NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission
Tuesday June 14, 2016 – 5:30 P.M.
Commissioner's Meeting Room
200 North Center St.
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING JULY 5, 2016 AT 5:30 P.M.

1. Approval of the April 12, 2016 Planning Commission Meeting Minutes.

2. **PS16-2** – A request by SST Development, LLC for approval of a preliminary plat for the SST Industrial Park, a major subdivision consisting of approximately 300 acres divided into 31 lots located in portions of Sections 29 & 30, Township 34 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located south of US Highway 20-26 across from Natrona County International Airport.

3. **PS16-3** – A request by Roadrunner, LLC for approval of a final plat of Bypass Industrial Park No. 2 is comprised of approximately 4.7 acres and is located in portions of Section 31, Township 34 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located west of Salt Creek Highway and north of US Highway 20-26 Bypass.

4. **Development Plan** – A request by the Development Department for approval of the 2016 Development Plan.

---PUBLIC COMMENT---

5. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.

NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE
NATRONA COUNTY PLANNING COMMISSION
April 12, 2016

MEMBERS PRESENT: Harold Wright, Jim Brown, Hal Hutchinson, Bob Bailey, and Tom Davis

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, and Trish Chavis

OTHERS PRESENT: Charmaine Reed

Chairman Wright called the meeting to order at 5:30 p.m.

ITEM 1
Hutchinson moved and Bailey seconded a motion to approve the March 8, 2016 meeting minutes with the correction. **Motion carried unanimously.**

ITEM 2
Chairman Wright opened the public hearing **ZC16-1** – A request by J.C. Bradley on behalf of Zephyr Estates LLC for approval of a **Zone Map Amendment** from the existing Urban Agriculture (UA) zoning district to the Suburban Residential One (SR-1) zoning district located in a portion of the W/2 of Section 25, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. Both parcels are accessed from Squaw Creek Road.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Zone Map Amendment, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussion between the Planning Commission and Staff

Public hearing open

Speaking in favor – Dietra Kessel, Steve Wilson, Ed Hildebrand all of Casper

Speaking in opposition – None

Public hearing closed

Hutchinson moved approval of ZC16-1 to the Board of County Commissioners, and incorporate by reference all findings of fact set forth herein and make them a part thereof as presented by staff. Brown seconds the motion. Motion carries unanimously.

ITEM 3

Chairman Wright opened the public hearing **CUP16-1** - A request by Seth Linaman for a Conditional Use Permit to allow Light Agriculture in the Urban Residential (UR) zoning district, located in a portion of the NE/4 of the NW/4 of Section 13, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 4410 Sam Howell Road.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussion between the Planning Commission and staff.

Speaking in favor – Seth Linaman, Ken Denman, both from Casper.

Speaking in opposition – Bernadette Green, Casper

Brown moved approval of CUP16-1 to the Board of County Commissioners, and incorporate by reference all findings of fact set forth herein and make them a part thereof as presented by staff. Davis seconds the motion. Motion carries with a vote of 3 -1 (Brown, Hutchinson and Davis in favor and Bailey in opposition).

Gutierrez gave update on the open house held on March 28 regarding the Development Plan.

Brown moved to adjourn, Bailey seconds the motion. Motion carries unanimously.

Adjournment @ 6:07 pm

_____

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

_____

Renea Vitto
Natrona County Clerk

NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE
NATRONA COUNTY PLANNING COMMISSION
FEBRUARY 9, 2016

NOTHING ON THIS AGENDA

_____
Harold Wright, Chairman
Natrona County Planning and Zoning Commission

_____
Renea Vitto
Natrona County Clerk

NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE
NATRONA COUNTY PLANNING COMMISSION
MAY 10, 2016

NOTHING ON THIS AGENDA

_____
Harold Wright, Chairman
Natrona County Planning and Zoning Commission

_____
Renea Vitto
Natrona County Clerk

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Eight (8) copies of a written statement outlining the considerations that have been given to the maintenance of the quality of life and scenic beauty of the area. These might include maintaining open lands and vistas, avoiding building on skylines or hilltops, avoiding disturbing the local natural beauty, compatibility with surrounding land uses, natural landscaping, non-intrusive home siting, etc.

Proof that the applicant has published Notice of Intent to apply for a Subdivision Permit once a week for two (2) separate weeks within thirty (30) days prior to filing this application. (see Appendix G).

Eight (8) copies of percolation tests approved by the City of Casper/Natrona County Health Department, with test locations shown on a copy of the preliminary plat indicating soil types, percolations rates, depth to ground water, and suitability for on site waste water disposal. One by the City of Casper/Natrona County Health Department or State Department of Environmental Quality.

Is the current access part of an existing Improvement and Service District? If so please provide the appropriate paperwork. Major Subdivisions will be required to join any existing Improvement and Service District.

1. Applicant:
   Name SST DEVELOMENT, LLC
   Owner:
   Name SST DEVELOPMENT, LLC
2. Address 8901 W. Yellowstone
   Address 8901 W. Yellowstone
3. Phone Casper, WY 82604
   Phone Casper, WY 82604
4. Explain why you are requesting this major subdivision and detail the proposed use:
   SST Development would like to develop approximately 300.4 acres into a 31 Lot Industrial Park.
5. Legal description, acreage and Parcel Identification number (PID) (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
   NW1/4 and N1/2SW1/4 of Section 29, N1/2SE1/4, SW1/4SE1/4 E1/2NE1/4 of Section 30; Township 34 North; Range 80 WEST
6. Current zoning of property Light Industrial
7. Type of sewage disposal Public X Septic ___ Holding Tank ___ Other ___
8. Source of Water Proposed Public

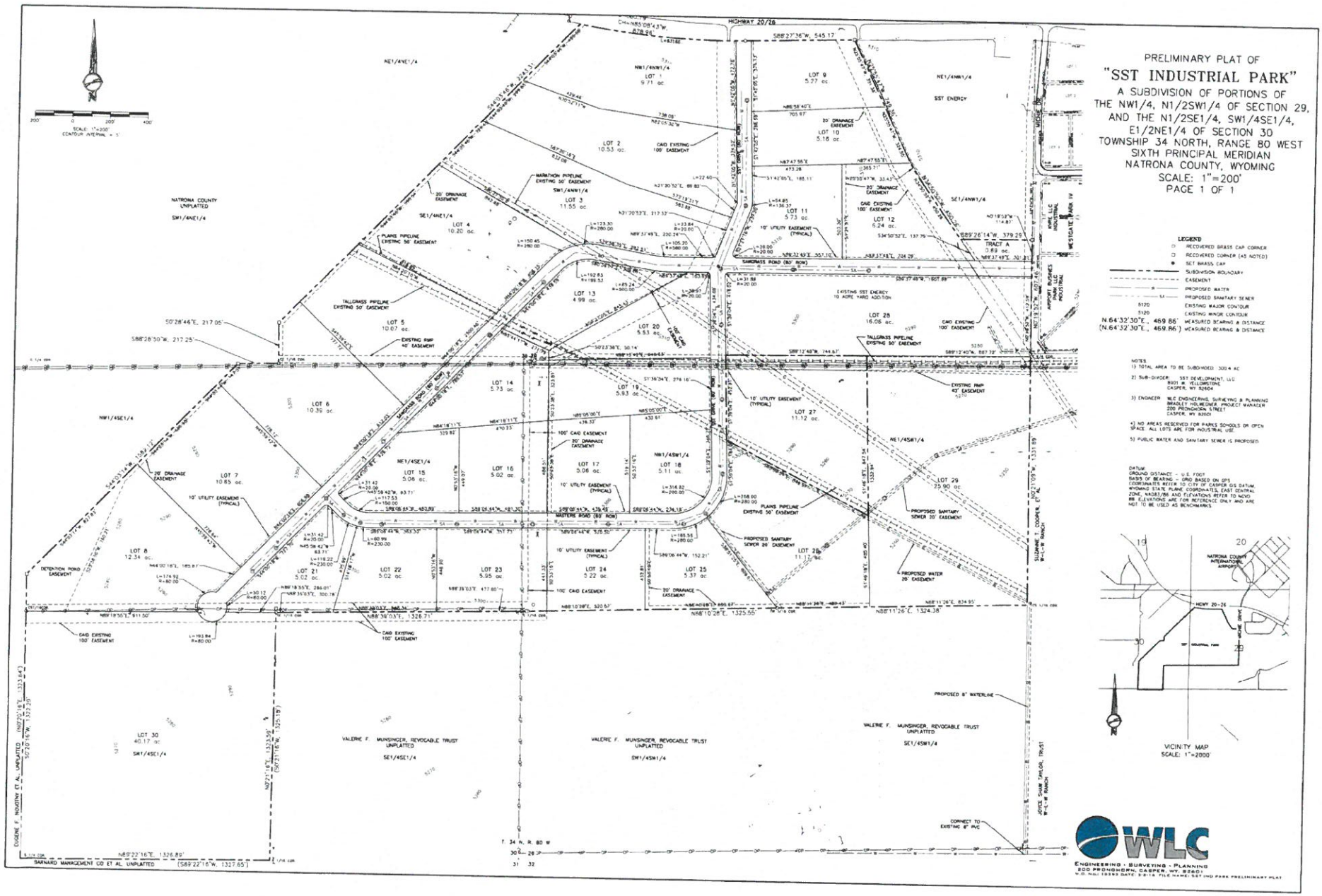
9. This property was purchased from: Ronald P.Lewis, ET AL Trust

10. The date this property was purchased 2012

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State of local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable.

Applicant Jeff Wilmett (Signature) 3-7-16 Date

Owner Jeff Wilmett (Signature) 3-7-16 Date


PRELIMINARY PLAT OF
"SST INDUSTRIAL PARK"
A SUBDIVISION OF PORTIONS OF
THE NW1/4, N1/2SW1/4 OF SECTION 29,
AND THE N1/2SE1/4, SW1/4SE1/4,
E1/2NE1/4 OF SECTION 30
TOWNSHIP 34 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=200'
PAGE 1 OF 1
HIGHWAY 20/26
LEGEND
RECOVERED BRASS CAP CORNER
RECOVERED CORNER (AS NOTED)
SET BRASS CAP
SUBDIVISION BOUNDARY
EASEMENT
PROPOSED WATER
PROPOSED SANITARY SEWER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
N 64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
(N.64°32'30"E., 469.86') MEASURED BEARING & DISTANCE
NOTES
1) TOTAL AREA TO BE SUBDIVIDED 303.4 AC
2) SUB-DIVIDER: SST DEVELOPMENT, LLC
3) ENGINEER: WLC ENGINEERING, SURVEYING & PLANNING
4) NO AREAS RESERVED FOR PARKS SCHOOLS OR OPEN SPACE. ALL LOTS ARE FOR INDUSTRIAL USE.
5) PUBLIC WATER AND SANITARY SEWER IS PROPOSED
DATUM
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GRID BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM.
WYOMING STATE PLANE COORDINATES, EAST CENTRAL
ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD
88. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE
NOT TO BE USED AS BENCHMARKS
VICINITY MAP
SCALE: 1"=2000'
WLC
ENGINEERING - SURVEYING - PLANNING
200 PRONGHORN, CASPER, WY. 82601

WLC
ENGINEERING · SURVEYING · PLANNING
WWW.WLCWYO.COM

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

March 4, 2016

Trish Chavis
Natrona County Planner
200 North Center Street
Casper, WY 82601

Ms. Chavis,

SST Development, LLC would like to request review of the attached proposed SST Industrial Park Preliminary Plat. The proposed park is to be located in parts of the NW1/4 and N1/2SW1/4 of Section 29; N1/2Se/4, SW1/4SE1/4 and E1/2NE1/4 of Section 30 all in Township 34 North, Range 80 West of the 6th Principal Meridian, Natrona County Wyoming. Please see attached Alta Survey for description of easements and property boundary. The SST Industrial Park contains a total area of 300.4 acres and consists of 31 Lots all currently zoned Light Industrial. All parts of the proposed development are located outside of the 100-year flood plain. The main access point for the development is proposed to be located on the north side of the development connecting to Highway 20/26. An approach permit has been submitted and approved by WYDOT. The second development access point is located to the east and is planned to connect to the existing Michie Drive, adjacent to Westgate Park IV.

Currently water and sanitary sewer service is not available to the proposed park. To obtain water service to the new park, two separate connections are planned to the existing Vista West Water system. Connection points are located within the Westgate Park IV Industrial Park in Michie Drive and 6WN Road. Connecting to the existing water system in two separate locations will provide the needed pressures and fire flows to adequately serve the new addition. To make the southerly water connection easements will be required. The sanitary sewer service to the park is planned to connect to the existing 12" PVC line located to the east along 7 Mile Road. To connect to the existing sanitary sewer line located along 7 Mile Road, easement acquisition will also be necessary. The existing land owners that would need to provide critical easements have already been notified and negotiations are in progress. A water and sanitary sewer report along with the Chapter 23 Permit have been submitted to the WDEQ.

As can be seen on the attached preliminary plat there are several gas, oil and power pipelines that cross through the property. All entities with existing utility crossings have been contacted and provided with copies of the preliminary plat. SST Development, LLC is working with all entities to ensure improvements are made to their satisfaction. Currently this property also contains water rights provide by the Casper Alcova Irrigation

District (CAID). The developer has also been in contact with CAID and is working through the proper channels to effectively manage the existing water rights according to their rules and regulations. CAID has provided a letter of support attached with this document.

Please feel free to contact me with any questions,

Sincerely,

Brad Holwegner, PE

ENGINEERING · SURVEYING · PLANNING
WWW.WLCWYO.COM

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

April 5, 2016

Trish Chavis
Natrona County Planner
200 North Center Street
Casper, WY 82601

RE: SST Industrial Park Preliminary Plat, Improvement and Service District

Ms. Chavis,

As part of the platting process, SST Development plans to form the SST Industrial Park Improvement and Service District. The newly formed district will be comprised of an elected board of officials to maintain the quality of life within the Industrial Park. The district will ensure all public roadways, drainages and sanitary sewer service to the park are maintained in working order. Property owners within the park will be assessed an annual fee to fund the necessary maintenance requirements within the addition. Along with maintenance to public areas, the district will require property owners abide by all rules and regulations set forth within the district bylaws for private property upkeep and maintenance. The water system within the park will be owned and operated by the Vista West Water Company. All irrigation waterways within the park will be owned and operated by the Casper Alcova Irrigation District.

Currently SST Development is submitting the Preliminary Plat as a means of working with Natrona County to ensure all requirements are met up front prior to submittal of the Final Plat. It is the intention of SST Development to have the SST Industrial Park Improvement and Service District formed and approved through staff prior to submittal of the final plat application.

Please feel free to contact me with any questions,

Sincerely,

Brad Holwegner, PE

WLC
ENGINEERING • SURVEYING • PLANNING
WWW.WLCWYO.COM

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

April 7, 2016

Trish Chavis
Natrona County Planner
200 North Center Street
Casper, WY 82601

RE: SST Industrial Park Preliminary Plat, Maintenance of the Quality of Life and Scenic Beauty of the Area

Ms. Chavis,

With the preliminary plat application SST Development would like to address the considerations that will be given to the maintenance of the quality of life and scenic beauty of the area for the SST Industrial Park. SST Development currently has their existing facilities located both adjacent to and within the park area and have vested interest in creating an industrial park that conforms to the existing surroundings and is well maintained. Currently the existing land has a number of trees growing along Highway 20/26 and are planned to remain as both a screen to the highway and beautification to the entrance. Along with keeping as many trees as possible SST plans to work with the new property owners to plant indigenous trees along SST Drive to also serve as an entryway to the park.

Currently the land has two existing ponds on the property, one located on Lot 28, located south of the existing SST pipe yard and one located in the southwest corner of the property between lots 8 and 30. The existing ponds will be kept in place and the lots are to be developed without damaging the ponds. Lots 31 and 29 are currently not planned for development and at this time, and will remain in their natural state. The existing land also contains Casper Alcova Irrigation District (CAID) canals running through the property. All CAID canals are to remain in place and provide added green space throughout the park with their 100 ft easements as open space. SST Development takes pride in maintaining all facilities and look forward to working with Natrona County in creating an Industrial Park that is both pleasing to the eye and properly maintained.

Please feel free to contact me with any questions,

Sincerely,

Brad Holwegner, PE

PRELIMINARY PLAT OF
"SST INDUSTRIAL PARK"

A SUBDIVISION OF PORTIONS OF
THE NW1/4, N1/2SW1/4 OF SECTION 29,
AND THE N1/2SE1/4, SW1/4SE1/4,
E1/2NE1/4 OF SECTION 30
TOWNSHIP 34 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=200'
PAGE 1 OF 1

SCALE: 1"=200'
CONTOUR INTERVAL = 5'

LEGEND

- RECOVERED BRASS CAP CORNER
- RECOVERED CORNER (AS NOTED)
- SET BRASS CAP
- SUBDIVISION BOUNDARY
- EASEMENT
- W — PROPOSED WATER
- SA — PROPOSED SANITARY SEWER
- 5120 EXISTING MAJOR CONTOUR
- 5120 EXISTING MINOR CONTOUR
- N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
- (N.64°32'30"E., 469.86') MEASURED BEARING & DISTANCE

NOTES:
1) TOTAL AREA TO BE SUBDIVIDED: 300.4 AC

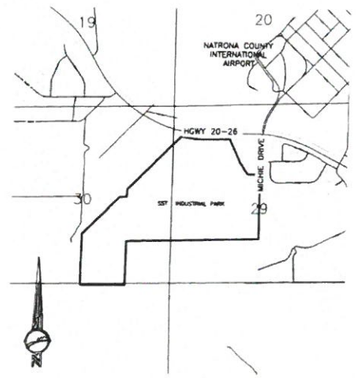
2) SUB-DIVIDER: SST DEVELOPMENT, LLC
8901 W. YELLOWSTONE
CASPER, WY 82604

3) ENGINEER: WLC ENGINEERING, SURVEYING & PLANNING
BRADLEY HOLMEGNER, PROJECT MANAGER
200 PRONGHORN STREET
CASPER, WY 82601

4) NO AREAS RESERVED FOR PARKS SCHOOLS OR OPEN SPACE. ALL LOTS ARE FOR INDUSTRIAL USE.

5) PUBLIC WATER AND SANITARY SEWER IS PROPOSED

DATUM:
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GRID BASED ON GPS COORDINATES REFER TO CITY OF CASPER GIS DATUM. WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NGVD 88. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS



VICINITY MAP
SCALE: 1"=2000'

WLC
ENGINEERING · SURVEYING · PLANNING
200 PRONGHORN, CASPER, WY. 82601
W.O. NO.: 15393 DATE: 3-2-16 FILE NAME: SSTIND PARK PRELIMINARY PLAT

REQUEST FOR APPROVAL OF PRELIMINARY PLAT
FOR
SST INDUSTRIAL PARK

PS16-2

STAFF REPORT: Trish Chavis
May 27, 2016
For
June 14, 2016
Planning and Zoning Commission Meeting
&
July 5, 2016
Board of County Commissioner Meeting

APPLICANT: SST Development, LLC

REQUEST: Approval of the preliminary plat of SST Industrial Park.

BACKGROUND

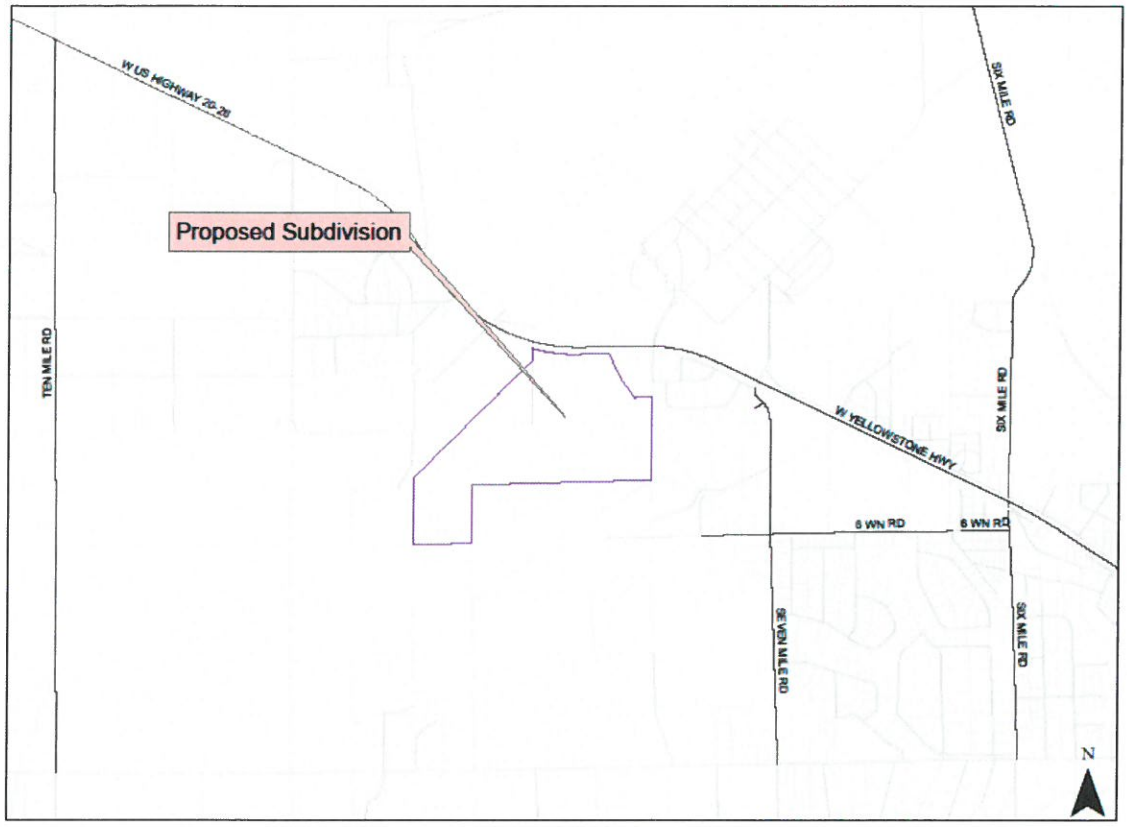
In March of 1982, Resolution 38-8-82, was approved to change the zoning district classification from Agriculture to Light Industrial.

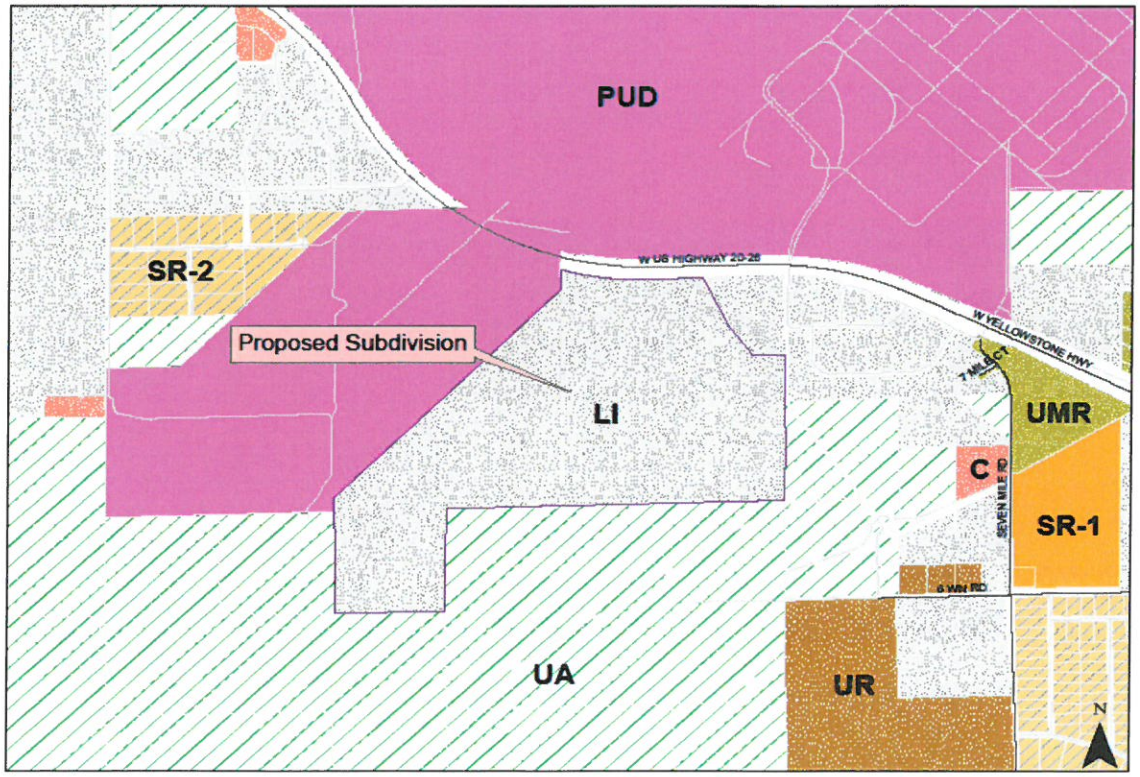
In December of 2012, this property was purchased by SST Development, LLC.

LOCATION AND ZONING

The proposed SST Industrial Park is comprised of approximately 300 acres and is located in portions of Sections 29 & 30, Township 34 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located south of Us Highway 20-26 across from Natrona County International Airport.

The subject parcel is zoned Light Industrial (LI) with the south being Urban Agriculture (UA), east is Light Industrial (LI) and Urban Agriculture (UA) and the west is Planned Unit Development (PUD).


Proposed Subdivision
W US HIGHWAY 20-26
TEN MILE RD
SIX MILE RD
W YELLOWSTONE HWY
6 MN RD
SEVEN MILE RD
N


PUD
SR-2
Proposed Subdivision
W US HIGHWAY 20-26
W YELLOWSTONE HWY
LI
UMR
C
SR-1
SEVEN MILE RD
6 MN RD
UA
UR
N

DEFINITION AND APPLICATION

1. Intent and purpose. The intent and purpose of the Light Industrial District is to provide for light manufacturing and storage facilities. *Zoning Resolution of Natrona County, Wyoming, Chapter VI, Section 11 at page 42.*

The proposed SST Industrial Park will provide lots for manufacturing and storage facilities.

2. Major Subdivision. A Major Subdivision is a division of one parcel into two or more parcels. Subdivision Regulations of Natrona County, Wyoming, Chapter 2, Section 1d at page 9.

The proposed SST Industrial Park will consist of thirty one (31) lots.

GENERAL STANDARDS
FOR
MAJOR SUBDIVISIONS

1. Criteria for Approval

a) Is the subdivision consistent with the 1998 Natrona County Development Plan and the Natrona County Zoning Resolution?

Proposed finding of fact. The proposed SST Industrial Park is located in Neighborhood 2 – Landmark and is consistent with the Natrona County Development Plan. The Development Plan recommends infill of existing industrial parks, retain lands if possible for future industrial development as growth occurs; industrial development associated with the airport. (Pg. 5-29)

b) Is the subdivision in conformance with the General Provision (Chapter 1) and Subdivision Design Standards (Chapter 7)?

The proposed subdivision generally meets the criteria and is not within one mile of any municipality.

c) Has the applicant provided evidence that a sufficient water supply system will be acquired in terms of quantity, quality, and dependability for the type of subdivision proposed?

Applicant has provided a Water and Wastewater System Design Report. In the conclusion, it states, the proposed water system to service the SST Industrial Park proves to be capable of meeting the required demands and pressures for all simulations. The proposed system is capable of delivering the required demands and pressures to meet requirements outlines in DEQ Rules and Regulations.

Proposed finding of fact. The proposed subdivision will have public water provided by Vista West Water Company. DEQ has requested more information for their review and has an additional 60 days to provide comments.

d) Has the applicant provided evidence that a public sewage disposal system will be established and, if other methods are proposed, evidence that the system complies with state and local laws and regulations?

Applicant has provided a Water & Wastewater System Design Report. In the conclusion, the existing sanitary sewer gravity system and the existing regional lift station are capable of accepting the additional estimated flows from the SST Industrial Park with remaining capacity for future development.

Proposed finding of fact. The proposed subdivision will be connected to existing wastewater systems. DEQ has requested more information for their review and has an additional 60 days to provide comments.

e) Has the applicant provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of the areas are compatible with such areas?

NCCD would like to emphasize the importance of soil management and protection of the watershed in any present or future subdivision in this generalized area. The subdivision lies in the Six Mile Drainage, which is a priority area to NCCD, as well as WDEQ due to the high concentrations of selenium underlying this drainage.

f) Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, are available to serve the proposed subdivision.

This subdivision will be within the Natrona County Sheriff's jurisdiction. The proposed subdivision has adequate utility easements. No recreation or schools are proposed. The Natrona County Fire Marshal has reviewed the proposed subdivision. He has no concerns other than having adequate fire hydrants in the area.

g) Does the subdivision appear to be compatible with the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, and general welfare of the inhabitants of the area and the County?

The proposed subdivision lies within a stretch of industrial zoned properties. Westgate Park IV is adjacent on the east and Landmark Industrial Park ½ mile to the west.

h) Documentation satisfactory to the Board of County Commissioners that the Improvement and Service District requirements have been met.

A statement has been provided in regards to the Improvement and Service District. The district will ensure all public roadways, drainages and sanitary sewer service to the park and are maintained in working order.

i) Documentation that the subdivider has adequate financial resources to develop and complete water and/or sewage systems or any facility proposed or

represented to be the responsibility of the subdivider, but not limited to the above mentioned.

The applicant will be providing a Letter of Credit showing adequate financial resources.

PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested SST Industrial Park with conditions, by the Board of County Commissioners.

Conditions being:

- A non-adverse recommendation from Department of Environmental Quality be received;
- All requirements from the State Engineer's Office and compliance with W.S. 18-5-306 (c)(i) be submitted and approved prior to approval of the final subdivision permit;
- The SST Improvement and Service District be in the final stages of formation prior to final approval of a subdivision permit;
- The Federal Aviation Administration Documentation/Avigation Easement from the Airport Board be submitted;
- Easements for water/sewer be completed, recorded and on the final plat;
- Evidence satisfactory to the Board of County Commissioners that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider.
- That the applicant show how protection of the watershed to Six Mile Drainage will be accomplished.

These items will need to be addressed prior to the final subdivision, the final subdivision will be brought back before the Planning Commission and Board of County Commissioners.

PUBLIC COMMENT

As of the date of this staff report no comments have been received. Staff sent the public notice to 152 neighbors within one mile.

Department of Transportation

State of Wyoming

Matthew H. Mead
Governor

William T. Panos
Director

January 11, 2016

SST Development
Attn: Jeff Wilmetti
8901 West Yellowstone Highway
Casper, WY 82604

SUBJECT: Access Permit, SST Industrial Park

Dear Mr. Wilmetti,

The Wyoming Department of Transportation (WYDOT) has approved your request to change the use/modify an existing access to US 20/26/87 at Reference Marker 10.191 Left.

You may obtain a copy of your permit by contacting our Area Maintenance Supervisor - Mr. Jeff Erdahl at 473-3244. Once you receive the permit, please review the agreement and requirement sections prior to starting construction of this access. If there is any part of the permit you do not agree with or understand, please delay working within the right of way until such time as all questions have been addressed.

After you have finished the construction, WYDOT will inspect it for compliance with the access permit. When WYDOT has accepted the construction as complete, you will receive a finalized copy of the permit.

If you have any questions or concerns, please call me at (307) 473-3220.

Sincerely,

Richard Underwood
District Traffic Technician

Cc: WLC, Brad Holwegner, 200 Pronghorn, Casper, WY 82601

RECEIVED
JAN 12 2016
WLC ENGINEERING

900 Bryan Stock Trail
Casper, WY 82601

May 9, 2016

Trish Chavis
Natrona County Planner
200 North Center Street
Casper, WY 82601

RE: ***SST Industrial Park, Natrona County, Six Mile Improvement and Service District***
Westgate Park IV Maintenance

Ms. Chavez:

For you information SST Development is current and active in participating in in the upkeep and maintenance of the roadways and utilities within Westgate Park IV including the adjacent Michie Drive. SST Development is in good standing with the Six Mile Improvement and Service District and is current on all district dues for maintenance and quality of life within the District.

Please contact me if you have any questions.

Sincerely,

Jeff Bishop
Board Member

Casper Alcova Irrigation District
P. O. Box 849
Mills, WY 82644
(307) 234-8690
caid@tribcsp.com

January 25, 2016

Mr. Jason Gutierrez
200 North Center Street
Room 202
Casper, WY 82601

Mr. Gutierrez,

As you are aware SST Development is looking to develop their existing property located south of the Casper Natrona County International Airport. SST has been in contact with the Casper Alcova Irrigation District (CAID) and have presented their proposed development to our board. SST Development is currently serviced by our District with the ability to receive approximately 236.4 acre-ft of water annually through existing overland ditches and canals. It is our understanding that SST will work with the District through the platting process to maintain all existing easements, convey all water rights to other users if not needed for their intended purpose and maintain any necessary water rights within the property in good working order. SST has agreed to ensure all CAID guidelines are followed and all water distributed as necessary prior to the recording of the final plat.

Please feel free to contact me if you have any questions.

Sincerely,

Ron Richner
CAID Vice-President

State Engineer's Office

HERSCHLER BUILDING, 4-E CHEYENNE, WYOMING 82002
(307) 777-7354 FAX (307) 777-5451
seoleg@seo.wyo.gov

MATTHEW H. MEAD
GOVERNOR

PATRICK TYRRELL
STATE ENGINEER

received
4-7-16

April 4, 2016

Chairman
Natrona County Board of County Commissioners
200 North Center
Casper, WY 82601

RE: SST Industrial Park Subdivision (WDEQ 16-109), Natrona County

Dear Mr. Chairman:

The State Engineer's Office – Ground Water Division has received application material related to the SST Industrial Park Subdivision from the Wyoming Department of Environmental Quality, requesting information and advice to the Water Quality Division. Our office has reviewed the referenced submittal in compliance with W.S. 18-5-306(c)(i) and we offer the following:

The proposed subdivision is to be located in parts of the W½ of Section 29, T34N, R80W, and parts of the E½ of Section 30, T34N, R80W, Natrona County, Wyoming. Water supply is proposed to be provided through a connection to the existing Vista West Water System. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, I offer the following:

1. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to the drilling of any water well.

2. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet the proposed needs, and is no guarantee that any water will be physically available.

3. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

4. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Wyoming Board of Control.

5. This area appears to be located within the water service area of the Central Wyoming Regional Water System.

6. The water right search revealed other existing water rights, related to the Casper Alcova Irrigation District, attaching to the subdivision lands. This being the case, this office must require that these water rights be addressed as outlined in Wyoming Statute 18-5-306(a)(xi). As of the date of this letter, the Board of Control Division of the State Engineers Office has not received this required documentation.

Wyoming Statute 18-5-306(a)(xi):

(xi) With respect to any water rights appurtenant to lands to be subdivided in accordance with this chapter and prior to final approval of the subdivision the subdivider shall provide the following:

(A) The intended disposition of the water rights, by:

(I) Evidence that the subdivider has submitted to the state engineer the documentation necessary to relinquish the water rights and has notified purchasers and the board of this action;

(II) Evidence that the subdivider has submitted to the state engineer the documentation necessary to change the use, place of use or point of diversion to provide for beneficial use of the water rights outside the subdivision; or

(III) A plan, a copy of which was submitted to and approved by the state engineer prior to the final approval of the subdivision application, for the distribution of the water rights appurtenant to the land to be subdivided. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use or change in point of diversion or means of conveyance in accordance with W.S. 41-3-103, 41-3-104 or 41-3-114.

(B) If the subdivision is located within lands, served by or crossed by a ditch, irrigation company or association or by an unorganized ditch, evidence that the plan has been submitted, at least sixty (60) days prior to the submittal of the application for the subdivision permit to the company, or association, or the remaining appropriators in the case of an unorganized ditch for their review and recommendations;

(C) Evidence that the subdivider will specifically state on all offers and solicitations relative to the subdivision his intent to comply with this paragraph and that the seller does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the proposed subdivision. He shall further state that the Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of the stream or river;

(D) If the subdivision is located within the boundaries of an irrigation district that is subject to the provisions of title 41, chapter 7 of the Wyoming statutes, the application shall include a review and recommendations from the irrigation district regarding the attached water rights and the irrigation district's easements. If there is a conflict with the irrigation district's recommendations, the applicant shall certify that it has met with and made a good faith effort to resolve any conflicts with the irrigation district; and

(E) If the subdivision will create a significant additional burden or risk of liability to the irrigation district, company, association or remaining appropriators including appropriators on an unorganized ditch, the applicant shall provide an adequate and responsible plan to reduce or eliminate the additional burden or risk of liability.

In summary, the State Engineer's Office is NOT SUPPORTIVE of approving the development of the proposed action at this time, until item #6 has been adequately addressed.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2016-06-1".

If you have any questions, please feel free to contact me at (307) 777-6166, or if you prefer email, at markus.malessa@wyo.gov. Thank you for the opportunity to comment on the subdivision application.

Sincerely,

Markus Malessa
Natural Resources Analyst

Cc: Karen Farley, P.E., Northeast Distric Engineer, DEQ, 152 N. Durbin St., Suite 100, Casper, WY 82601
Jason Gutierrez, P.E., Natrona County Planning Office, 200 N. Center Rm 202, Casper, WY 82601
Bradley Holwegner, P.E., WLC, 200 Pronghorn, Casper, WY 82601
Lisa Lindemann, Administrator, Ground Water Division
Rick Deuell, Administrator, Surface Water Division
Cheryl Verplancke, Administrator, Board of Control Division
Brian Pugsley, Superintendent, Water Division I
Forrest Keizer, Hydrographer/Commissioner, Water Division I, District 11

Natrona County Conservation District
5880 Enterprise Drive, Suite 100 ● Casper, Wyoming 82609 ● 307-261-5436, ext. 5592

May 22, 2016

Natrona County Planning & Development
Attn: Trish Chavis
200 North Center Street, Room 202
Casper, Wyoming 82601

RE: SST Subdivision Review

Dear Ms. Chavis:

Included are a Soil Resource Report and Subdivision Review Checklist for the proposed SST Subdivision reviewed and discussed by the Natrona County Conservation District (NCCD) Board of Supervisors during their May 17, 2016 board meeting. Please review the checklist for specific comments and recommendations regarding this subdivision proposal.

The Board of Supervisors would like to emphasize the importance of soil management and protection of the watershed in any present or future subdivision in this generalized area. This subdivision lies in the Six Mile Drainage, which is a priority area to NCCD, as well as to Wyoming Department of Environmental Quality (WDEQ) due to the high concentrations of selenium in the Cody Shale underlying this drainage. The Bureau of Reclamation (BOR), Casper Alcova Irrigation District (CAID), Natural Resources Conservation Service (NRCS), and the NCCD have worked together for over two decades to minimize the transport of selenium in the waterbodies in Natrona County by upgrading irrigation systems from flood irrigation to sprinkler and installing pipelines to limit the contact time between the soils and the water in the area. With the growing number of larger farms subdividing into smaller acreages, careful attention needs paid to the health of the watershed, particularly in regards to the flows into the North Platte River.

The Board recommends minimizing erosion before, during and after construction of any roads, buildings, and storage or parking areas. Re-seeding and replanting needs to be implemented in a timely manner in order to minimize erosion of sediments into the drainage and CAID irrigation ditches that flow through the subdivision and drain into Casper Creek. This will also limit the spread of weeds. The use of vegetative buffers around the subdivision is highly recommended, both for wind breaks and control of water runoff above and below the ground. The Board of Supervisors recommends contacting Natrona County Weed and Pest for further information regarding weed control.

If there are any additional questions, please don't hesitate to call.

Sincerely,

Lisa Ogden
District Manager

Matthew H. Mead, Governor

Department of Environmental Quality

To protect, conserve, and enhance the quality of Wyoming's environment for the benefit of current and future generations.

152 N. Durbin St., Suite 100 · Casper, WY 82601 · (307) 473-3450

Todd Parfitt, Director

May 17, 2016

received 5/19/16 JR

Chairman
Natrona County Board of County Commissioners
200 North Center
Casper, WY 82601

RE: **Adverse Recommendation,** SST Industrial Park Subdivision, Natrona County
WDEQ Application #16-109

Dear Commissioners

This subdivision application was received in this office on March 18, 2016. Additional information was requested from the developer and the developer's consultants on April 21, 2016. The Department of Environmental Quality is required by law to respond with comments within 60 days after receipt of the application as described in W.S. §18-5-306 (c). The additional information requested has not been received in time to allow an analysis of the safety and adequacy of the proposed water and sewer systems by today, May 17, 2016. The statute does not allow the extension of the 60 day completion date even with the consent of all parties.

Recommendation:
The Department of Environmental Quality is making an **ADVERSE RECOMMENDATION** for the SST Industrial Park Subdivision, Natrona County, Department of Environmental Quality / Water Quality Division Application No. 16-109. This recommendation is provided pursuant to W.S. §185-306.

Re-submittal:
If the County Commissioners desire a determination of the safety and adequacy of the proposed water and sewer systems from the Department of Environmental Quality, the developer should re-submit the complete application with the additional information necessary. The submittal will be assigned a new application number with a new 60 day clock.

Sincerely,

Karen L. Farley

Karen L. Farley, P.E.
WWQD, Northeast District Supervisor
Water and Wastewater Program

cc: Trish Chavis, Natrona County Planning Office, 200 North Center, Rm 202, Casper, WY 82601
Brad Holwegner, P.E., WLC, 200 Pronghorn, Casper, WY 82601
Jeff Wilmetti, SST Development, 8901 West Yellowstone Highway, Casper, WY 82604
WDEQ Subdivision file, IPS

Trish Chavis

From: Glenn Januska <gjanuska@iflycasper.com>
Sent: Tuesday, May 17, 2016 5:53 AM
To: Trish Chavis
Subject: RE: SST Subdivision

Then other than having the avigation easement, we're fine with it.

Glenn

From: Trish Chavis [mailto:tchavis@natronacounty-wy.gov]
Sent: Monday, May 16, 2016 1:11 PM
To: Glenn Januska <gjanuska@iflycasper.com>
Subject: RE: SST Subdivision

Yes that is correct.

Trish Chavis, Planner
Natrona County Development Department
200 N. Center St. Ste 202
Casper, WY 82601
(307)235-9330

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

From: Glenn Januska [mailto:gjanuska@iflycasper.com]
Sent: Monday, May 16, 2016 12:58 PM
To: Trish Chavis
Subject: RE: SST Subdivision

Thanks Trish, and the 2000 Zoning Document is the most current one?

Glenn

From: Trish Chavis [mailto:tchavis@natronacounty-wy.gov]
Sent: Monday, May 16, 2016 7:37 AM
To: Glenn Januska <gjanuska@iflycasper.com>
Subject: RE: SST Subdivision

Currently the property is zoned Light Industrial.

Trish Chavis, Planner
Natrona County Development Department
200 N. Center St. Ste 202
Casper, WY 82601

(307)235-9330

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From: Glenn Januska [mailto:gjanuska@iflycasper.com]
Sent: Saturday, May 14, 2016 9:24 AM
To: Trish Chavis
Subject: RE: SST Subdivision

Trish –

We (Airport) do not have any problems with the subdivision provided we have the aviation easement over the property and that the land is not zoned to allow incompatible uses. Can you tell me what the land is zoned for (I'm assuming nothing that would allow residential, daycare, etc.)?

Glenn

From: Trish Chavis [mailto:tchavis@natronacounty-wy.gov]
Sent: Thursday, April 7, 2016 9:58 AM
To: Julie Jackson <jjackson@natronacounty-wy.gov>; rheald@cnchd.org; Dawn Sabec <dsabec@natronacounty-wy.gov>; lisa.ogden@wy.nacdnet.net; Blythe, Leslie (Leslie.Blythe@rockymountainpower.net) <Leslie.Blythe@rockymountainpower.net>; Bob Fawcett <bfawcett@natronacounty-wy.gov>; Mike Haigler <mhaigler@natronacounty-wy.gov>; Collier, Bob (Bob.Collier@rockymountainpower.net) <Bob.Collier@rockymountainpower.net>; Glenn Januska <gjanuska@iflycasper.com>
Subject: SST Subdivision

All-

Please see the attached SST Subdivision. This will be a major subdivision with approximately 30 lots just southwest of the Airport. Please review this subdivision and send me any comments our concerns that you may have.

If you need anything else please don't hesitate to contact me.

Thank you,

Trish Chavis, Planner
Natrona County Development Department
200 N. Center St. Ste 202
Casper, WY 82601
(307)235-9330

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

From: Brad Holwegner [mailto:bholwegner@wlcwyo.com]
Sent: Friday, March 25, 2016 9:27 AM

To: Trish Chavis
Subject: RE: SST Subdivision

Trish,

Please see SST Preliminary Plat in pdf. I am still working on getting you the CAD copy.

Thanks,

Brad

South on Michie

West on Michie. One entrance into proposed subdivision.

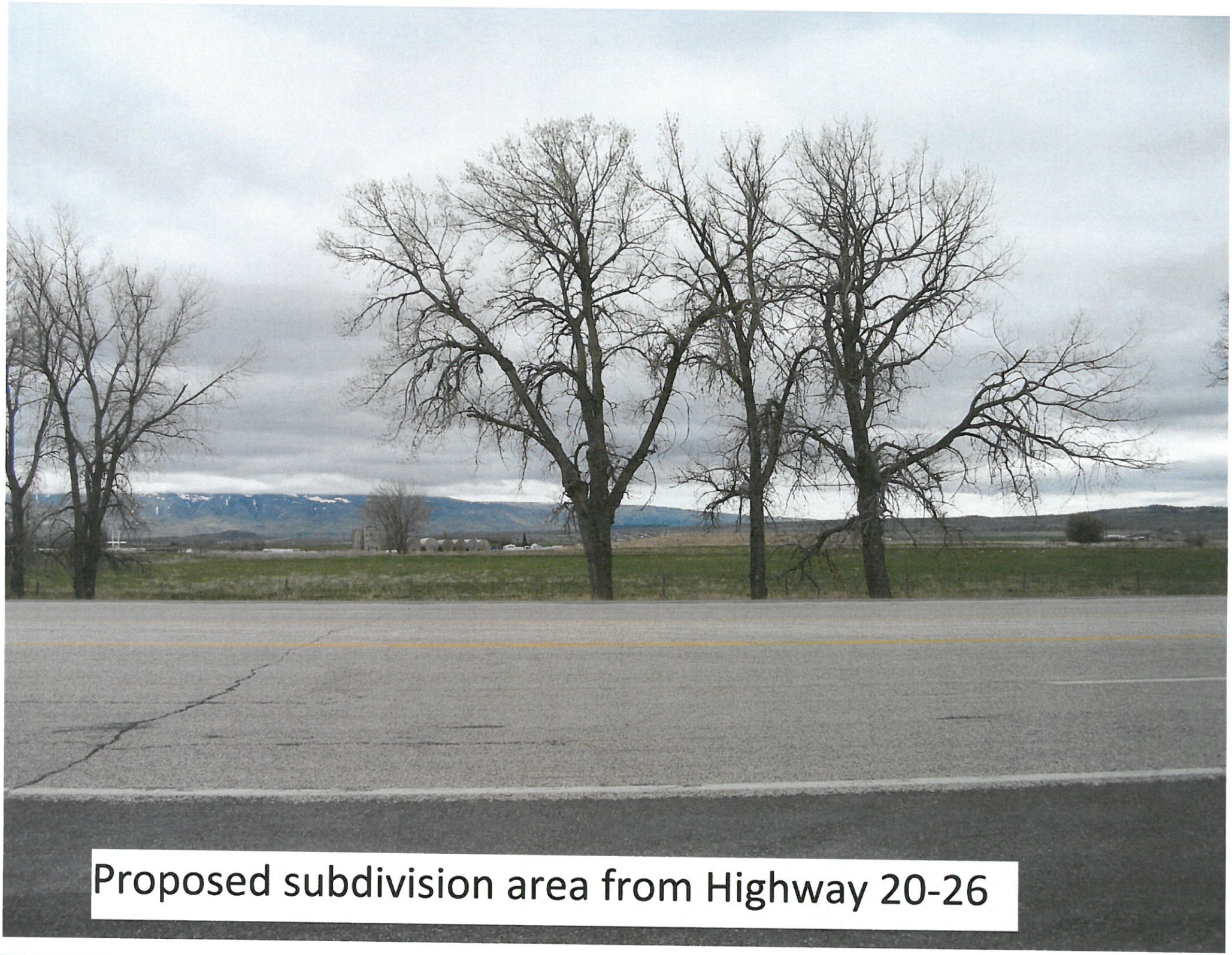
West on Michie

East on Michie

Looking east on 20-26

More proposed subdivision area from 20-26

Looking north at Airport property from 20-26.



Proposed subdivision area from Highway 20-26

Looking west on 20-26

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June 14th - P42

Proof that the applicant has published Notice of Intent to apply for a Subdivision Permit once a week for two (2) separate weeks within thirty (30) days prior to filing this application. (see Appendix G).

Eight (8) copies of percolation tests approved by the City of Casper/Natrona County Health Department, with test locations shown on a copy of the preliminary plat indicating soil types, percolations rates, depth to ground water, and suitability for on site waste water disposal. One by the City of Casper/Natrona County Health Department or State Department of Environmental Quality.

Is the current access part of an existing Improvement and Service District? If so please provide the appropriate paperwork. Major Subdivisions will be required to join any existing Improvement and Service District.

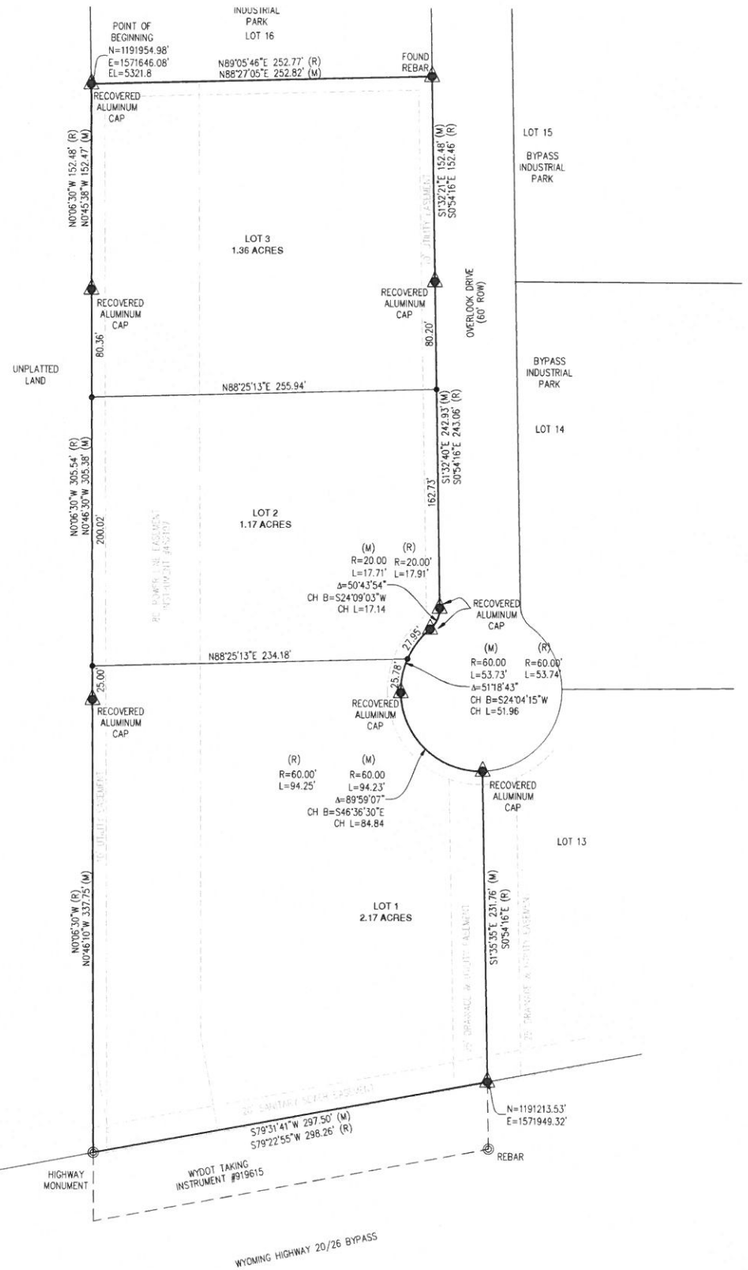
1. Applicant:
   Name Roadrunner, LLC
   Owner:
   Name Same
2. Address 4361 Sunrise Dr.
   Casper, WY 82604
   Address _____
3. Phone _____
   Phone _____
4. Explain why you are requesting this major subdivision and detail the proposed use:
   Adjusting lot line to better develop the property.
5. Legal description, acreage and Parcel Identification number (PID) (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
   Lot 17 - Second Amended Final Plat Bypass Industrial Park
   Lot 18 - Bypass Industrial Park
6. Current zoning of property Light Industrial
7. Type of sewage disposal Public X Septic ___ Holding Tank ___ Other ___
8. Source of Water Wardwell Water & Sewer
9. This property was purchased from: JJL Investments, Inc.
10. The date this property was purchased Lot 18 - 20008
    Lot 17 - 2006

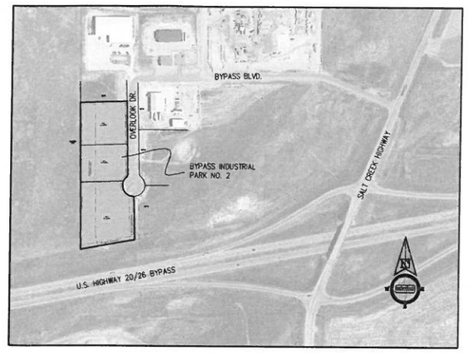
I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge.

Granting this request does not presume to give authority to violate or cancel the provisions of any other State of local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable.

Applicant Thomas Brawley, MEMBER 05/21/2016
(Signature) Date

Owner Thomas Brawley, MEMBER 03/21/2016
(Signature) Date





VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE NATRONA COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

ATTEST: _____ COUNTY CLERK

_____ PLANNING COMMISSION CHAIRMAN

APPROVED BY THE NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2016.

ATTEST: _____ COUNTY CLERK

_____ CHAIRMAN OF THE BOARD

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

ATTEST: _____ CITY CLERK

_____ CITY OF CASPER MAYOR

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

ATTEST: _____ TOWN CLERK

_____ TOWN OF MILLS MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____ 2016.

_____ COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS _____ DAY OF _____ 2016.

_____ COUNTY HEALTH DEPARTMENT

INSPECTED AND APPROVED THIS _____ DAY OF _____ 2016.

_____ COUNTY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:99,952.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86 CITY OF CASPER GIS SYSTEM.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°39'29.060", AND THE COMBINED FACTOR IS 0.9997617.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2015, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, ROADRUNNER, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SW¼SE¼, OF SECTION 31, T.34N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, KNOWN AS LOT 17 OF THE SECOND AMENDED FINAL PLAT OF BYPASS INDUSTRIAL PARK, INSTRUMENT NO. 855378 AND LOT 18 OF THE BYPASS INDUSTRIAL PARK, INSTRUMENT NO. 742236, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 16, BYPASS INDUSTRIAL PARK, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING;

THENCE N88°27'05"E, ALONG THE NORTH LINE OF THE PARCEL, ALSO BEING THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 252.82 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 16, LOCATED ON THE WEST LINE OF OVERLOOK DRIVE AND MONUMENTED BY A REBAR;

THENCE S01°32'21"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF OVERLOOK DRIVE, A DISTANCE OF 152.48 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE S01°32'40"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF OVERLOOK DRIVE, A DISTANCE OF 242.93 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF OVERLOOK DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 50°43'54", A DISTANCE OF 17.71 FEET, HAVING A CHORD BEARING OF S24°09'03"W, A DISTANCE OF 17.14 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY AN ALUMINUM CAP;

THENCE ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF OVERLOOK DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 51°18'43", A DISTANCE OF 53.73 FEET, HAVING A CHORD BEARING OF S24°04'15"W, A DISTANCE OF 51.96 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE CONTINUING ALONG THE EAST LINE OF THE PARCEL, THE WEST LINE OF OVERLOOK DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'07", A DISTANCE OF 94.23 FEET, HAVING A CHORD BEARING OF S46°36'30"E, A DISTANCE OF 84.84 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE S01°35'35"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOT 13, BYPASS INDUSTRIAL PARK, A DISTANCE OF 231.76 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF SAID LOT 13, LOCATED ON THE NORTH LINE OF U.S. HIGHWAY 20/26 BYPASS, MONUMENTED BY AN ALUMINUM CAP;

THENCE S79°31'41"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF U.S. HIGHWAY 20/26 BYPASS, A DISTANCE OF 297.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A CONCRETE WYDOT HIGHWAY MONUMENT;

THENCE N00°46'10"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 337.75 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°46'30"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 305.38 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N00°45'38"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 152.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.70 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "BYPASS INDUSTRIAL PARK NO. 2" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT", "UTILITY & DRAINAGE EASEMENT" AND "SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

ROADRUNNER, LLC
4361 SUNRISE DR.
CASPER, WYOMING 82604

PATRICK J. TRENTLER – MANAGING MEMBER
ROADRUNNER, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK J. TRENTLER, MANAGING MEMBER OF ROADRUNNER, LLC, THIS ___ DAY OF _____ 2016.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

VACATION AND REPLAT OF LOT 17, SECOND AMENDED FINAL PLAT OF BYPASS INDUSTRIAL PARK & LOT 18, BYPASS INDUSTRIAL PARK AS

BYPASS INDUSTRIAL PARK NO. 2

BEING A PORTION OF THE SW¼SE¼,
SECTION 31 T.34N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
MARCH, 2016
W.O. #15-041

LEGEND

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

cepi
Civil Engineering Professionals, Inc.
6080 Enterprise Drive. Casper, Wy 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

Professional Land Surveyor William R. Fehringer 5528 Date WYOMING

M:\Land 2015\Engr_Dwg\15-041 Road Running\Survey Plots\BYPASS IND PARK #2.dwg, 3/18/2016, Bill

REQUEST FOR APPROVAL OF PRELIMINARY PLAT
FOR
BYPASS INDUSTRIAL PARK NO. 2

PS16-3

STAFF REPORT: Trish Chavis
May 27, 2016
For
June 14, 2016
Planning and Zoning Commission Meeting
&
July 5, 2016
Board of County Commissioner Meeting

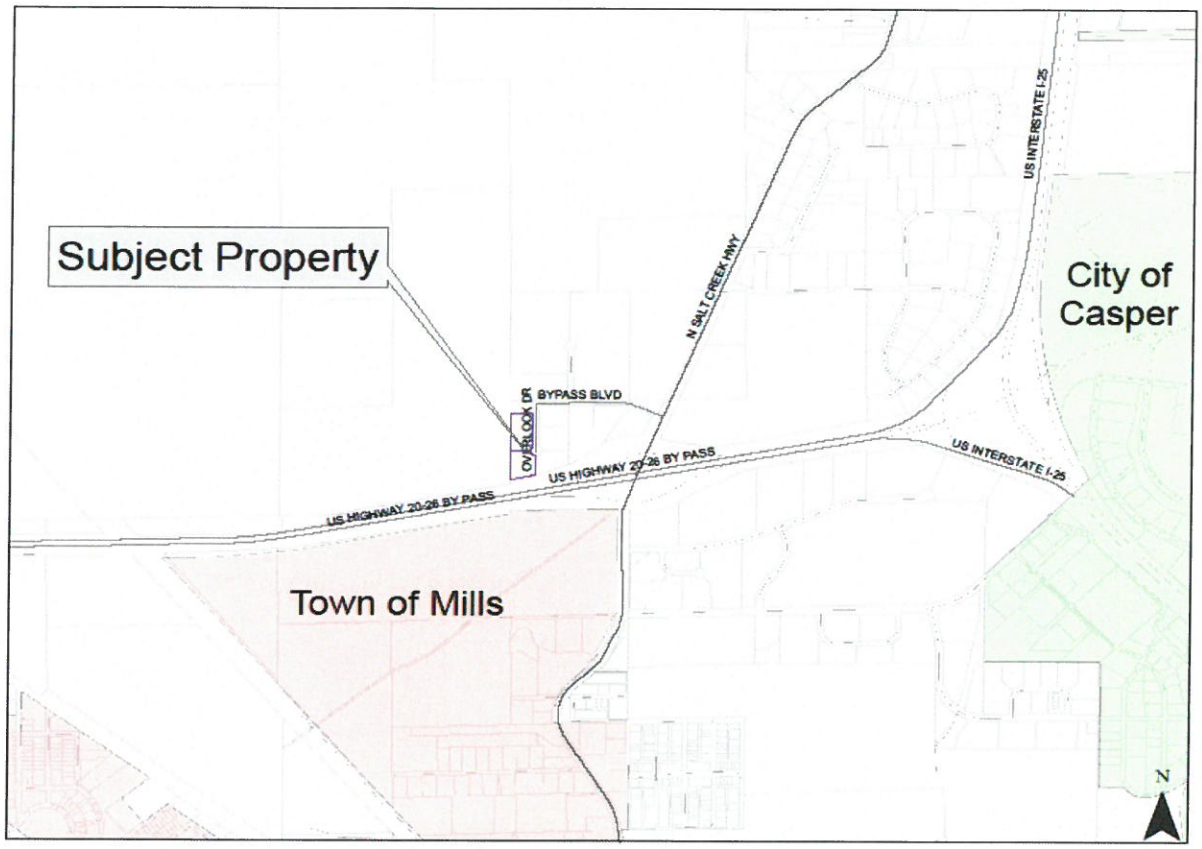
APPLICANT: Roadrunner, LLC

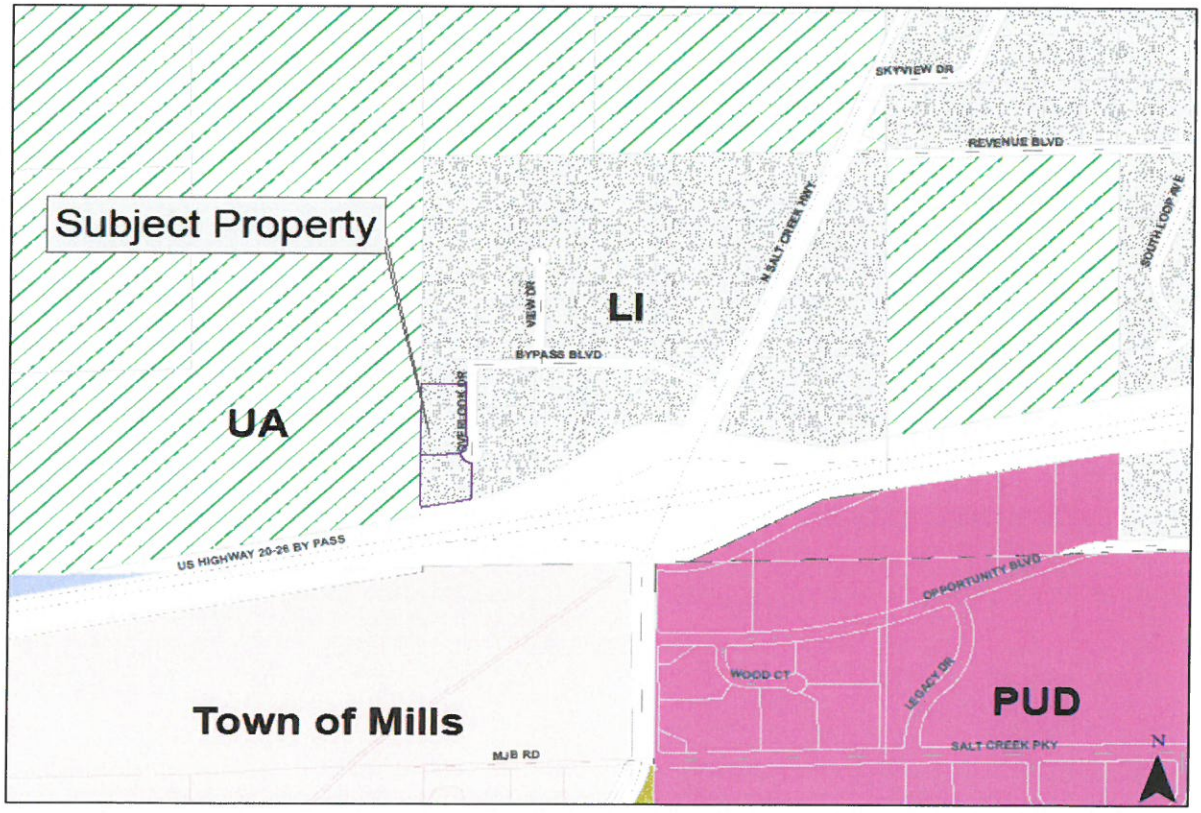
REQUEST: Approval of the final plat of Bypass Industrial Park No. 2

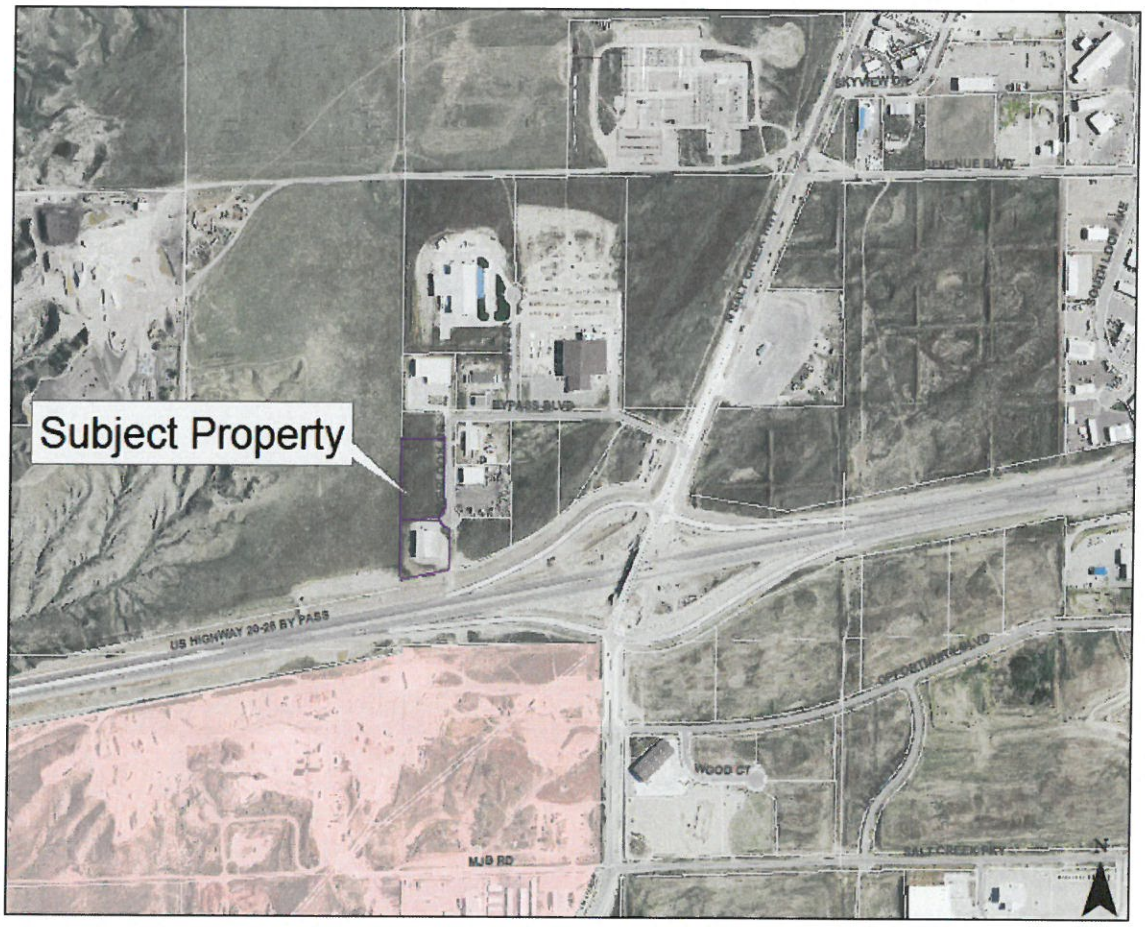
LOCATION AND ZONING

The proposed Bypass Industrial Park No. 2 is comprised of approximately 4.7 acres and is located in portions of Section 31, Township 34 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located west of Salt Creek Highway and north of US Highway 20-26 Bypass.

The subject parcel is zoned Light Industrial (LI) with the south being US Highway 20-26, north and east is Light Industrial (LI) and the west is Urban Agriculture (UA).


Subject Property
City of Casper
Town of Mills
N SALT CREEK HWY
US INTERSTATE I-25
BYPASS BLVD
US HIGHWAY 20-26 BY PASS
N


Subject Property
UA
LI
PUD
Town of Mills
SKYVIEW DR
REVENUE BLVD
SOUTH LOOP RD E
N SALT CREEK HWY
BYPASS BLVD
US HIGHWAY 20-26 BY PASS
OPPORTUNITY BLVD
WOOD CT
LEGACY DR
SALT CREEK PKY
MJB RD
N



DEFINITION AND APPLICATION

1. Intent and purpose. The intent and purpose of the Light Industrial District is to provide for light manufacturing and storage facilities. *Zoning Resolution of Natrona County, Wyoming, Chapter VI, Section 11 at page 42.*

The proposed Bypass Industrial Park No. 2 will provide lots for manufacturing and storage facilities.

2. Major Subdivision. A Major Subdivision is a division of one parcel into two or more parcels. Subdivision Regulations of Natrona County, Wyoming, Chapter 2, Section 1d at page 9.

The proposed Bypass Industrial Park No. 2 will consist of three (3) lots.

GENERAL STANDARDS
FOR
MAJOR SUBDIVISIONS

1. Criteria for Approval

a) Is the subdivision consistent with the 1998 Natrona County Development Plan and the Natrona County Zoning Resolution?

The proposed Bypass Industrial Park No. 2 is located in Neighborhood 12 – Northwest and is not consistent with the Natrona County Development Plan. The Development Plan recommends rangeland/open space, marginal access limits development. (Pg. 5-31)

Proposed finding of fact: Bypass Industrial Park was rezoned from Urban Agriculture to Light Industrial in September of 2002. Bypass Industrial Park No. 1 was approved and recorded in 2007. The applicant is seeking to divide lots within an approved subdivision already zoned industrial.

b) Is the subdivision in conformance with the General Provision (Chapter 1) and Subdivision Design Standards (Chapter 7)?

The proposed subdivision meets the criteria and is within one mile of the Town of Mills and the City of Casper, both municipalities have been notified. The subdivision is within the City of Casper's growth area and the applicant has addressed their comments.

c) Has the applicant provided evidence that a sufficient water supply system will be acquired in terms of quantity, quality, and dependability for the type of subdivision proposed?

Proposed finding of fact. The proposed subdivision will have public water provided by Wardwell Water and Sewer. DEQ has reviewed the subdivision and has no concerns.

d) Has the applicant provided evidence that a public sewage disposal system will be established and, if other methods are proposed, evidence that the system complies with state and local laws and regulations?

Proposed finding of fact. The proposed subdivision will have public sewer provided by Wardwell Water and Sewer. DEQ has reviewed the subdivision and has no concerns.

e) Has the applicant provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of the areas are compatible with such areas?

Natrona County Conservation District recommends minimizing erosion before, during and after construction of any roads, buildings, and parking areas. Re-seeding and planting needs to be implemented in a timely manner in order to minimize erosion of sands.

f) Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, are available to serve the proposed subdivision.

This subdivision will be within the Natrona County Sheriff's jurisdiction. The proposed subdivision has adequate utility easements. No recreation or schools are proposed. The Natrona County Fire Marshal has reviewed the proposed subdivision. He has no concerns with this subdivision.

g) Does the subdivision appear to be compatible with the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, and general welfare of the inhabitants of the area and the County?

Proposed finding if fact: The proposed subdivision lies within a larger industrial park, the uses will be the same as the neighbors within the subdivision.

h) Documentation satisfactory to the Board of County Commissioners that the Improvement and Service District requirements have been met.

A Declaration of Covenants, Conditions and Restrictions for Bypass Industrial Park was recorded in May of 2004. Article 4 of these covenants pertains to the maintenance assessments for the internal roads of the subdivision.

Proposed findings of fact: Staff has received confirmation from the Bypass Industrial Park Owner's Association that the new lot will be included in their covenants and road maintenance.

i) Documentation that the subdivider has adequate financial resources to develop and complete water and/or sewage systems or any facility proposed or represented to be the responsibility of the subdivider, but not limited to the above mentioned.

Proposed finding of fact: Water, sewer and utilities are in place and no guarantee is required.

PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Bypass Industrial Park No. 2, by the Board of County Commissioners.

PUBLIC COMMENT

As of the date of this staff report no comments have been received. Staff sent public notice to 213 neighbors within one mile.

April 20, 2016

Bypass Industrial No. 2 – Review of proposed replat

CITY OF CASPER - STAFF COMMENTS

Community Development:

1. Dedicate all easements, including sanitary sewer and drainage.
2. Remove outline for existing building.
3. Label subdivision to the east.
4. Provide brass caps on corners.

Engineering

5. No comments from CPU. Note that water and sewer is provided by the Wardwell Water & Sewer District.
6. Additional comments are forthcoming. Please contact Jason Knopp, City Engineer, for more information.

Fire Department:

7. No Comments

Sent to Beck F
4/14/16

ENGINEERING · SURVEYING · PLANNING
WWW.WLCWYO.COM

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

April 13, 2016

Natrona County Development Department
200 N. Center St., Room 202
Casper, Wyoming 82601

RE: Bypass Industrial Park No. 2

In checking the plat referenced above, please note the following comments and necessary corrections:

Bypass Industrial Park No. 2

1. There appears to be a WYDOT taking along the south line of Lot 18, please provide Instrument Number or other data to note this boundary adjustment.
2. The southeast corner was set with no controlling corner to the east. Please provide more information on how that corner was set.
3. You note a rebar at the northeast corner, it would be prudent and necessary to include an aluminum cap on that rebar.
4. No onsite investigation has been performed to confirm the referenced monumentation.

Respectfully Submitted,

Don A. Davis, L.S.

Peggy Johnson

To: Peggy Johnson
Subject: FW: Bypass Industrial Park

From: Keith Tyler [mailto:keithpt@earthlink.net]
Sent: Wednesday, May 04, 2016 11:16 AM
To: Trish Chavis
Cc: 'Tom'
Subject: RE: Bypass Industrial Park

Trish,
Yes we do have an active owner's association that maintains the roads and has an assessment process to raise money to do so. The newly created lot will be part of that association. Let me know if you need anything further.
Keith

From: Trish Chavis [mailto:tchavis@natronacounty-wy.gov]
Sent: Tuesday, April 26, 2016 1:34 PM
To: keithpt@earthlink.net
Subject: Bypass Industrial Park

Mr. Tyler,

We have an applicant who is looking to replat 2 lots within Bypass Industrial Park into 3 lots, this is considered a Major Subdivision. In reviewing the existing subdivision, I see that there are Covenants and Restrictions for the subdivision. With the 2013 Subdivision Regulations, a Major Subdivision requires the applicant to join an existing ISD or form one for the access to/within the subdivision.

Are you still a part of the Bypass Industrial Park Owner's Association or if not, do you know who I can contact? I have to show evidence that the new lot will be incorporated into the existing association for road maintenance.

I hope I didn't confuse you too much, if you have any questions please let me know.

Thank you,

Trish Chavis, Planner
Natrona County Development Department
200 N. Center St. Ste 202
Casper, WY 82601
(307)235-9330

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

Natrona County Conservation District
5880 Enterprise Drive, Suite 100 ● Casper, Wyoming 82609 ● 307-261-5436, ext. 5592

May 23, 2016

Natrona County Planning & Development
Attn: Trish Chavis
200 North Center Street, Room 202
Casper, Wyoming 82601

RE: By-Pass Industrial Park #2 Subdivision Review

Dear Ms. Chavis:

Included are a Soil Resource Report and Subdivision Review Checklist for the proposed By-Pass Industrial Park #2 Subdivision reviewed and discussed by the Natrona County Conservation District (NCCD) Board of Supervisors during their May 17, 2016 board meeting. Please review the checklist for specific comments and recommendations regarding this subdivision proposal.

The Board recommends minimizing erosion before, during and after construction of any roads, buildings, and parking areas. Re-seeding and replanting needs to be implemented in a timely manner in order to minimize erosion of sands. This will also limit the spread of weeds. The use of vegetative buffers around the subdivision is highly recommended, both for wind breaks and control of water runoff above and below the ground. The Board of Supervisors recommends contacting Natrona County Weed and Pest for further information regarding weed control.

If there are any additional questions, please don't hesitate to call.

Sincerely,

Lisa Ogden
District Manager

Trish Chavis

From: Karen Farley <karen.farley@wyo.gov>
Sent: Monday, April 18, 2016 1:28 PM
To: Trish Chavis
Subject: Re: FW: Bypass Subdivision

Trish,

I contacted Gloria at Wardwell, since these lots are served by them, concerning the water and sewer capacities. Gloria did not have any issues, so as a result, I do not have anything else to comment on at this time.

Hope this is an adequate response? If not, please let me know!

Thanks,
Karen

On Tue, Apr 12, 2016 at 10:59 AM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

Thank you.

Trish Chavis, Planner

Natrona County Development Department

200 N. Center St. Ste 202

Casper, WY 82601

(307)235-9330

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From: Karen Farley [mailto:karen.farley@wyo.gov]
Sent: Tuesday, April 12, 2016 10:52 AM

To: Trish Chavis
Subject: Re: FW: Bypass Subdivision

The Health Dept, since they are tasked with having to sign off on the mylars, and really have no knowledge of the capacities of the public water and sewer systems, have been asking me to provide comments which I am happy to do. The problem comes when I don't have enough information to make a valid assessment without more of an in-depth study done on the utilities. A Chapter 23 is often the means to do that. I'll have to see if I will need further information on this one and get back to you.

Thanks,

Karen

On Tue, Apr 12, 2016 at 10:37 AM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

No they don't. 5 lots or less are at the discretion of the Health Department. It was my understanding that you wanted to review them if they had public water /sewer but a full Chapter 23 may not be necessary.

Trish Chavis, Planner

Natrona County Development Department

200 N. Center St. Ste 202

Casper, WY 82601

(307)235-9330

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From: Karen Farley [mailto:karen.farley@wyo.gov]
Sent: Tuesday, April 12, 2016 10:36 AM

To: Trish Chavis
Subject: Re: FW: Bypass Subdivision

I assume that it will need to go through a Chapter 23 review - I believe that is in the county subdivision regulations? Don't all majors have to have a Chapter 23 review done?

Thanks,

Karen

On Tue, Apr 12, 2016 at 10:21 AM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

Karen-

With our subdivision regulations this will go through the "Major Subdivision" process because it has been previously platted. I do not know what steps you want the applicant to take (Ch 23?) but I did send it to you since it is on public water and sewer. Please advise how you would like the applicant to proceed.

Thank you,

Trish Chavis, Planner

Natrona County Development Department

200 N. Center St. Ste 202

Casper, WY 82601

(307)235-9330

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From: Karen Farley [mailto:karen.farley@wyo.gov]
Sent: Tuesday, April 12, 2016 10:20 AM
To: Trish Chavis
Subject: Re: FW: Bypass Subdivision

Trish,

So is this going to end up being treated as a major subdivision?

Karen

On Tue, Apr 12, 2016 at 10:08 AM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

All-

Please see the attached Bypass Industrial Park No. 2. The proposed subdivision will be a vacation and replat of lots 17 and 18 into 3 lots. The existing lots are on Wardwell water and sewer.

Please review this subdivision and send me any comments you may have.

Thank you,

Trish Chavis, Planner

Natrona County Development Department

200 N. Center St. Ste 202

Casper, WY 82601

(307)235-9330

Trish Chavis

From: Bob Fawcett
Sent: Tuesday, April 12, 2016 10:38 AM
To: Trish Chavis
Subject: RE: Bypass Subdivision

I have no issues with this.

BoB Fawcett
Fire Marshal
Natrona County Fire Protection District
307-234-8826

From: Trish Chavis
Sent: Tuesday, April 12, 2016 10:09 AM
To: DON DAVIS- (dond@wlcwyo.com) <dond@wlcwyo.com>; Dawn Sabec <dsabec@natronacounty-wy.gov>; Julie Jackson <jjackson@natronacounty-wy.gov>; rheald@cnchd.org; Karen Farley-DEQ (karen.farley@wyo.gov) <karen.farley@wyo.gov>; lisa.ogden@wy.nacdnet.net; Bob Fawcett <bfawcett@natronacounty-wy.gov>; Kevin OHearn (kohearn@millswy.gov) <kohearn@millswy.gov>; Scott Radden (sradden@wlcwyo.com) <sradden@wlcwyo.com>
Cc: Craig Collins (ccollins@casperwy.gov) <ccollins@casperwy.gov>
Subject: FW: Bypass Subdivision

All-

Please see the attached Bypass Industrial Park No. 2. The proposed subdivision will be a vacation and replat of lots 17 and 18 into 3 lots. The existing lots are on Wardwell water and sewer.

Please review this subdivision and send me any comments you may have.

Thank you,

Trish Chavis, Planner
Natrona County Development Department
200 N. Center St. Ste 202
Casper, WY 82601
(307)235-9330

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From: Bill [mailto:billf@cepi-casper.com]
Sent: Tuesday, April 12, 2016 7:27 AM
To: Trish Chavis
Subject: RE: Bypass Subdivision

Trish:

FedEx
North

Looking east across from proposed subdivision

Quadno
South

West