3/2018	8/7/2018	9/4/2018	10/2/2018	11/6/2018	12/4/2018	1/8/2019

* Deadline moved due to Holiday.

**** BE ADVISED:** Ordinances amending the Rock Springs Zoning Map must be read at three consecutive meetings of City Council prior to being accepted. The above-listed dates represent the anticipated first reading only. **

G. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Zoning Map Amendment regulations (Section 13-902 of the Rock Springs City Ordinances). I further agree if the Zoning Map Amendment is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct.

All petitioners and property owners must sign this application. Attach a separate sheet if necessary.

Signature of Applicant Brian P. May Date 11-7-2018
 Signature of Owner Brian P. May Date 11-7-2018
 Signature of Engineer/Surveyor G.A. Shaw Date 11/7/2018

QUITCLAIM DEED

LANCE A. NEEFF, Grantor, of the County of Sweetwater, State of Wyoming, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS to STAGECOACH, LLC, a Wyoming limited liability company, Grantee, whose mailing address is 925 Stagecoach, Rock Springs, Wyoming 82901, all interest in the following described real property, situated in the County of Sweetwater, in the State of Wyoming, to-wit:

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

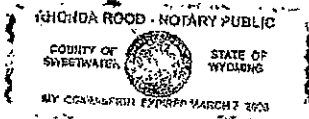
WITNESS my hand this 13th day of September 2004.


LANCE A. NEEFF

The State of Wyoming)
 : ss.
County of Sweetwater)

The foregoing Quitclaim Deed was acknowledged before me by Lance A. Neeff this 13th day of September 2004.

Witness my hand and official seal.




Notary Public

My Commission Expires: 3-07-05

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Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

November 27, 2018

Dear Property Owner or Interested Party:

This letter is to inform you that a petition has been filed with the City of Rock Springs by Bruce Macy requesting that the Official Zoning Map of the City of Rock Springs be amended from I-2 (Heavy Industrial) to I-1 (Light Industrial) for the following property:

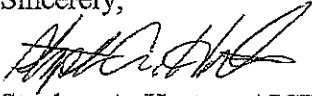
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Records show that this property is adjacent to or near property you own (please refer to the attached map).

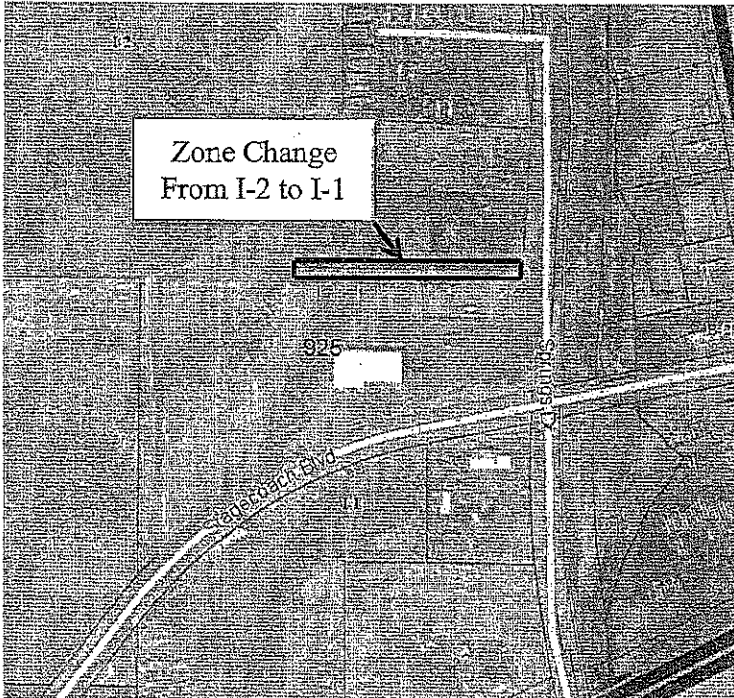
The Rock Springs Planning and Zoning Commission will consider this request at a public hearing to be held on Wednesday, December 12, 2018 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street. Should you have any comments regarding this application, please attend the meeting or submit written comments no later than Noon on December 12, 2018. For further information, please contact the Rock Springs Planning Division at (307) 352-1540.

Sincerely,



Stephen A. Horton, AICP
City Planner

Enc.



A & R REAL ESTATE HOLDINGS LLC
PO BOX 543
ROCK SPRINGS, WY 82902-0543

A & R REAL ESTATE HOLDINGS LLC
& WIRE CORDELIA A
PO BOX 543
ROCK SPRINGS, WY 82902-0543

CITY OF ROCK SPRINGS
212 D ST
ROCK SPRINGS, WY 82901-6235

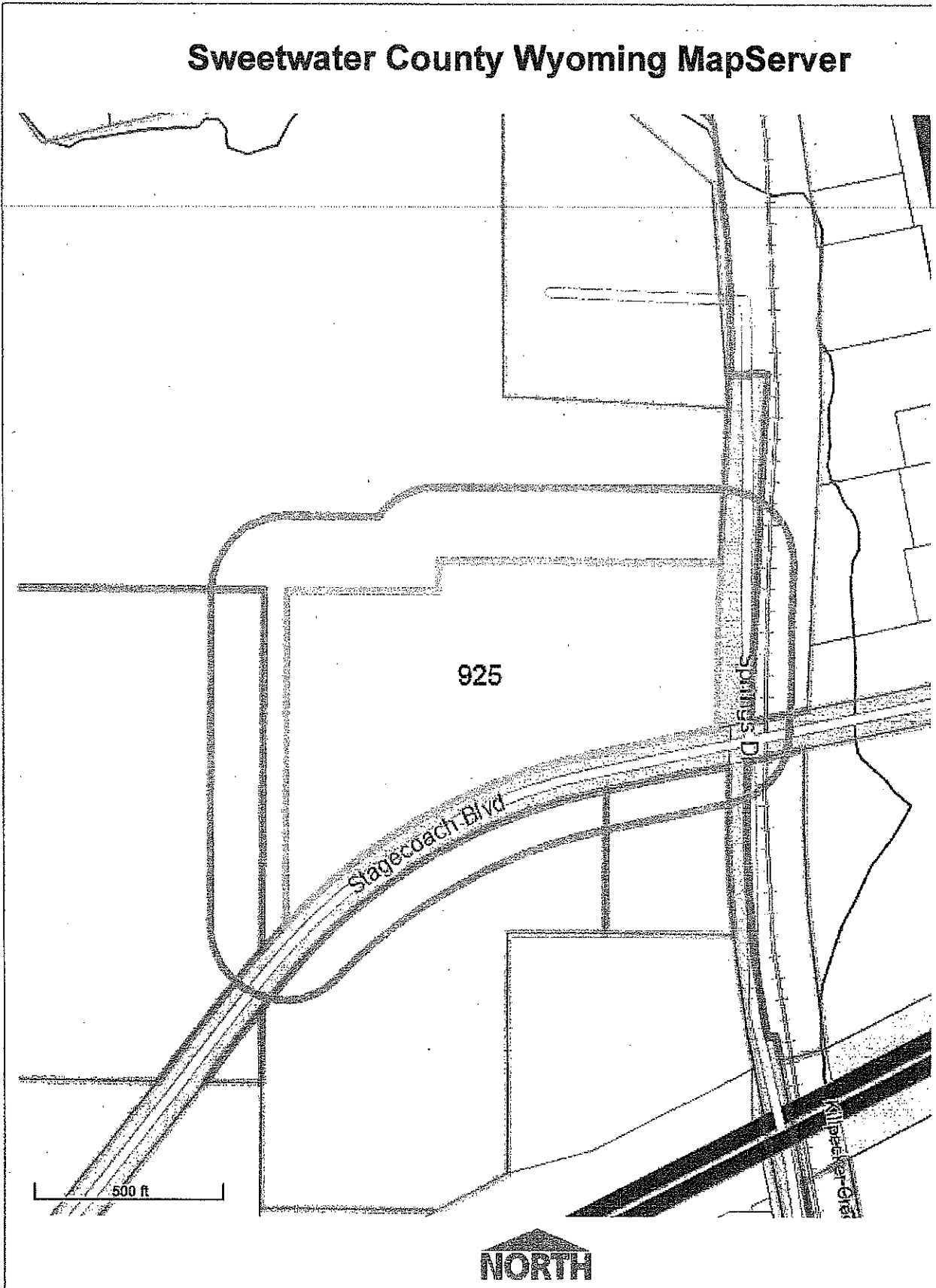
LCI INC
6905 S 1300 E # 277
MIDVALE, UT 84047-1817

NEEFF LANCE A
HC 67 BOX 7
LONETREE, WY 82936-9600

STAGECOACH LLC
925 STAGECOACH BLVD
ROCK SPRINGS, WY 82901-4056

UNION PACIFIC RAILROAD CO
ATTN MICHAEL BATKO PROPERTY TAXES
1400 DOUGLAS STOP 1640
OMAHA, NE 68179-1001

Sweetwater County Wyoming MapServer





Department of Public Services / Planning

212 'D' Street
Rock Springs, WY 82901
Phone: 307-352-1540
Fax: 307-352-1545
Email: steve_horton@rswy.net

Proposed Development: Bruce Macy Rezone
Utility Review Meeting: November 20, 2018

Utility Review Committee Comments:

City of Rock Springs Engineering Department (Meghan Jackson)

1. Approved

City of Rock Springs Building Inspections (Jeff Tuttle)

1. Approved

City of Rock Springs Planning Department (Cindy Sheehan)

1. Approved

City of Rock Springs Water Department (Clint Zambal)

1. Approved

City of Rock Springs Fire Department (Rick Cozad)

1. Approved

Dominion Energy (Josh Sargent)

1. Approved

Colorado Interstate Gas (Stephen Bacon)

1. Approved

All West Communications (Marty Carollo)

1. Approved

A handwritten signature in cursive script, appearing to read "Stephen A. Horton".

Stephen A. Horton, AICP, City Planner

11-20-18

Date