NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission
Tuesday October 11, 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 NOVEMBER 1, 2016 AT 5:30 P.M.

1. Approval of the September 13, 2016 Planning Commission Meeting Minutes.

2. **PS16-1** – A request by Amoco Reuse Agreement Joint Powers Board for approval of a final plat for the Salt Creek Height Business Center Phase 4, a major subdivision consisting of 60.80 acres divided into 9 lots on a parcel in a Planned Unit Development, located in the NW/4 of the NW/4 and the NE/4 of the NW/4 of Section 5, Township 33 North, Range 79 West, of the 6th Principal Meridian, Natrona County, Wyoming. The Subdivision is accessed off of Salt Creek Parkway and Opportunity Blvd.

---PUBLIC COMMENT---

3. "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
September 13, 2016

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

MEMBERS ABSENT: Tom Davis

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, and Peggy Johnson

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 June 14, July 11, and August 9, 2016 meeting minutes. **Motion carried unanimously.**

ITEM 2
Chairman Wright opened the public hearing **PS16-4** - A request by Mountain Properties, LLC for approval of a final plat for the Sunburst Acres Subdivision, a major subdivision consisting of approximately 69.85 acres divided into 6 lots located in portions of Sections 17 & 18, Township 32 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located off Micro 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 Sunburst Acres Subdivision with a condition, by the Board of County Commissioners.

Condition being:

- A Non-Adverse recommendation from Wyoming Department of Environmental Quality be received;

Discussion between the Planning Commission and Staff

Public hearing open

Speaking in favor – Nancy Yust, Bruce Lamberson, Robert McDaniel, Hailey Lanier, all of Casper

Speaking in opposition – Tracy Lamont of Casper

Public hearing closed

Discussion between the Planning Commission, Staff, and Applicant.

Brown moved approval of PS16-4 to the Board of County Commissioners, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff contingent upon receiving a Non-Adverse recommendation from DEQ prior to the Board of County Commissioners meeting. Bailey seconds the motion. Motion carries unanimously.

ITEM 3

Chairman Wright opened the public hearing **CUP16-3** – A request by Luke Ginsbach, Pronghorn Propane, LLC for approval of a Conditional Use Permit to allow storage of flammable and combustible liquids in excess of 12,000. Applicant is requesting one 30,000 propane gallon storage tank in addition to two 3,200 gallon propane trucks and individual 33lb. and 100 lb., 500 gallon and 1,000 gallon propane tanks. The proposed site is located in portions of Section 2, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are more commonly referred to as 450 Gehring St.

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.

Discussion between the Planning Commission and staff.

Public hearing open

Speaking in favor –Luke Ginsbach, Bruce Burgess, Gene Corson all of Casper.

Speaking in opposition – None

Public hearing closed

Discussion between the Planning Commission, staff and the applicant.

Brown moved approval of CUP16-3 to the Board of County Commissioners, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff with the added stipulation that the property be completely fenced with a locking gate. Bailey seconds the motion. Motion carries 3 (Wright, Brown, and Bailey) for and 1 against (Hutchinson).

ITEM 4

Chairman Wright opened the public hearing **CUP16-4** – A request by Mercury Towers, LLC for a Conditional Use Permit to allow construction of a 195' Telecommunication Tower within an 80' x 80' lease area. The proposed tower will be located in a portion of Section 13, Township 30 North, Range 83 West of the 6th Principal Meridian, Natrona County, Wyoming. The proposed site will be accessed off of State Highway 220.

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.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Nick Constantine, Denver, CO, David Sell of Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking in opposition – None

Public hearing closed

Hutchinson moves approval of CUP16-4 a Conditional Use Permit, by the Board of County Commissioners as presented by staff and incorporates by reference all findings of fact set forth herein and make them a part thereof. Brown seconded the motion. Motion carries unanimously.

ITEM 5

Chairman Wright opened the public hearing for **ZC16-3** – A request by Separate, LLC for a Zone Map Amendment to change the zoning district classification of approximately 48 acres, from Ranching, Agriculture, and Mining (RAM) to Urban Agriculture (UA). The property is located in a portion of Section 24, Township 30 North, Range 83 West of the 6th Principal Meridian, Natrona County, Wyoming and is located roughly ½ mile west of Sloanes General Store on the south side of State Highway 220.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend denial by the Board of County Commissioners of the proposed zone change from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA) zoning district. Staff also recommends that the motion 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

Those speaking in favor – Keith Nachbar, John Kornkven of Casper

Discussion between the Planning Commission, Staff, and Applicant.

Those speaking in opposition – Kay Eichorn, David Sell, Laurie McCardell, Sheila Sell, Barbara Fogg, Susie Brody, Brian Black, all of Alcova

Public hearing closed

Discussion between the Planning Commission members

Brown moves approval of ZC16-3 a Zone Map Amendment by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof. Motion fails due to a second.

ITEM 6

Chairman Wright opened the public hearing for **PS16-5** – A request by Cattle Trail, LLC for approval of a Preliminary Plat for Cattle Trail Acres Subdivision, a major subdivision consisting of approximately 78.65 acres divided into 7 lots located in portions of Section 22, Township 34 North, Range 81 West of the 6th Principal Meridian, Natrona County, Wyoming. The proposed subdivision is accessed off of Cattle Trail Drive.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Preliminary Plat for Cattle Trail Acres Subdivision, a major subdivision with the following conditions:

- A Non-Adverse recommendation from WDEQ shall be received prior to the final subdivision application;
- All requirements from the State Engineer's Office and compliance with W.S. 18-5-306 (c)(i) be submitted and approved prior to final subdivision application;
- Natrona County Fire Marshal request be addressed;
- Improvement and Service District requirements be met in regards to Cattle Trail Road maintenance;
- 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.

Discussion between the Planning Commission and Staff

Public hearing opened

Those speaking in favor – Lisa Burridge, Jason Lewis, Shawn Gustafson, Tom Jones all of Casper

Discussion between the Planning Commission, Staff, and Applicant

Those speaking in opposition – John Wienke, of Casper

Public hearing closed

Brown moves approval of PS16-5, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff with an additional condition being that all subdivision documents are received prior to final application. Bailey seconds the motion. Motion carries unanimously.

Public Comment - None

Adjournment @ 9:07 pm

_____

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

_____

Renea Vitto
Natrona County Clerk

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Major Subdivision Application

Amoco Reuse Agreement

Applicant: Joint Powers Board Owner: Same

Address: 2435 King BLVD., STE.300 Address: _____
Casper, WY 82604

Phone: 307-472-5591 Phone: _____

Explain why you are requesting this major subdivision and detail the proposed use:

Would like to subdivide the property to develop as a light industrial commercial area.

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 township and range).

NE1/4NW1/4 & NW1/4NW1/4 Section 5 T.33N.,R.79W

Parcel#: 33790510000100

Current zoning of property: PUD

Type of sewage disposal: Public X Septic ___ Holding Tank ___ Other ___

Source of Water: City of Casper

This property was purchased from: Amoco Oil Company

The date this property was purchased: 4/29/11

I (We) herby 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: _____ 12/28/15
(Signature) Date

Owner: _____ 12/28/15
(Signature) Date

January 12, 2016

Natrona County Development Dept.
Trish Chavez
200 N. Center St.
Casper, WY 82601

Re: Salt Creek Heights Business Center – Phase 4

SALT CREEK HEIGHTS BUSINESS CENTER – PHASE 4 – SUMMARY STATEMENT:

Salt Creek Heights Business Center Phase 4 subdivision should not be used for any purpose other than industrial, mixed commercial and recreation. The water supply and sanitary sewer collection system are owned and maintained by the City of Casper. The proposed subdivision does not lie within any established flood plain. The storm water treatment and management is through a series of drainage ditches and detention ponds that were reviewed and accepted as part of previous plats in the area. The proposed subdivision will be accessed from Opportunity Boulevard, Salt Creek Parkway, Legacy Drive and English Avenue.

SALT CREEK HEIGHTS BUSINESS CENTER – PHASE 4 – STATEMENT OF CONSIDERATION:

The character and image of the Salt Creek Heights Business Center Phase 4 (SCHBC) area shall be conducive to a light industrial area similar to others in the Casper area. The overall concept for the SCHBC is based on the desire to create an environment that is sustainable, attractive, comfortable, and complimentary to the surrounding areas adjacent to and within the development. The SCHBC's natural surroundings and views to the Casper Mountain backdrop, as well as distinctive on-site features are amenities that will be utilized by all of the properties. Utilizing view opportunities of these features from roadways, open space corridors and building entries is encouraged by all owners and designers. Owners and designers shall emphasize these key natural features by designing and arranging their sites to protect natural features on the site and within the vicinity of the site.

Civil Engineering Professionals, Inc.
6080 Enterprise Dr. • Casper, WY 82609
Phone 307.266.4346 • Fax 307.266.0103
www.cepi-casper.com

Department of Environmental Quality

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

Matthew H. Mead, Governor

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

Todd Parfitt, Director

April 19, 2016

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

RE: **Non-Adverse Recommendation,** Salt Creek Heights Business Center Phase IV, Natrona County WDEQ Application #16-073

Dear Commissioners

The Wyoming Department of Environmental Quality has completed the review of the proposed Salt Creek Heights Business Center Phase IV, located in a portion of the NW ¼ NW ¼ & NE ¼ NW ¼ of Section 5, Township 33 North, Range 79 West, Natrona County, WY, adjacent to the City of Casper. The subdivision will be comprised of **11** lots, with Planned Unit Development proposed for the area. Land uses include office, hospitality and service center services, small scale light industrial, light impact medium industrial, and large industrial. The information was submitted by CEPI, signed by Robert Bennett, P.E., a Wyoming Licensed Professional Engineer. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required byW.S. §18-5-306 (c).

Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system is to connect to the City of Casper sanitary sewer system. The improvements for this Phase IV will be reviewed and permitted through the City of Casper. The information submitted addresses the safety and adequacy of the proposed sewage system

Findings as to the safety and adequacy of the proposed water system:

The proposed water system is to connect on to the City of Casper water system. The City of Casper has the responsibility of permitting the proposed improvements for this Phase IV area. The information submitted addresses the safety and adequacy of the proposed water system.

State Engineer's Office (SEO) Comments:

The State Engineer's Office (SEO) has provided comments pertaining to this proposed subdivision. The SEO stated that they were generally SUPPORTIVE of the development. We have attached the comments from the SEO with this correspondence.

Conclusions:

The Wyoming Department of Environmental Quality has "No Adverse" recommendations applicable to the Salt Creek Heights Business Park Phase IV subdivision.

Disclaimer:

Nothing in Wyoming Department of Environmental Quality recommendations or comments regarding the CEPI proposal for the Salt Creek Heights Business Park Phase IV Subdivision shall be construed to relieve Refined Properties, LLC, of the obligation to obtain any permits or additional approval from any local, state, or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Wyoming Department of Environmental Quality, City of Casper, or Natrona County to the issuance of required permits for construction, operation, or modification of the existing sanitary sewer and water supply.

Sincerely,

Karen L. Farley

Karen L. Farley, P.E.
Northeast District Supervisor
Water and Wastewater Program, Wyoming Water Quality Division

Enc. SEO Comments

cc: Amoco Reuse Agreement Joint Powers Board, Benjamin Schrader,
2435 King Blvd., Suite 249, Casper, WY 82604
Refined Properties, LLC, Cory Rosencranse, P.O. Box 2390, Casper, WY 82602
Trish Chavis, Natrona County Planning Office, 200 North Center, Rm 202, Casper, WY 82601
Ruth Heald, NCHD, 475 S. Spruce Street, Casper, WY 82601
Rob Bennett, PE, CEPI, 6080 Enterprise Drive, Casper, WY 82609
Dave Hill, City of Casper, 200 North David, Casper, WY 82601
WDEQ Subdivision file
IPS (Cheyenne)

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

March 17, 2016

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

RE: Salt Creek Heights Business Center – Phase IV Subdivision (WDEQ 16-073), Natrona County

Dear Mr. Chairman:

The State Engineer's Office – Ground Water Division has received application material related to the Salt Creek Heights Business Center – Phase IV 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 NW¼ of Section 5, T33N, R79W, Natrona County, Wyoming. Water supply is proposed to be provided through the City of Casper 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 within the municipal water service area of the City of Casper.

6. Lastly, the cursory search of the State Engineer's records indicated that there are no subject existing water rights of record that are appurtenant to the subdivision lands. If this is the case, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) would not be required.

In summary, the State Engineer's Office is generally supportive of approving the development of the proposed action at this time.

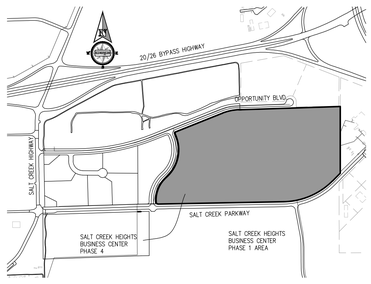
In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2016-05-1".

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
Robert Bennett, P.E., CEPI, 6080 Enterprise Drive, Casper, WY 82609
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



VICINITY MAP
NO SCALE

0 100' 200'
SCALE: 1" = 100'

CURVE TABLE						LINE TABLE		
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L	Line #	Bearing	Length
C9	740.16'	256.56'	19°51'36"	S78°14'49"W	255.27	L1	N00°02'12"W	24.14'
C13	25.00'	29.88'	68°28'20"	N44°16'32"E	28.13	L2	N00°06'39"W	31.01'
C29	25.00'	30.15'	69°05'38"	N66°40'51"W	28.35	L5	N21°42'35"W	40.05'
C30	410.00'	502.93'	70°16'55"	N13°27'31"E	471.98	L6	S21°37'41"E	40.03'
C31	490.00'	417.05'	48°45'58"	S24°12'39"W	404.58			
C33	660.16'	228.93'	19°52'08"	N78°14'52"E	227.78			
C36	25.00'	30.11'	69°00'44"	N23°18'50"E	28.32			
C37	25.00'	39.70'	90°59'44"	N45°32'04"W	35.66			
C38	660.16'	170.57'	14°48'14"	S75°42'55"W	170.09			
C39	660.16'	58.36'	5°03'54"	S85°38'59"W	58.34			
C46	490.00'	282.58'	33°02'31"	N5°10'19"W	278.68			
C47	490.00'	318.53'	37°14'45"	N29°58'20"E	312.95			
C48	410.00'	77.84'	10°52'39"	S43°09'18"W	77.72			
C49	410.00'	271.09'	37°53'00"	S18°46'28"W	266.18			

LEGEND

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

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

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 CITY 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

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE AMOCO REUSE AGREEMENT JOINT POWERS BOARD DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCELS OF LAND SITUATE WITHIN A PORTION OF THE NW¼NW¼ AND THE NE¼NW¼ OF SECTION 5, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 5, ALSO BEING THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S00°00'58"E, ALONG THE EAST LINE OF THE PARCEL AND THE NE¼NW¼ OF SAID SECTION 5, A DISTANCE OF 894.59 FEET TO THE SOUTHEAST CORNER OF THE PARCEL LOCATED ON THE NORTH LINE OF SALT CREEK PARKWAY, MONUMENTED BY A BRASS CAP;

THENCE S44°56'18"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SALT CREEK PARKWAY, A DISTANCE OF 146.96 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTH LINE OF THE PARCEL, THE NORTH LINE OF SALT CREEK PARKWAY AND A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 950.22 FEET, THROUGH A CENTRAL ANGLE OF 44°03'48", A DISTANCE OF 730.77 FEET, HAVING A CHORD BEARING OF S66°56'02"W, A DISTANCE OF 712.89 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE S88°58'11"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SALT CREEK PARKWAY, A DISTANCE OF 1686.22 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°59'44", A DISTANCE OF 39.70 FEET, HAVING A CHORD BEARING OF N45°32'04"W, A DISTANCE OF 35.66 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N00°02'12"W, ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE, A DISTANCE OF 24.14 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 48°45'59", A DISTANCE OF 348.93 FEET, HAVING A CHORD BEARING OF N24°12'47"E, A DISTANCE OF 338.49 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON–TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 490.00 FEET, THROUGH A CENTRAL ANGLE OF 70°17'17", A DISTANCE OF 601.11 FEET, HAVING A CHORD BEARING OF N13°27'04"E, A DISTANCE OF 564.12 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N21°42'35"W, ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE, A DISTANCE OF 40.05 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LEGACY DRIVE AND A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 69°00'44", A DISTANCE OF 30.11 FEET, HAVING A CHORD BEARING OF N23°18'50"E, A DISTANCE OF 28.32 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N68°17'23"E, ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD, A DISTANCE OF 672.35 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE CONTINUING ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD AND A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 660.16 FEET, THROUGH A CENTRAL ANGLE OF 19°52'08", A DISTANCE OF 228.93 FEET, HAVING A CHORD BEARING OF N78°14'52"E, A DISTANCE OF 227.78 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N87°56'30"E, ALONG THE NORTH LINE OF THE PARCEL AND SOUTH LINE OF OPPORTUNITY BOULEVARD, A DISTANCE OF 24.56 FEET TO THE WEST ¼ CORNER OF SAID SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF SALT CREEK HEIGHTS ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N88°10'13"E, ALONG THE NORTH LINE OF THE PARCEL AND SAID SECTION 5, A DISTANCE OF 1332.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60.80 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS–OF–WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACTS OF LAND, AS THEY APPEAR ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "SALT CREEK HEIGHTS BUSINESS CENTER – PHASE 4" 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" AND "DRAINAGE EASEMENT" AS SHOWN ON THIS PLAT. LOT 3, BLOCK 2 IS DEDICATED AS A DETENTION POND EASEMENT AREA. ENGLISH AVENUE AS SHOWN HEREON IS DEDICATED TO THE USE OF THE PUBLIC. SALT CREEK PARKWAY, LEGACY DRIVE AND OPPORTUNITY BOULEVARD AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

AMOCO REUSE AGREEMENT JOINT POWERS BOARD
2435 KING BOULEVARD, SUITE 300
CASPER, WYOMING 82604

_____
JERAD STACK – CHAIRMAN AMOCO REUSE AGREEMENT JOINT POWERS BOARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JERAD STACK, CHAIRMAN OF THE AMOCO REUSE AGREEMENT JOINT POWERS BOARD, THIS _____ DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:2,225,111.
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°40'17.439", AND THE COMBINED FACTOR IS 0.999763.
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 MAY, 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.

Professional Land Surveyor
William R. Fehringer
5528
Date
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS _____ DAY OF _____, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

PLAT OF

SALT CREEK HEIGHTS BUSINESS CENTER - PHASE 4

A SUBDIVISION OF PORTIONS OF
THE NW¼NW¼ & NE¼NW¼ OF
SECTION 5, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
DECEMBER, 2015

W.O. #15–145

AMENDMENT NO. 1

CONTRACT FOR OUTSIDE-CITY WATER AND SEWER SERVICE

THIS AMENDMENT NO. 1 is made, dated, and signed this 3rd day of NOVEMBER, 2009, by and between the City of Casper, Wyoming, hereinafter referred to as "City", the Amoco Reuse Agreement Joint Powers Board, hereinafter jointly referred to as "ARAJPB" and BP Products North America Inc., hereinafter referred to as "BP Products".

WITNESSETH:

WHEREAS, a contract for Outside-City Water and Sewer Service was consummated between the parties on March 6, 2007 for Salt Creek Heights Business Center; and,

WHEREAS, the original construction included a combined sewer force main located in the English Avenue extension south of County Road No. 302, which is now deemed to be unsuitable by the ARAJPB; and,

WHEREAS, the ARAJPB desires to extend an 8-inch gravity sewer main along the English Avenue extension south of County Road No. 302, to take the place of the existing combined force main; and,

WHEREAS, new water and sewer mains need to be installed in the English Avenue extension between County Road No. 302 and Legacy Drive; and,

WHEREAS, new water and sewer mains may be installed by the ARAJPB or their lessees in other parts of the Salt Creek Heights Business Center; and,

WHEREAS, the City desires to take over ownership, operation, and maintenance of all water and sewer mains in dedicated rights-of ways and easements within the Salt Creek Heights Business Center.

NOW, THEREFORE, it is hereby agreed among the parties that the March 6, 2007 "Contract For Outside-City Water And Sewer Service" shall be amended as follows:

1. The existing 2-inch common force main along English Avenue extension within Salt Creek Heights Business Center shall be abandoned.

2. The ARAJPB at its sole cost and expense shall construct an 8-inch gravity sewer from the intersection of Circle Drive and English Avenue northwest along the English Avenue extension south of County Road No. 302 to service properties along the English Avenue extension.

3. The ARAJPB at its sole cost and expense shall construct new water and sewer mains in the English Drive extension between County Road No. 302 and Legacy Drive. The sewer main shall connect into an existing 12-inch sewer main in County Road No. 302.

4. The ARAJPB and/or their lessees may construct other new water and sewer mains within the Salt Creek Heights Business Center.

5. The City shall take over ownership, operation, and maintenance of all water and sewer mains within Salt Creek Heights Business Center within dedicated Rights-of Ways and easements to the City or public.

6. The City shall have the right to inspect all water and sewer system construction. Before connection of the water and sewer services to any building, all work must be accepted and approved by the City.

7. Construction and Repair Obligations and Requirements:

   a. The water and sewer improvements described herein shall be constructed pursuant to and meet all of the requirements of Chapter 16.28 of the Casper Municipal Code. The plans and specifications for these improvements shall be approved by the City, in writing prior to the construction and installation thereof. All of said improvements shall be designed by a Wyoming registered Professional Engineer, who shall inspect and certify to the City, in writing, that the improvements have been constructed in accordance with the approved plans and specifications.

   b. ARAJPB and/or their lessees shall, at their sole cost and expense, maintain, repair, and replace, if necessary, the water and sewer system improvements for the eighteen (18) month warranty period from the date the City issues a Letter of Completion as provided in and by Chapter 16.28 of the Casper Municipal Code. This obligation includes maintenance, repair or replacement for any cause during such period, including acts of subcontractors. Until the City issues a Letter of Acceptance as provided in Chapter 16.28, the ARAJPB and/or their lessees shall be solely responsible for the operation and maintenance of these public improvements. In the event the ARAJPB and/or their lessees fails to maintain, repair, or replace said improvements, City may, at its option, maintain, repair, or replace the same and ARAJPB and/or their lessees agree to pay for any cost incurred thereby. Maintenance, repair, or replacement by the City of these improvements does not relieve the ARAJPB and/or their lessees from ARAJPB's and/or their lessee's obligation under this paragraph and shall not be construed to be an acceptance of the improvements by the City on behalf of the ARAJPB and/or their lessees.

      After the issuance of a Letter of Acceptance by the City as set forth in Chapter 16.28, the City will assume the responsibility for the ownership, operation and maintenance of the water and sewer improvements within the Salt Creek Heights Business Center. The City will also assume the responsibility for the ownership,

operation, and maintenance of the 8-inch sewer main along the English Drive extension inside the Wyoming Industrial Park Addition.

c. The ARAJPB and/or their lessees shall protect valve boxes, water curb stops, manhole covers and rings from damage in the course of constructing the water and sewer main, and shall be solely responsible for repair or replacement to the City's satisfaction. The ARAJPB and/or their lessees shall adjust such valve boxes, curb stops, manhole rings and covers to finished grade. The ARAJPB and/or their lessees agree to protect and save the City harmless from any loss or claim suffered by other water and sewer users to their real or personal property, and from personal injury or damages by reason of obstruction or damage to the water and sewer line or any part thereof occasioned by present or future construction work on said sewer line or any real property served thereby, and said obligation shall continue until the water and sewer lines and its related systems as contemplated by this Agreement are accepted by the City for operation and maintenance as set forth herein. Provided, however, acceptance of part of the system by the City shall not relieve the ARAJPB and/or their lessees of the obligations imposed herein in the event of damage by reason of future water and sewer construction by the ARAJPB and/or their lessees.

d. In addition to and separate from the surety required for erosion control as required by the Casper Municipal Code, the ARAJPB and/or their lessees shall provide financial surety for the construction of the water and sewer improvements to be operated and maintained by the City and for the warranty period in accordance with the requirements of Chapter 16.28.070 of the Casper Municipal Code.

8. The City of Casper shall accept for ownership, operation and maintenance, all water and sewer mains and appurtenances when all work is completed, "Record Drawings" are received from the ARAJPB's and/or their lessees' engineer and a Letter of Acceptance is issued by the City pursuant to Chapter 16.28 of the Casper Municipal Code. All water service lines beyond the curb stop, all fire sprinkler lines beyond the main shut-off valve and all sewer service lines shall remain the responsibility of the ARAJPB or its lessees to own, operate, and maintain.

9. All other provisions of the March 6, 2007 "Contract For Outside-City Water and Sewer Service" shall remain in full force and effect.

10. The City and ARAJPB do not waive any immunity or limitation of liability afforded them by the Wyoming Governmental Claims Act and all such immunity and limitations of liabilities are retained.

11. This Amendment No. 1 and the original March 6, 2007 "Contract For Outside-City Water and Sewer Service", and all terms, and covenants contained herein shall be binding upon BP Products, the ARAJPB, their lessees, and their successors in interest, and assigns.

EXECUTED the day and year first above written.

APPROVED AS TO FORM:

ATTEST:

~~Kent Hambrick~~, Secretary
Mark Pepper

ATTEST:

Title:

ATTEST:

V. H. McDonald
City Clerk

AMOCO REUSE AGREEMENT JOINT POWERS BOARD

~~Jeff Hoskin~~, Chairman
Michael G. Huston

BP PRODUCTS NORTH AMERICA

Title: Project Manager

CITY OF CASPER, WYOMING
A Municipal Corporation:

Kenyne Schlager
Mayor

ACKNOWLEDGMENT

State of Alaska
~~County of~~ 3rd Judicial District
On this 17th day of Sept, 2009 Charles Stilwell
personally appeared before me,
__ who is personally known to me,
__ whose identity I verified on the basis of
__ whose identity I verified on the oath/affirmation of
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.

Notary Signature
My Commission Expires: 3-20-12

LORRIE L. JORDHEIM
My Commission Expires
NOTARY PUBLIC
Mar. 20, 2012
STATE OF ALASKA

STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

This instrument was acknowledged before me this 15th day of October, 2009, by ~~Jeff Hockin~~ Michael G. Huston, as Chairman of Amoco Reuse Agreement Joint Powers Board, Casper, Wyoming.

(Seal) NOTARY PUBLIC CATHY A. BECKER STATE OF WYOMING COUNTY OF NATRONA My Commission Expires Dec 28, 2010

Cathy A. Becker
NOTARY PUBLIC

My commission expires: 12/28/2010

STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

This instrument was acknowledged before me this 17th day of September, 2009, by CHUCK STILWELL, as PROJECT MANAGER of BP Products North America.

(Seal) LORRIE L. JORDHEIM My Commission Expires NOTARY PUBLIC Mar. 20, 2012 STATE OF ALASKA

Lorrie L Jordheim
NOTARY PUBLIC

My commission expires: 3-20-12

STATE OF WYOMING)
)ss.
COUNTY OF NATRONA)

This instrument was acknowledged before me this 3rd day of NOVEMBER, 2009, by Kenyne Schlager, as Mayor of City of Casper, Wyoming.

(Seal)

Diane M. Greenberg
NOTARY PUBLIC

My commission expires: _____

REQUEST FOR APPROVAL OF
SALT CREEK HEIGHTS BUSINESS CENTER PHASE 4 MAJOR SUBDIVISION

PS16-1

STAFF REPORT: Trish Chavis
October 4, 2016

For

October 11, 2016
Planning and Zoning Commission Meeting
&
November 1, 2016
Board of County Commissioner Meeting

APPLICANT: Amoco Reuse Agreement Joint Powers Board. (Owner/Developer)

REQUEST: Approval of Salt Creek Heights Business Center Phase 4 (SCHBC) Major Subdivision.

BACKGROUND

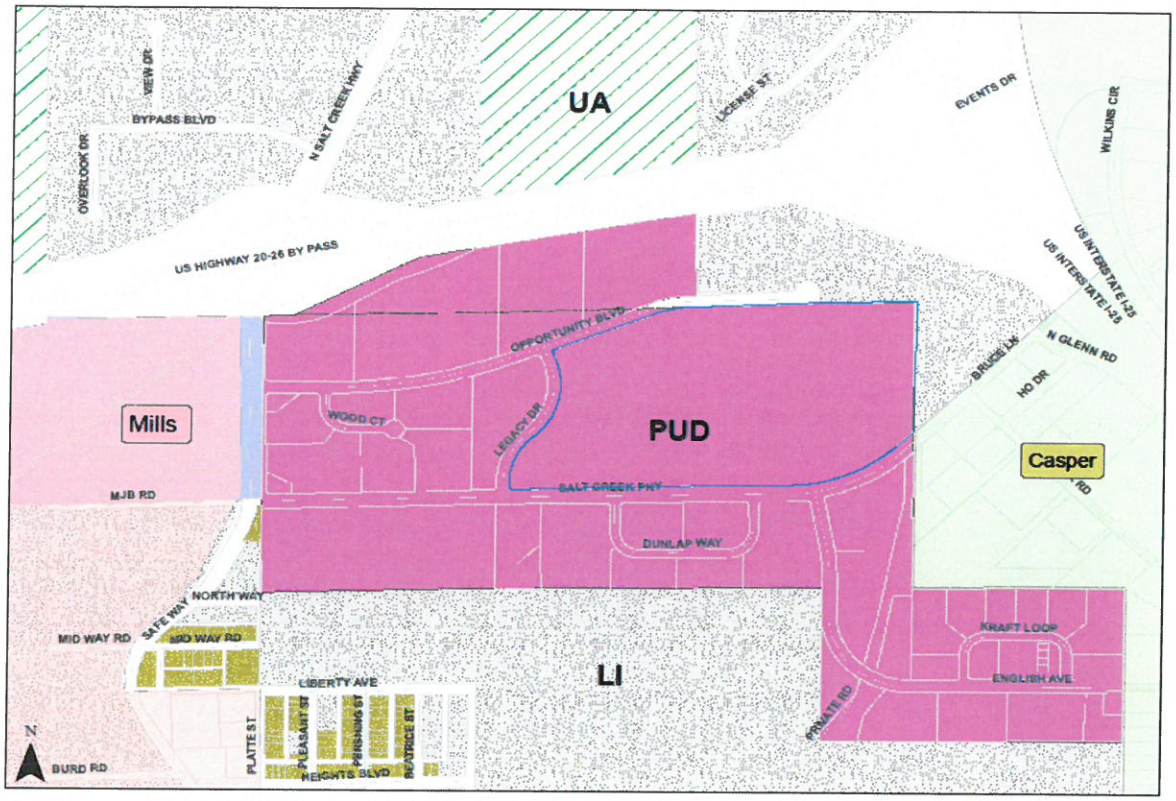
Salt Creek Heights Business Center Phase 1 was approved and recorded in 2012, with Phase 2 and 3 being approved and recorded in 2015.

During the review and approval of the previous subdivisions, Opportunity Boulevard, Legacy Drive, and Salt Creek Parkway were dedicated to the county as public roads. Since the approval of the SCHBC Phases, Salt Creek Parkway, English Avenue, and all roads within Phase 1 have been transferred to the City of Casper for operation and maintenance.

No new roads are proposed for this subdivision.

LOCATION AND ZONING

The proposed SCHBC Phase 4, comprising 60.80 acres, is located in portions Sections 5, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming.
This tract of land is zoned Planned Unit Development (PUD). The property to the East is zoned Light Industrial (LI) and PUD to the north, south and west.


UA
PUD
LI
Mills
Casper
BYPASS BLVD
VIEW DR
OVERLOOK DR
N SALT CREEK HWY
US HIGHWAY 20-26 BY PASS
LICENSE ST
EVENTS DR
WILKINS CIR
US INTERSTATE I-25
N GLENN RD
BRUCE LN
HO DR
OPPORTUNITY BLVD
WOOD CT
LEGACY DR
SALT CREEK PKY
DUNLAP WAY
MJB RD
SAFE WAY
NORTH WAY
MID WAY RD
LIBERTY AVE
PLATTE ST
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PERSHING ST
BEATRICE ST
HEIGHTS BLVD
BURD RD
KRAFT LOOP
ENGLISH AVE
PRIVATE RD
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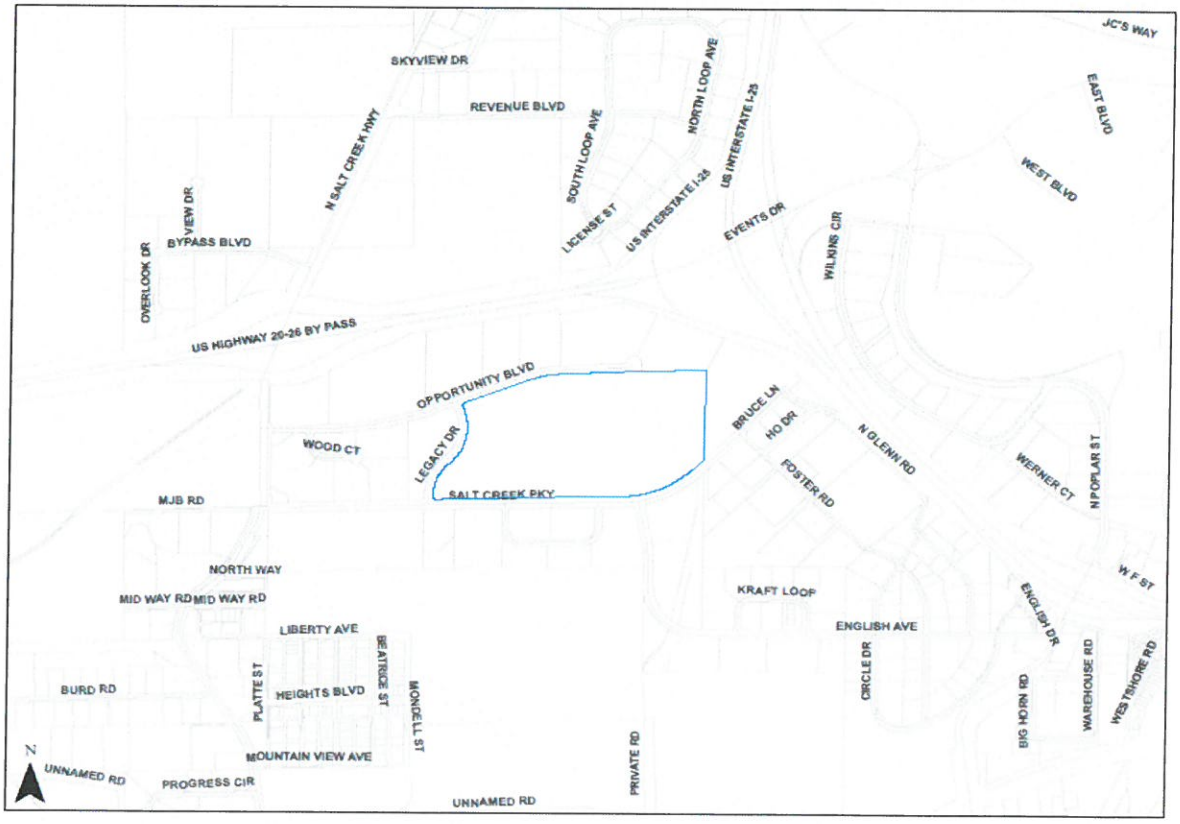
JC'S WAY
SKYVIEW DR
REVENUE BLVD
N SALT CREEK HWY
SOUTH LOOP AVE
NORTH LOOP AVE
US INTERSTATE I-25
EAST BLVD
WEST BLVD
LICENSE ST
EVENTS DR
WILKINS CIR
VIEW DR
BYPASS BLVD
OVERLOOK DR
US HIGHWAY 20-26 BY PASS
OPPORTUNITY BLVD
WOOD CT
LEGACY DR
SALT CREEK PKY
BRUCE LN
HO DR
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FOSTER RD
WERNER CT
N POPLAR ST
MJB RD
NORTH WAY
MID WAY RD
LIBERTY AVE
KRAFT LOOP
ENGLISH AVE
W F ST
ENGLISH DR
CIRCLE DR
WAREHOUSE RD
BIG HORN RD
WESTSHORE RD
BURD RD
PLATTE ST
HEIGHTS BLVD
BEATRICE ST
MONCELL ST
MOUNTAIN VIEW AVE
PRIVATE RD
UNNAMED RD
PROGRESS CIR
N

DEFINITION AND APPLICATION

1. Intent and purpose. The intent and purpose of the PUD District is to establish a flexible procedure for lots of land which are to be planned and developed as a whole; using a unified design, encouraging creative methods and a mixture of uses or design patterns not permitted in any other established zoning district. It is further the intent of this district to encourage the proper planning and design of these areas by providing for submission of concept plans and specific development plans by prospective developers. Zoning Resolution of Natrona County, Wyoming, Chapter VI, Section 14 at page 51.

The proposed SCHBS Phase 4, with Planned Unit Development (PUD) zoning, has been designed to be compatible with land uses of neighboring zoning districts and amenable to future annexation by the City of Casper.

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 SCHBC Phase 4 will consist of nine (9) lots.

GENERAL STANDARDS FOR MAJOR SUBDIVISIONS

1. Criteria for Approval

a) The subdivision is consistent with the Natrona County Development Plan and the Natrona County Zoning Resolution.

Proposed finding of fact. The SCHBC Phased Subdivisions are located in Neighborhood 43 - Salt Creek Heights. The Development Plan projects industrial and commercial usage. The Development Plan recommends future annexation to the City of Casper.

The Amoco Reuse Plan has the future land use assumptions restricted to industrial and commercial uses. Preliminary planning indicated interest in an industrial park on the north end of the property and mixed industrial, commercial, and recreational land use on the southern boundary.

b) The subdivision is in conformance with the General Provision (Chapter 1) and Subdivision Design Standards (Chapter 7).

The proposed subdivision meets the criteria and has been sent to the municipalities within one mile for their recommendations. The Town of Mills has approved the proposed subdivision. The applicant has also addressed the comments that were submitted from the City of Casper. To address drainage concerns, the southern portion of lot 5 has been designated as a detention pond and drainage area (5.50 acres).

c) The applicant has 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 the City of Casper. Water service to Phase 4 is already covered by the existing outside-city water service agreement.

d) The applicant has 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 subdivision has been approved for sewer through the City of Casper. Sewer service to Phase 4 is already covered by the existing outside-city sewer service agreement.

e) The applicant has 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.

Proposed finding of fact. Amoco and the Wyoming Department of Environmental Quality have been working closely to reclaim the former tank farm.

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 and the City of Casper once annexed. The proposed subdivision has adequate utility easements and utilities will be provided. This will be an area of light industrial/commercial uses, no recreation or schools are proposed. The Natrona County Fire Marshal has no concerns with this subdivision.

g) The subdivision appears 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 will not be detrimental to the surrounding area as the uses will be industrial and commercial in nature. The proposed subdivision is bordered by Light Industrial and PUD districts.

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

Accesses to the subdivision are maintained by City of Casper and/or Natrona County. An Improvement and Service District will not be required for this subdivision.

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.

As stated above, all systems are in place, no financial guarantee is required.

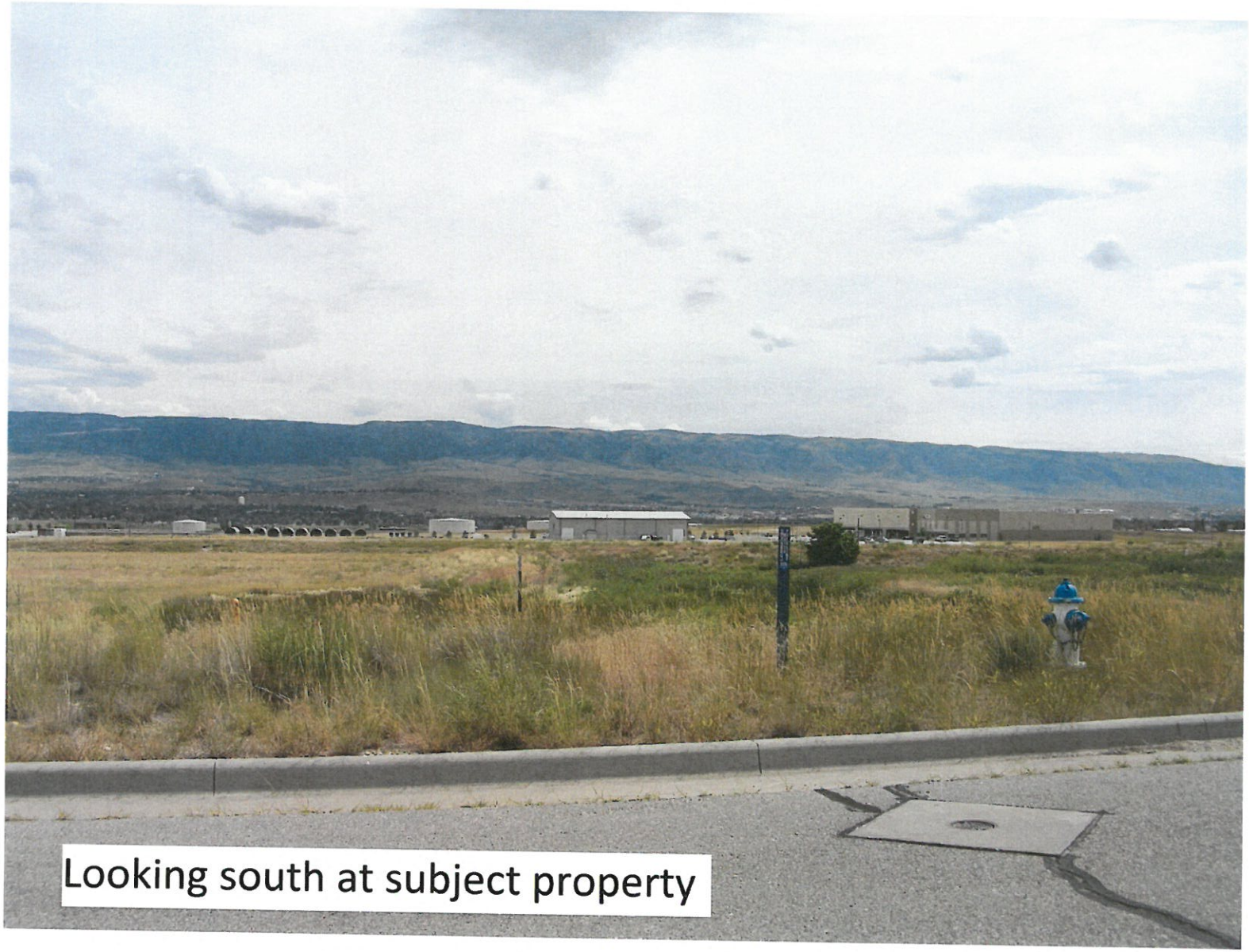
PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Salt Creek Heights Business Center Phase 4 Major Subdivision by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

PUBLIC COMMENT

The property owners within one (1) mile were notified resulting in 364 neighbors being notified.

As of the date of this staff report no comments have been received.



Looking south at subject property

North on Opportunity

Looking west. Subject property on left.