



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission

Tuesday, August 11, 2020 – 5:30 P.M.

District Courtroom #1, 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 **AUGUST 18, 2020 AT 5:30 P.M.**

1. **VC20-3** – A variance request to reduce the eastern setback from twenty-five (25) feet to twenty-feet (20) to allow for a 2020' 15'x32' park model home.
2. **CUP20-6** – Request by WYDOT/WyoLink to construct a 105-foot tower for public safety communication, supporting police and fire communications for the State. The tower will be located one-mile east of Pathfinder Road.
3. **ZC20-1** - A request to change the zoning district classification from Urban Mixed Residential (UMR) to Rural Residential One (RR-1) for 16 lots in Schlager, Dobos and Kuhn Subdivisions.

---PUBLIC COMMENT---

4. "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.

VARIANCE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out.)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming, for a Variance, as provided in Chapter 11, 2000 Natrona Zoning Resolution.

Applicant Name: Jerry + Cheri Cook

Applicant Phone: 307-267-5335

Applicant Address: P.O. Box 850, Mills, Wyo 82644

Owner Name: Jerry + Cheri Cook (Pine Ridge Properties LLC)
Lessee

Owner Phone: 307-267-5335

Owner Address: P.O. Box 850, Mills, Wyo 82644

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

See Attached

Legal Description and size of property (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).

Alcova Reservoir Trailer Lot 76

Current zoning of property:

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: Public

This property was purchased from: NA - Leased

The date this property was purchased: 1980's / 2010

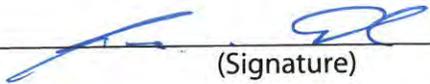
On a separate sheet of paper, please respond to the following questions and provide explanations for your answers:

- * What are the exceptional circumstances and conditions applicable to your property such that a literal application of the zoning regulations would cause you an "unnecessary hardship"?
- * Please explain the unique circumstances of your hardship, and how these difficulties are different from your neighbors.
- * Will the variance authorize a use other than those uses specifically listed as permitted or conditional uses in your zoning district?
- * Will the variance result in a gain in use, service or income to a greater extent than available to other landowners in the vicinity?
- * Please explain how the variance is necessary to alleviate a proven hardship, rather than merely a convenience.
- * Will the variance impair the use of adjacent property or alter the character of the neighborhood?

Pine Ridge Properties, LLC

Applicant: by:  (Signature) Date: 6/19/20

Print Applicant Name: Jerry A. Cook

Owner:  (Signature) Date: 6/19/20

Print Owner Name: Jerry A. Cook

Attachment to Zoning Variance Application

What are the exceptional circumstances and conditions applicable to your property such that a literal application of the zoning regulations would cause you an “unnecessary hardship”?

We lease Alcova Lake Lot #76. We originally inherited the mobile home on this lot from Ronald L. Cook, Jr. When we inherited this mobile home, it was a 12' x 45' mobile home in a state of disrepair. We removed the mobile home and hauled it to the dump and cleaned up the property. We now have a lease with the County for Lot #76.

Lot 76 is a trapezoid shaped lot with very limited space. The measurements are shown on the Plot Plan submitted herewith.

When we went to replace the old mobile home with a new park model home, we looked for and found the smallest standard park model unit available. We want to place a park model home on the lot similar to the one shown on the brochure enclosed. The smallest standard park model available that we can find is a 15' x 32.' This size home would exceed the 25' public road setback line in the zoning regulations on this lot by about 4.7 feet. Even so, the structure will still be about 50 feet from the improved/traveled part of the road.

The other alternative would be to have a park model home custom built, which would very expensive and cost prohibitive.

We are requesting a variance from the setback lines at our Alcova Lake Lot #76 to allow us to place this new 2020 park model home on the lot.

Please explain the unique circumstances of your hardship, and how these difficulties are different from your neighbors.

By way of some background, the Alcova trailer park is an array of undersized lots, but the public road setback of 25 feet imposed there is the same as in a standard mobile home park. Standard sized mobile home lots are normally much longer, making the 25 feet setback less of a problem.

Lot #76 is the last developed lot in this row. The last lot (#75) is undeveloped and reserved by the county for trash cans and utilities. Lot 76 has the shape of a trapezoid and has a usable line of less than

30 feet considering the standard setbacks. We hope the Commissioners recognize this hardship and allow us to place this park model on our lot. In addition, utility fixtures owned by the County are located on Lot #76, further limiting our ability to locate the home on the lot.

Will the variance authorize a use other than those uses specifically listed as permitted or conditional uses in your zoning district?

No. The variance will only allow the utilization of the lot in accordance with the permitted uses under existing zoning.

Will the variance result in a gain in use, service or income to a greater extent than available to other landowners in the vicinity?

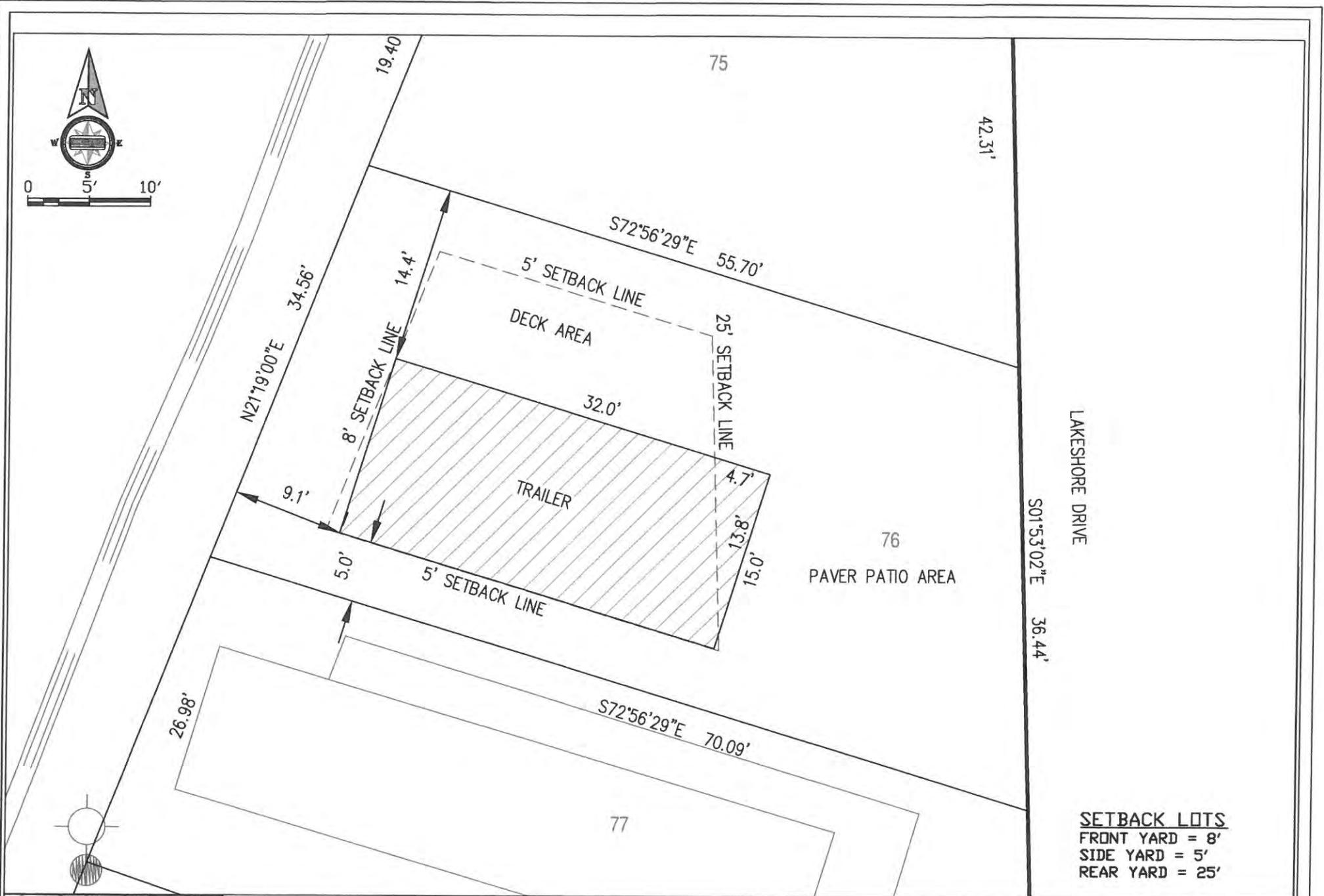
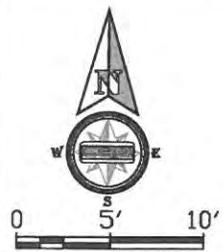
The variance will allow us to use this lot in a manner consistent with the other lots in the area. The unique shape and size of the lot require a variance in order to legally place this new small home on the lot.

Please explain how the variance is necessary to alleviate proven hardship, rather than merely a convenience.

Without the variance, we will not be able to place our intended park model home on this lot. We would then be limited to placing a travel trailer-type park model unit on the property, which would be much less durable, and less attractive.

Will the variance impair the use of adjacent property or alter the character of the neighborhood?

The variance will not impair the use of adjacent property in any way. The variance will allow us to use our property in a manner consistent with the use of other properties in the neighborhood as small residential vacation homes.



SETBACK LOTS
 FRONT YARD = 8'
 SIDE YARD = 5'
 REAR YARD = 25'

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

PLOT PLAN

DRAWN BY	BF	6/17/2020	COOK TRAILER LOT
CHECKED BY	BF	18-139	LOT 76, ALCOVA MHP NATRONA COUNTY, WYOMING

M:\Land 2018\Surveying\18-139 Cook Alcova Lot\Cook Alcova Lot 76 rev 2.dwg, 6/17/2020, Bill

Untitled Map

Write a description for your map.

Legend

(TRAILER PARK ROAD)

LOT 76
(SUBJECT)

LAKESHORE DR.

Google earth

© 2018 Google



90 ft

VARIANCE REQUEST
VC20-3

STAFF REPORT: Trish Chavis
July 8, 2020

FOR

August 11, 2020
Planning & Zoning Commission

&

August 18, 2020
Board of County Commissioner

Applicant: Jerry and Cheri Cook

Request: A variance request to reduce the eastern setback from twenty-five (25) feet to twenty (20) feet to allow for a 2020 15'x32' park model home.

Location & Zoning

The lease is for Lot 76 of the Alcova Lake Trailer Park. The park is northwest of Alcova Marina and is addressed as 24000 Lakeshore Dr.

The park itself is zoned Mobile Home (MH).

-North and south is RAM, east is PUD, and west is UR.

Background

The County is under contract with the Bureau of Reclamation for the management, development, operation and maintenance of recreation and related improvements and facilities at Alcova Reservoir. The lots at Alcova Lake Trailer Park are leased to individuals for their use by Natrona County Parks Department.

The Alcova Lake Trailer Park is located in the Mobile Home Zoning District with setbacks being:

- 25-feet adjacent to all public roads;
- 8-feet adjacent to private roads;
- 15-feet between mobile homes;
- 5-feet from the perimeter property line.

The interior park roads are private roads with Lakeshore Drive being a public road.

Criteria for Variance

When acting upon a variance, the Board shall be guided by the Intent and Purpose as well as the Goals and Policies of the Zoning Resolution. In addition, the Board shall require showings concerning ALL of the following: *(See application for applicant response)*

1. Are there exceptional or extraordinary circumstances and conditions, applicable to the property involved and literal application of this Resolution to the applicant's property that will result in "unnecessary hardship"?

The mobile home that was on this lot was a 12'x45' in a state of disrepair. The home was removed and the property was cleaned up. Lot 76 is a trapezoid shape with very limited space.

The smallest standard park model available that could be found was a 15'x32'. This size home would exceed the 25' public road setback line in the zoning regulations by about 4.7-feet. The other alternative would be to have a park model custom build, which would be very expensive and cost prohibitive.

Proposed Finding of Fact.

Lot 76 is below average in size when compared to the other lots within the park. There are approximately 7 lots out of 160 that will not meet setbacks with a newer mobile home.

2. Is the hardship is due to unique circumstances? (This proof is considered crucial to the validity because it ensures that the Board does not rezone the area under the guise of the variance procedure. The applicant has the burden of demonstrating that the difficulties facing him are different from those of his neighbors.)

The Alcova Trailer Park is an array of undersized lots, but the public road setback of 25-feet imposed in the same as in a standard mobile home park. Standard sized mobile home lots are normally much larger.

Lot 76 is the last developed lot in the row and is used by the County for trash cans and utilities. Additionally, there are utility fixtures owned by the County on Lot 76, further limiting our ability to locate the home on the lot.

Proposed Finding of Fact.

There are 160 Lots at the Alcova Lake Trailer Park and approximately 7 lots are unique in their size when setbacks are applied. The setbacks when applied to replacement mobile homes does make them virtually unusable without a variance.

3. Will the variance authorize a use other than those uses specifically listed as permitted or conditional uses in the zoning district in which the variance is sought?

The variance will only allow the utilization of the lot in accordance with the permitted uses under the existing zoning.

Proposed Finding of Fact.

The variance is for setback, not the use. No other use would be authorized by this variance.

4. Will the variance result in a gain in use, service or income for the applicant to a greater extent than available to other landowners in the vicinity?

The variance will allow this lot to be used in a manner consistent with the other lots in the area. The unique shape of this lot requires a variance in order to legally place this new home on the lot.

Proposed Finding of Fact.

The variance, if approved, would allow the applicant to use and enjoy their lot in a way other landowners currently are.

5. Will granting the variance merely serve as a convenience for the applicant or is it necessary to alleviate a proven hardship?

Without the variance, we will not be able to place our intended park model home on this lot. We would then be limited to placing a travel trailer-type park model on the property, which would be much less durable, and less attractive.

Proposed Finding of Fact.

Granting the variance is necessary to alleviate a proven hardship. Without a variance to the setbacks, the subject lot is not usable for a mobile home.

6. Will granting the variance impair the use of adjacent property or alter the character of the neighborhood?

The variance will not impair the use of adjacent property in any way. The variance will allow us to use our property in a manner consistent with the use of other properties in the neighborhood as small residential vacation homes.

Proposed Finding of Fact.

The variance would not impair the use of adjacent properties or alter the character of the neighborhood. The variance is only to allow the applicant to place their home 4'7" closer to the property line. The home will still be over 20-feet away from the property line/Right-of-Way.

7. Will granting the variance detrimentally affect the public health, safety, and welfare or nullify the intent and purpose of the Development Plan or this Resolution?

The variance will not detrimentally affect the public health, safety or welfare. The land is a residential area, and their goal is to place a residence on the lot.

Proposed Finding of Fact.

The previous mobile home on this lot was not within any of the setbacks and had become dilapidated. The removal of the old home and replacement with a newer home is an improvement to the public health, safety, and welfare of the public.

Public Comment

As of the date of this staff report, there have no comments on this agenda item.

Proposed Motion

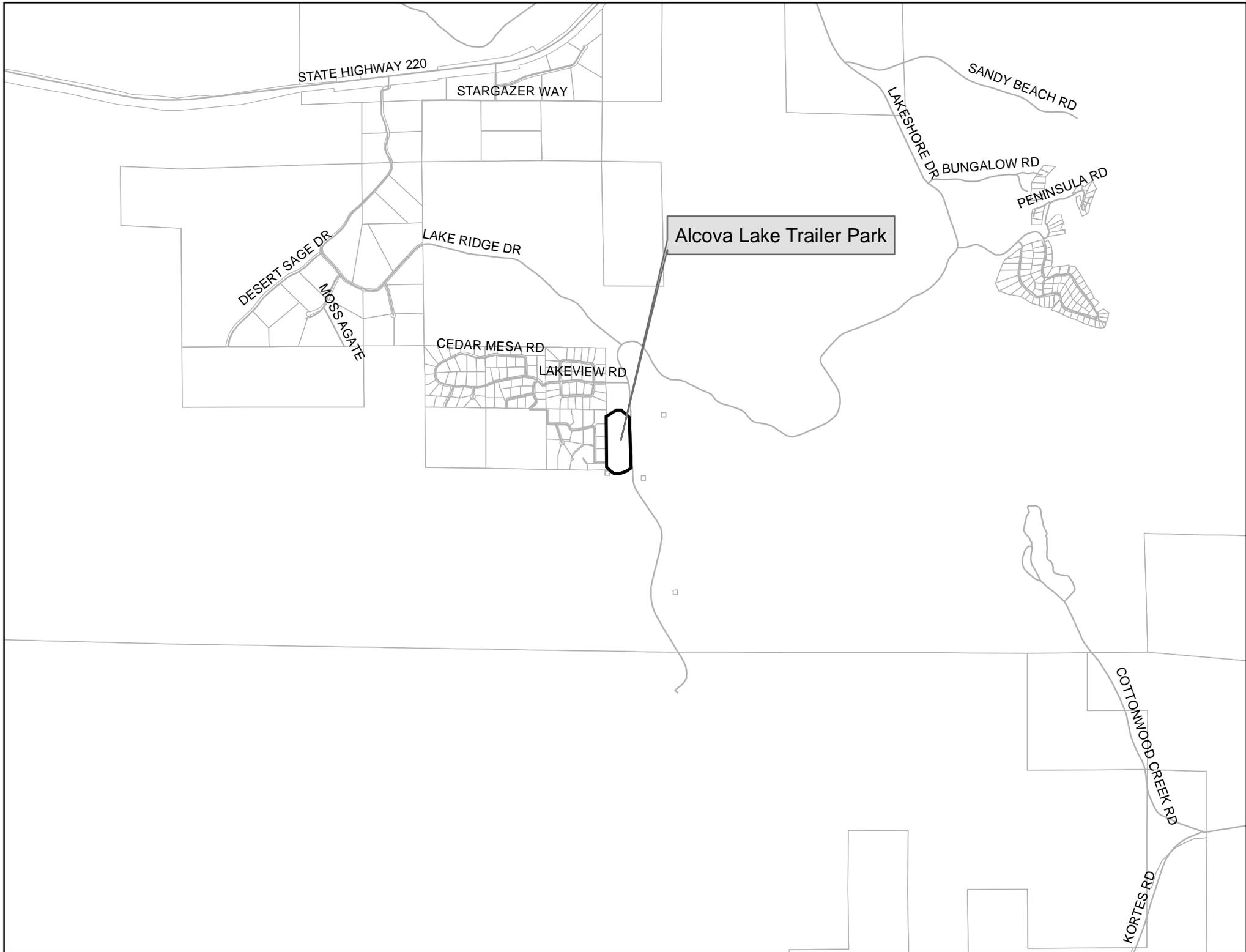
Staff recommends a motion and vote by the Planning Commission to recommend approval of this Variance by the Board of County Commissioners and incorporate by reference all findings of fact set forth in this staff report.



Yellow Line = Setback Area

Mobile Home that has been removed

LAKE SHORE DR



STATE HIGHWAY 220

STARGAZER WAY

SANDY BEACH RD

LAKESHORE DR

BUNGALOW RD

PENINSULA RD

DESERT SAGE DR

MOSS AGATE

LAKE RIDGE DR

Alcova Lake Trailer Park

CEDAR MESA RD

LAKEVIEW RD

COTTONWOOD CREEK RD

KORTES RD

SR-2

UR

MH

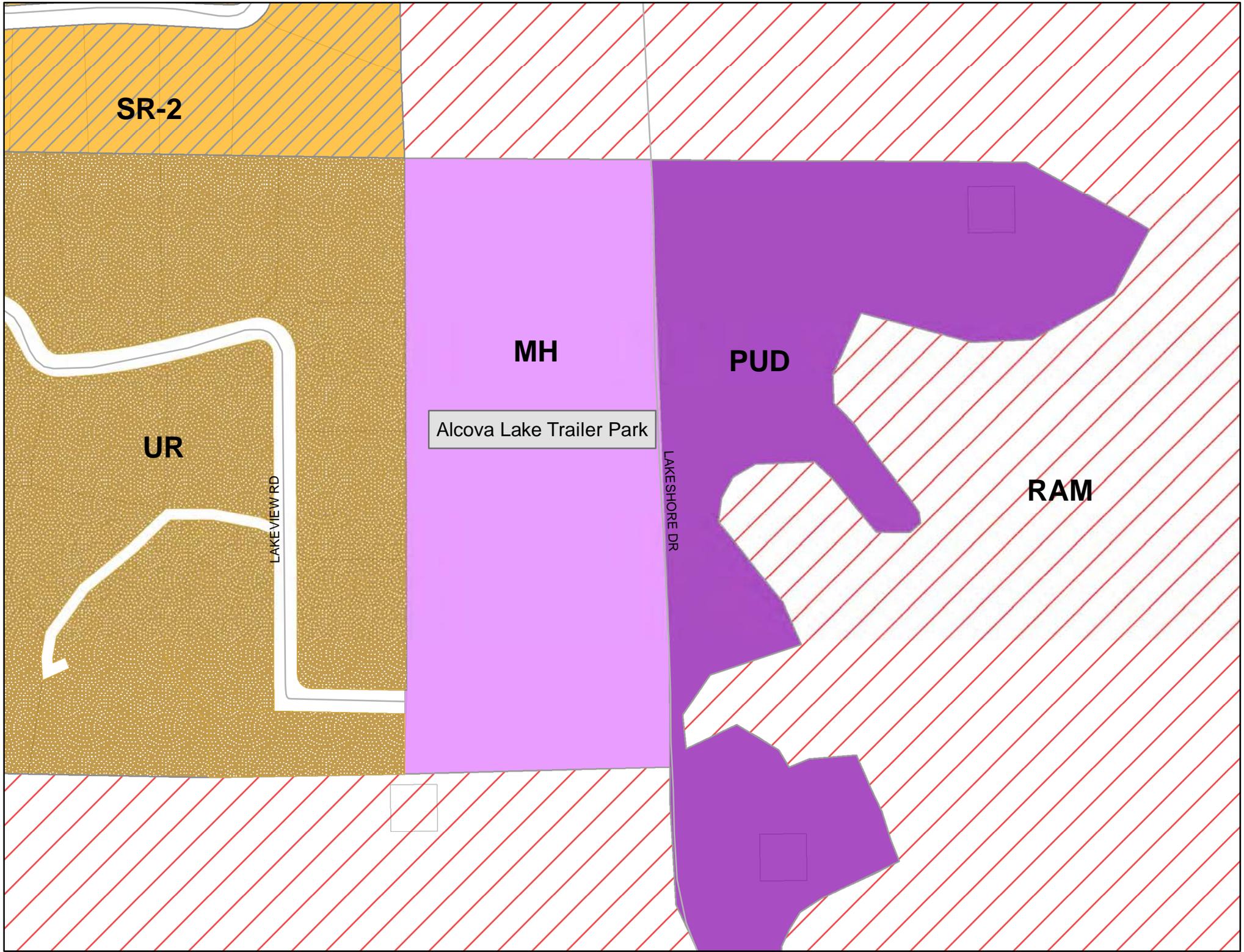
PUD

RAM

Alcova Lake Trailer Park

LAKEVIEW RD

LAKESHORE DR



and Zoning Commission and Board of County Commissioners shall require showings concerning all of the following:

1. The owner of record or contract purchaser has signed the application.
2. Granting the conditional use permit will not contribute to an overburdening of County Services.
3. Granting the conditional use will not cause undue traffic, parking, population density, or environmental problems.
4. Granting the conditional use permit will not impair the use of adjacent property or alter the character of the neighborhood.
5. Granting the conditional use permit will not detrimentally affect the public health, safety, and welfare, or nullify the intent of the Development Plan or the Zoning Resolution.

APPLICATION INSTRUCTIONS

This is an application for a conditional use permit for wireless telecommunication facilities on the parcel described hereon. By completing the application form and providing the other requested information, your application will be acted upon in the fastest, fairest manner prescribed by law.

Person preparing report:

Name:

Address:

Phone Number:

Property Owner:

Name:

Mailing Address:

Phone Number:

Physical Address:

Tax map parcel no:

Applicant:

Name: Jeff Mock in care of WYDOT/WYOLINK

Address: PO BOX 2023 Queen Creek, AZ. 85142

Phone Number: 480-212-3183

Legal form (Corporation, LLC, etc.) N/A

If purchased tower, date of purchase: TBD

GPS coordinates of tower: 42 31 55.68N, 106 48 51.57

Original Conditional Use Permit resolution number:

Dated of original Conditional Use Permit:

Operator:

Name: WYDOT/WYOLINK

Address: 5300 Bishop Blvd. Cheyenne, WY. 82009

Phone Number: 307-777-4756

Signatures

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 or 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, except as modified by applicable regulations. **I (We) further understand that all application fees are non-refundable.** By signing the application I am (We are) granting the Development Department access to our property for inspections.

Applicant: _____ Date: _____
(Signature)

Print Applicant Name: _____

Owner: _____ Date: _____
(Signature)

Print Owner Name: _____

Applicant:

Name: Jeff Mock in care of WYDOT/WYOLINK

Address: PO BOX 2023 Queen Creek, AZ. 85142

Phone Number: 480-212-3183

Legal form (Corporation, LLC, etc.) N/A

If purchased tower, date of purchase: TBD

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Dated of original Conditional Use Permit:

Operator:

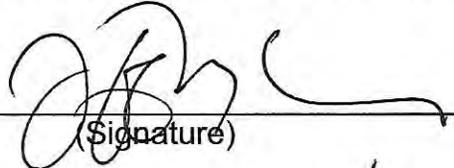
Name: WYDOT/WYOLINK

Address: 5300 Bishop Blvd. Cheyenne, WY. 82009

Phone Number: 307-777-4756

Signatures

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 or 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, except as modified by applicable regulations. **I (We) further understand that all application fees are non-refundable.** By signing the application I am (We are) granting the Development Department access to our property for inspections.

Applicant:  Date: 6/5/20
(Signature)

Print Applicant Name: JEFF MOCK

Owner: _____ Date: _____
(Signature)

Print Owner Name: _____

Conditional Use Permit Responses – WYDOT /WYOLINK

General Information

1. The owner of record or contract purchaser has signed the application – Complete
2. Granting the conditional use permit will not contribute to an overburdening of County Services.
 - this public safety communications site is non-habitable that will not overburden the County, with limited site visits by trained technicians.
3. Granting the conditional use will not cause undue traffic, parking, population density, or environmental problems.
 - Once the communications site is complete, there will be minimal site visits per month to make sure the public safety network is working and optimized.
4. Granting the conditional use permit will not impair the use of the adjacent property or alter the character of the neighborhood.
 - The size of the parent property is extremely large, and isn't in close proximity to residential housing. There are also other communications towers in the area so this will not stick out as a stand-alone structure.
5. Granting the conditional use permit will not detrimentally affect the public health, safety, and welfare, or nullify the intent of the Development Plan or the Zoning Resolution.
 - The addition of the proposed tower would not be damaging or inconsistent with the surrounding area. The proposed tower is consistent with the intent of both the Development Plan and the Zoning Resolution. As well, the plan for this communications facility has been reviewed and approved by the Bureau of Land Management. Those requirements also include observance and compliance with wildlife and land management processes. Additionally, NEPA and SHPO studies have been completed and finalized.

This site is being developed in partnership with Motorola Solutions who is an industry leader in telecommunications infrastructure development. The proposed tower and building are designed and purpose built for the intended purpose (public safety communications) and will be constructed in accordance with all TIA, EIA, ANSI, NEC, NFPA and FCC requirements as well as all applicable building, electrical and plumbing codes. A complete and compiled reference of standards, used in development and construction requirements can be supplied upon request. With an approved CUP, the tower will comply with the Zoning Resolution and the Development Plan. This site when constructed will provide wireless coverage to state and local government, public safety and E911 services.

Site Plan

Please provide the following with the site plan:

- o The Zoning District or designation in which the property is situated
 - Southern Natrona County, East of Alcova Reservoir, Alcova WY 82620
 - Natrona County
 - Alcova CD – T1

- o Size of the property stated both in square feet and lot line dimensions, and a diagram showing the location of all lot lines
 - Alcova CD
 - C1.1
 - C1.2
 - C2

- o The Location of nearest residential structure
 - Approximately 1.8 Miles
 - See attached image “Nearby Residential”

- o The Location, size, and height of all proposed and existing antennae and all appurtenant structures.
 - Alcova CD C-3

- o The Type, locations and dimensions of all proposed and existing landscaping, and fencing
 - Alcova CD C-13

Technical Information

Please provide the following:

- The number, type and design of the Tower(s) and Antenna(s) proposed and the basis for the calculations of the Tower's capacity to accommodate multiple users;
 - Tower Design – See “467626-Sealed Drawing”
 - Tower Foundation Design based on Geo-Technical Report – See “Alcova Geo Report”

- The make, model and manufacturer of the Tower and Antenna(s)
 - Tower - See “467626-Sealed Drawing
 - Antennas are VHF Sinclair SD214-SF2P2LDF Passive Intermodulation Distortion rated antennas – See “SD214” document

- A description of the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting
 - No lighting is included in this design
 - Alcova CD – C3

- The frequency, modulation and class of service of radio or other transmitting equipment
 - FCC License – Listed as Government Agency Statewide
 - FCC License – WRFG720
 - Station Class – FB8
 - <https://wireless2.fcc.gov/UlsApp/UlsSearch/license.jsp?licKey=4255758>

- The actual intended transmission and the maximum effective radiated power of the Antenna(s)
 - Station Power – 100 Watts
 - Maximum ERP – 200 Watts

- Direction of maximum lobes and associated radiation of the Antenna(s)
 - Intended/designed radiation is for an Omni Directional pattern
 - See document – “SD214”, page 2 for H-field pattern
 - Certification that the NIER levels at the proposed site are within the threshold levels adopted by the FCC in the form and format required by the County or its consultant

 - Certification that the proposed Antenna(s) will not cause interference with other telecommunications devices
 - Antennas are PIM rated
 - Motorola Solutions will comply with all FCC requirements and as such will not cause interference to other stations/services which are legitimately licensed, type accepted and installed in accordance with industry standards and guidelines.

- A copy of the FCC license applicable for the intended use of the Wireless Telecommunications Facilities

- <https://wireless2.fcc.gov/UlsApp/UlsSearch/license.jsp?licKey=4255758>
 - FCC License – See “Reference Copy” of FCC license attached
- Certification that a topographic and geomorphologic study and analysis has been conducted and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed Wireless Telecommunications Facilities on the proposed site.
- Geotechnical Report Attached – “Alcova Geo”
- A written copy of an analysis, completed by a qualified individual or organization, to determine if the Tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration Regulation Part 77. This requirement shall be for any new tower or for an existing tower or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all response from the FAA and any related correspondence shall be provided in a timely manner.
- FAA Determination Letter Attached – See “FAA Determination Alcova”
- In the case of a new Tower, a written report demonstrating its meaningful efforts to secure shared use of existing Tower(s) or the use of alternative buildings or other structures within the County. Copies of written requests and responses for shared use shall be provided to the County in the Application, along with any letters of rejection stating the reason for rejection.
- The Wyoming Department of Transportation (Wyo-Link office) has engaged in discussions with Natrona County offering a collocate opportunity allowing for the relocation of the county's communication equipment. This arrangement would permit the county to relocate their existing infrastructure from a commercial tower over to the new Wyolink tower site. This would result in a significant cost saving to the county, as well as provide a much-improved operating platform; moving the existing equipment from an outdoor cabinet into a environmentally controlled shelter; with back-up power systems and a robust fiber optic network connection. The new Wyo-Link tower and the sharing of infrastructure with the county, will greatly improve interoperable communications for first responders in their public safety mission.
- Certification that the Telecommunication Facility, foundation, and attachments are designed and will be constructed to meet all local, County, State, and Federal structural requirements for loads, including wind and ice loads.
- Standards and Codes – Alcova CD – 1.3
 - Tower Constructed to TIA-222-G – See “476626 Sealed Drawings”
- Certification that the Wireless Telecommunication Facilities will be effectively grounded and bonded so as to protect persons and property and installed with appropriate surge protectors.
- Site is designed to Motorola R56 and all related industry standards
 - See Alcova CD – Grounding Plan E-4
 - See Motorola R56 Compliance Audit Form

Site Plan

Please provide the following with the site plan:

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 - Natrona County
 - Alcova CD – T1

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 - Alcova CD
 - C1.1
 - C1.2
 - C2

- o The Location of nearest residential structure
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 - See attached image “Nearby Residential”

- o The Location, size, and height of all proposed and existing antennae and all appurtenant structures.
 - Alcova CD C-3

- o The Type, locations and dimensions of all proposed and existing landscaping, and fencing
 - Alcova CD C-13

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 - Tower Design – See “467626-Sealed Drawing”
 - Tower Foundation Design based on GeoTechnical Report – See “Alcova Geo Report”

- o The make, model and manufacturer of the Tower and Antenna(s)
 - Tower - See “467626-Sealed Drawing
 - Antennas are VHF Sinclair SD214-SF2P2LDF Passive Intermodulation Distortion rated antennas – See “SD214” document

- o A description of the proposed Tower and Antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above preexisting grade, materials, color and lighting
 - No lighting is included in this design
 - Alcova CD – C3

- o The frequency, modulation and class of service of radio or other transmitting equipment
 - FCC License – Listed as Government Agency Statewide
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 - o See document – “SD214”, page 2 for H-field pattern
 - o Certification that the NIER levels at the proposed site are within the threshold levels adopted by the FCC in the form and format required by the County or its consultant
 - o Certification that the proposed Antenna(s) will not cause interference with other telecommunications devices
 - Antennas are PIM rated
 - Motorola Solutions will comply with all FCC requirements and as such will not cause interference to other stations/services which are legitimately licensed, type accepted and installed in accordance with industry standards and guidelines.
- o A copy of the FCC license applicable for the intended use of the Wireless Telecommunications Facilities
 - <https://wireless2.fcc.gov/UlsApp/UlsSearch/license.jsp?licKey=4255758>
 - FCC License – See “Reference Copy” of FCC license attached
- o Certification that a topographic and geomorphologic study and analysis has been conducted and that taking into account the subsurface and substrata, and the proposed drainage plan, that the site is adequate to assure the stability of the proposed Wireless Telecommunications Facilities on the proposed site.
 - Geotechnical Report Attached – “Alcova Geo”
- o A written copy of an analysis, completed by a qualified individual or organization, to determine if the Tower or existing structure intended to support wireless facilities requires lighting under Federal Aviation Administration Regulation Part 77. This requirement shall be for any new tower or for an existing tower or building where the application increases the height of the structure or building. If this analysis determines that the FAA must be contacted, then all filings with the FAA, all response from the FAA and any related correspondence shall be provided in a timely manner.
 - FAA Determination Letter Attached – See “FAA Determination Alcova”
- o In the case of a new Tower, a written report demonstrating its meaningful efforts to secure shared use of existing Tower(s) or the use of alternative buildings or other structures within the County. Copies of written requests and responses for shared use shall be provided to the County in the Application, along with any letters of rejection stating the reason for rejection.
 - The Wyoming Department of Transportation (WyoLink office) has engaged in discussions with Natrona County offering a collocate opportunity allowing for the relocation of the county's communication equipment. This arrangement would permit the county to relocate their existing infrastructure from a commercial tower over to the new WyoLink tower site. This would result in a significant cost saving to the county, as well as provide a much improved operating platform; moving the existing equipment from an outdoor cabinet into an environmentally controlled shelter; with back-up power systems and a robust fiber optic network connection. The new WyoLink tower and the sharing of infrastructure with the county, will greatly improve interoperable communications for first responders in their public safety mission.

- o Certification that the Telecommunication Facility, foundation, and attachments are designed and will be constructed to meet all local, County, State, and Federal structural requirements for loads, including wind and ice loads.
 - Standards and Codes – Alcova CD – 1.3
 - Tower Constructed to TIA-222-G – See “476626 Sealed Drawings”

- o Certification that the Wireless Telecommunication Facilities will be effectively grounded and bonded so as to protect persons and property and installed with appropriate surge protectors.
 - Site is designed to Motorola R56 and all related industry standards
 - See Alcova CD – Grounding Plan E-4
 - See Motorola R56 Compliance Audit Form

CONDITIONAL USE PERMIT REQUEST
FOR A
TELECOMMUNICATION SITE

CUP20-6

Staff Report: Trish Chavis
July 7, 2020

For

August 11, 2020
Planning and Zoning Commission

And

August 18, 2020
Board of County Commissioner Meeting

Applicant: Jeff Mock and Nathan Smolinski on behalf of WYDOT/WyoLink

Request: Construct a 105-foot tower for public safety communication supporting police and fire communications for the State.

Location and Zoning

The proposed tower would be located approximately one mile south of State Highway 220 and east of Pathfinder Road.

The subject parcel and all surrounding parcels are zoned Ranching, Agricultural and Mining (RAM).

Proposal

WYDOT/WyoLink has applied for a CUP to construct a 100-foot communication tower. The application will be for 105-feet to incorporate all appurtenances.

The proposed tower will be used to provide and expand WyoLink's Very High Frequency (VHF) coverage in and around the Alcova Reservoir area. WyoLink is the statewide land mobile radio (LMR) network utilized by Federal, State, and Local Agencies for public safety emergency response. First responder, law enforcement, fire protection, and public service agencies all rely on WyoLink for interoperable communications, and this tower will enhance the system's capabilities and coverage.

General Standards
For
Conditional Use Permits

Criteria for Approval

1. Will granting the Conditional Use Permit contribute to an overburdening of county services?

This public safety communications site is non-habitable and will not overburden the County, with limited site visits by trained technicians.

Proposed Finding of Fact. Granting the Conditional Use permit will not contribute to an overburdening of county services. County services and infrastructure will not be necessary for this permit. The tower would provide coverage for local law enforcement and emergency services.

2. Will granting the Conditional Use Permit cause undue traffic, parking, population density or environmental problems?

Once the communications site is complete, there will be minimal site visits per month to make sure the public safety network is working and optimized.

Proposed Finding of Fact. The facility is unmanned and will not cause undue traffic or parking. Routine maintenance for the tower and antennas will be limited. There will be no affects to population density.

3. Will granting the Conditional Use Permit impair the use of adjacent property or alter the character of the neighborhood?

The size of the parent property is extremely large, and isn't in close proximity to residential housing. There are also other communications towers in the area so this will not stick out as a stand-alone structure.

Proposed Finding of Fact. The subject parcel consists of approximately 15,137 acres. The addition of a communication tower will not impair the use of adjacent properties. This tower will be located in an area consistent with communication towers.

4. Will granting the Conditional Use Permit detrimentally affect the public health, safety and welfare, or nullify the intent of the Development Plan or Zoning Resolution?

The addition of the proposed tower would not be damaging or inconsistent with the surrounding area. The proposed tower is consistent with the intent of both the Development Plan and the Zoning Resolution. As well, the plan for this communication facility has been reviewed and approved by the Bureau of Land Management (landowner).

Including observance and compliance with wildlife and land management processes, NEPA and SHPO studies have been completed and finalized.

Proposed Finding of Fact. The proposed tower and building are designed and built for intended purpose (public safety communication) and will be constructed in accordance with all TIA, EIA, ANSI, NEC, NFPA and FCC requirements as well as all applicable building, electrical and plumbing codes.

Key Communication Tower Regulations

Artificially Lighted: There is no requirement for lighting until the tower reaches 200 feet. The proposed tower does not meet the requirement for FAA review.

Setbacks: Setbacks from roads and structures is 110% of the tower height. The nearest road is approximately 1-mile away and does meet setbacks.

Documentation demonstrating need: The proposed site is situated to provide effective coverage to the area. The tower is needed to provide the WyoLink network for statewide public safety communication.

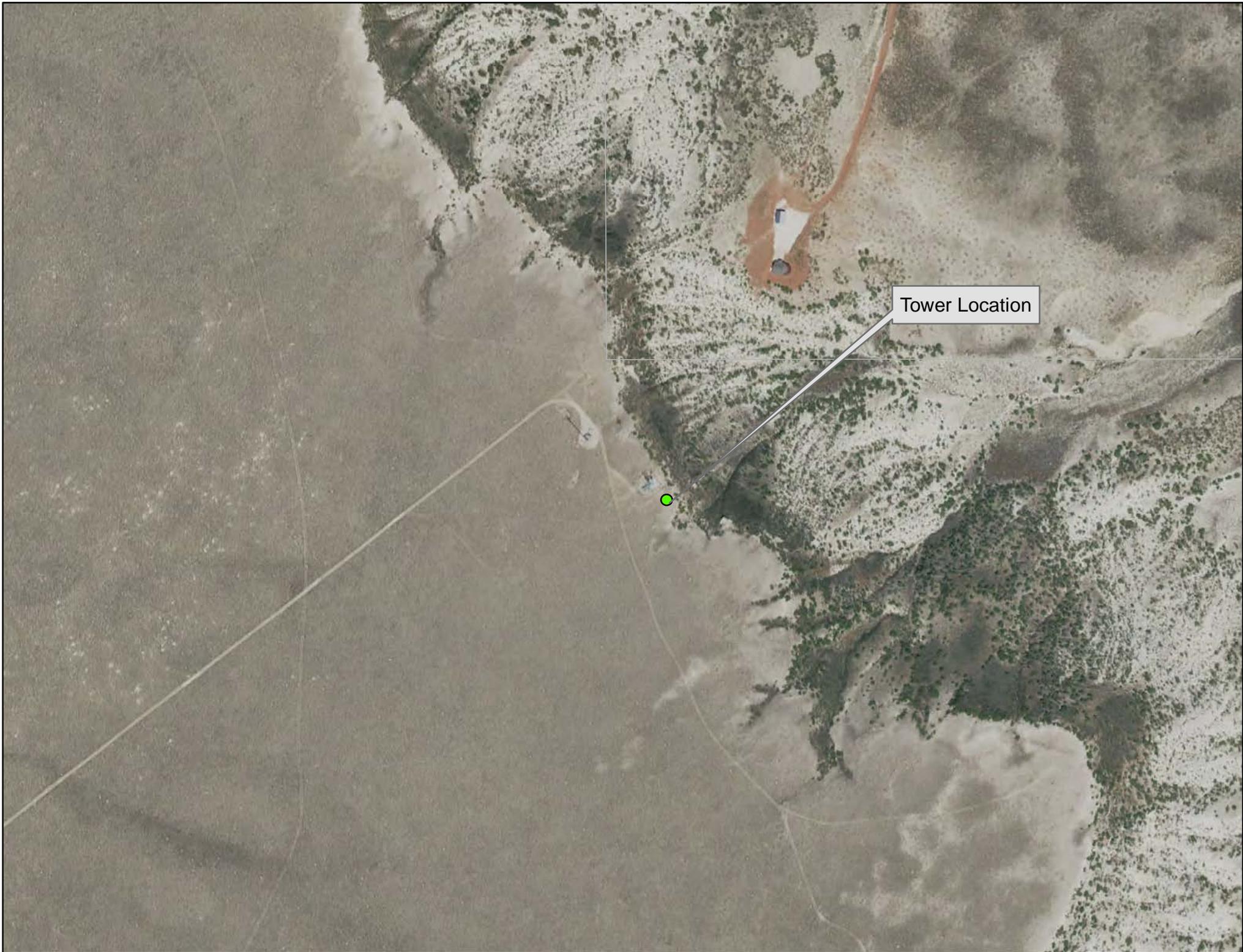
Public Comment

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

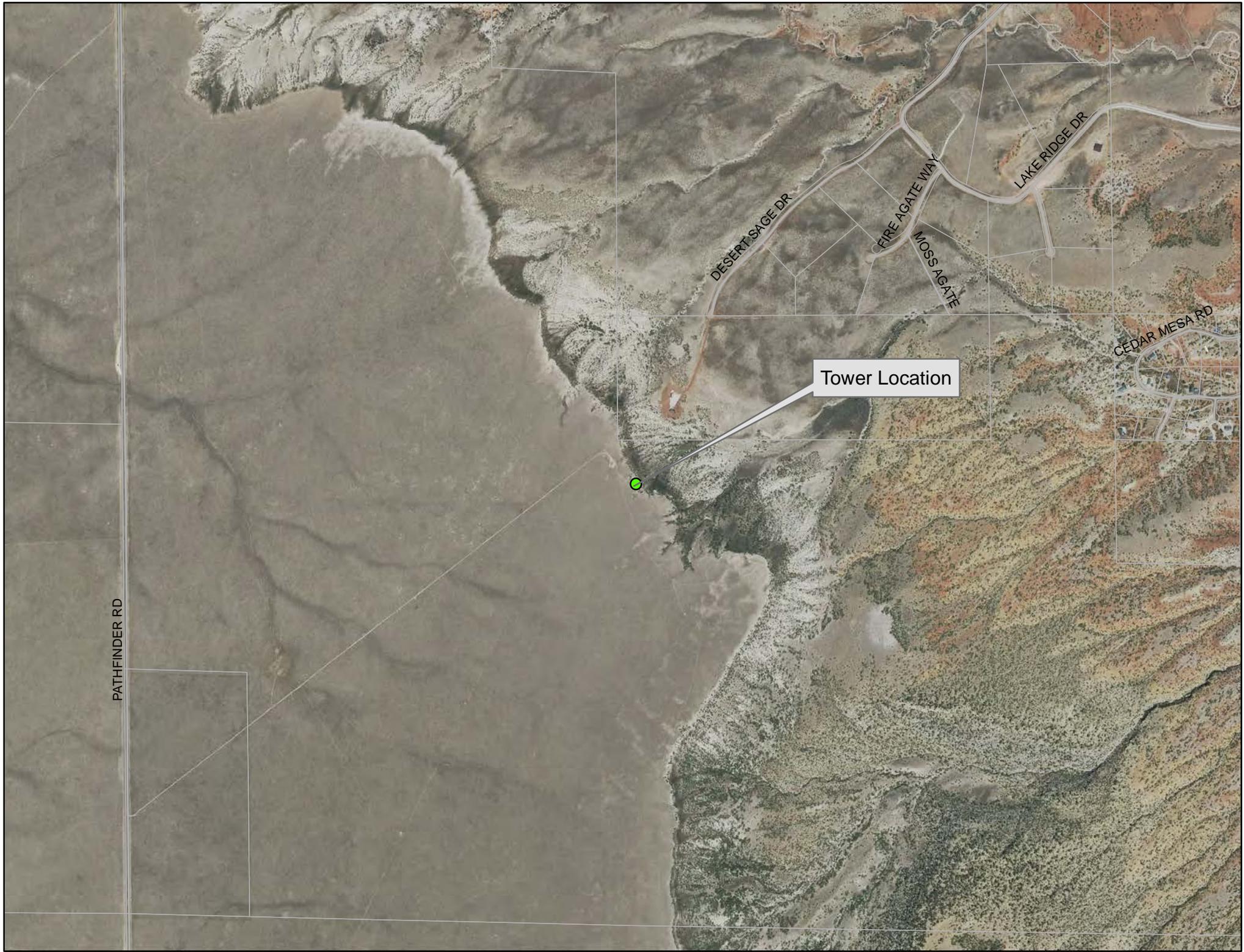
Staff sent the public notice to 13 neighbors within 1 mile.

Recommendation

Staff proposes a motion and vote by the Planning and Zoning Commission 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.



Tower Location



PATHFINDER RD

DESERT SAGE DR

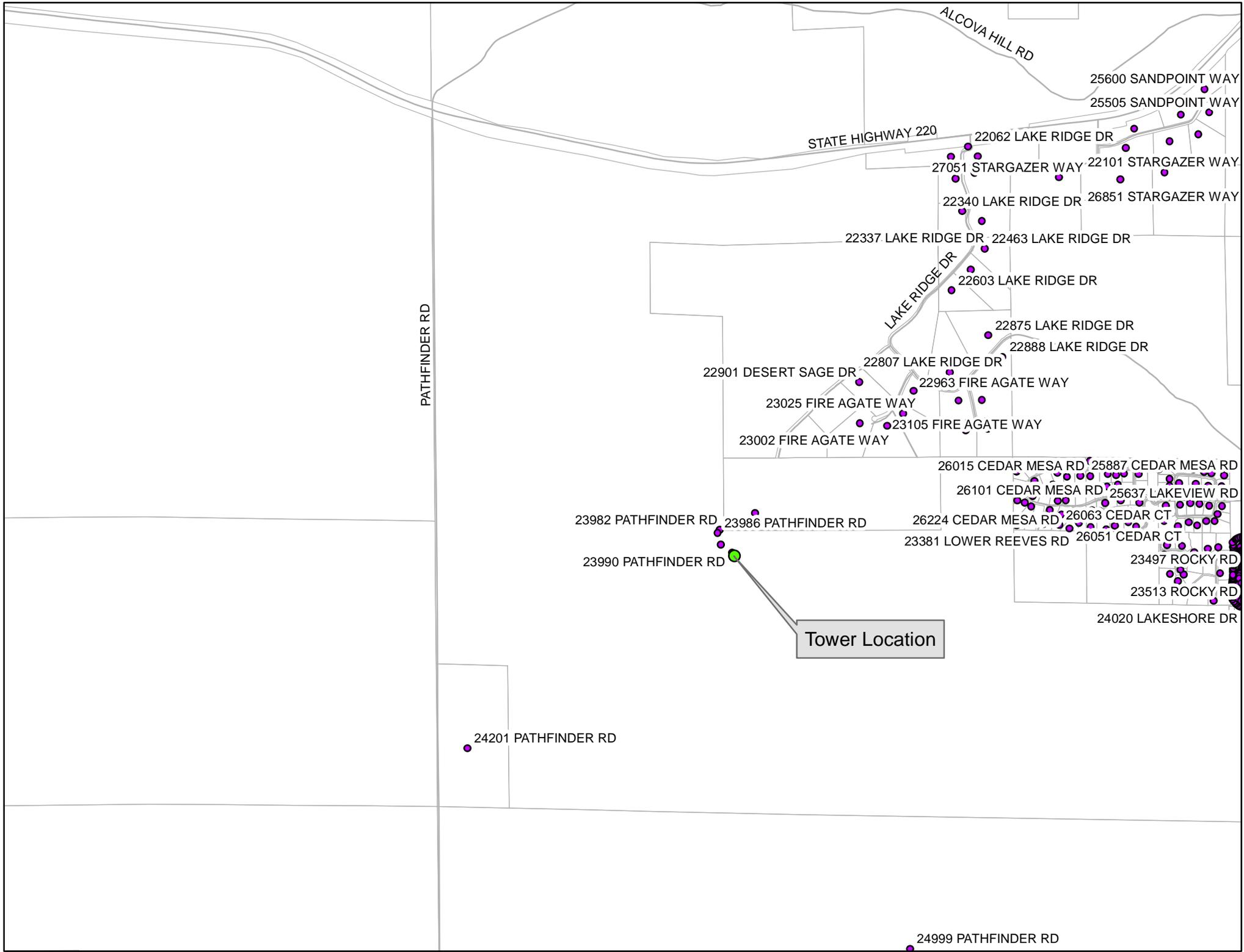
FIRE AGATE WAY

MOSS AGATE

LAKE RIDGE DR

CEDAR MESA RD

Tower Location



Tower Location

PATHFINDER RD

Tower Location

RAM

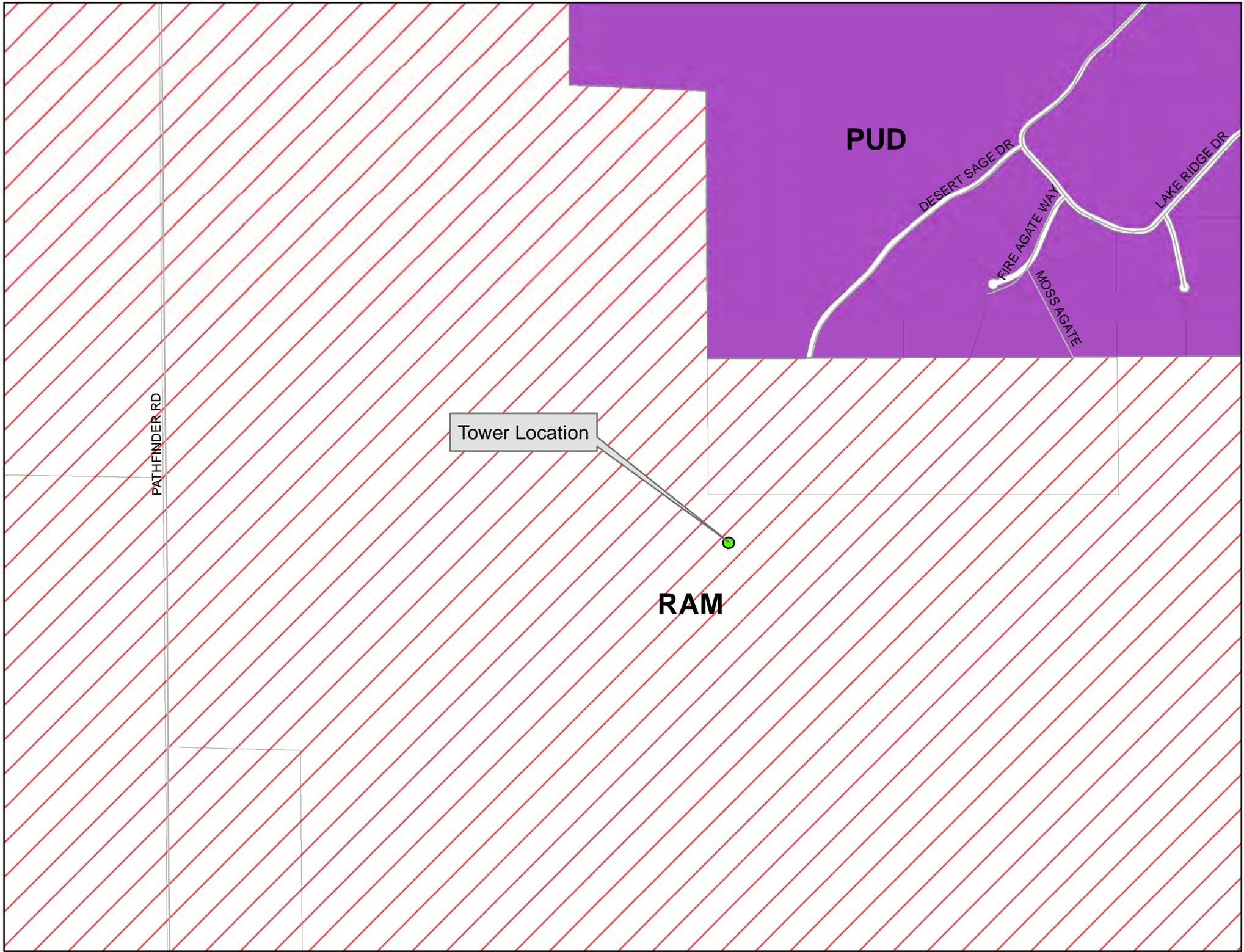
PUD

DESERT SAGE DR

FIRE AGATE WAY

MOSSAGATE

LAKE RIDGE DR



ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From: To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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 or 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.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Lee Anne Bayne
(Signature)

Date: 6/17/2020

Print Applicant Name: LEE ANNE BAYNE

Owner: Lee Anne Bayne
(Signature)

Date: 6/17/2020

Print Owner Name: LEE ANNE BAYNE

ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

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Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant: William K. Cundall
(Signature)

Date: 6-17-2020

Print Applicant Name: William K. Cundall

Owner: Stephanie L Cundall
(Signature)

Date: 6/17/2020

Print Owner Name: Stephanie L Cundall

ZONE CHANGE APPLICATION

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Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant: Barbara Jo Gilmore
(Signature)

Date: 6-17-2020

Print Applicant Name: BARBARA JO Gilmore

Owner: Barbara Jo Gilmore
(Signature)

Date: 6-17-2020

Print Owner Name: BARBARA JO Gilmore

ZONE CHANGE APPLICATION

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Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

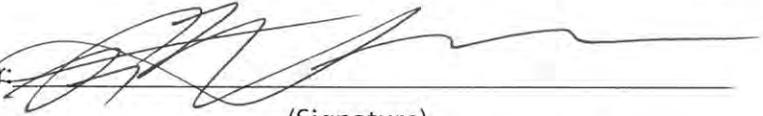
The date this property was purchased:

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Applicant: 
(Signature)

Date: 6-16-2020

Print Applicant Name: Ricky L. Hargrove

Owner: 
(Signature)

Date: 6-16-2020

Print Owner Name: Ricky L. Hargrove

ZONE CHANGE APPLICATION

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From: To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other *N/A*

Source of Water:

This property was purchased from:

The date this property was purchased:

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 or 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.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: Don R. Jelinek
(Signature)

Date: June 18, 2020

Print Applicant Name: DON R. JELINEK

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

ZONE CHANGE APPLICATION

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From: UMR To: RR-1

Applicant Name: Edward M Lowndes III

Applicant Address: 11439 Holland Rd Casper WY 82604

Applicant Phone: 307-262-0970

Owner Name: Edward M Lowndes III

Owner Address: 11439 Holland Rd Casper WY 82604

Owner Phone: 307-262-0970

Legal description and size of property (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.)

Schlager Subdivision Lots 9A and 9B

Common description of the property to be rezoned (street address and location description):

11567 Holland Road / 3100 Schlager Rd

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: Pioneer Water & Sewer District

This property was purchased from: Summer Jensen

The date this property was purchased: July 20, 2017

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 or 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. By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant: EMLA
(Signature)

Date: 6-17-20

Print Applicant Name: Edward Moyses Lowndes III

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

ZONE CHANGE APPLICATION

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From: UMR To: RR-1

Applicant Name: Edward M Lowndes III

Applicant Address: 11439 Holland Rd Casper WY 82604

Applicant Phone: 307-262-0970

Owner Name: Edward M Lowndes III

Owner Address: 11439 Holland Rd Casper WY 82604

Owner Phone: 307-262-0970

Legal description and size of property (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.)

Schlager Subdivision Lot 2B

Common description of the property to be rezoned (street address and location description):

11439 Holland Road

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: Pioneer Water & Sewer District

This property was purchased from: Dana Ideen

The date this property was purchased: April 9, 2007

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 or 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. By signing this application I am (We are) granting the Development Department access to our property for inspections.

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Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant: Billy Mackay & Christina V. Mackay Date: 6/17/2020
(Signature)

Print Applicant Name: Billy Mackay & Christina V. Mackay

Owner: Billy Mackay & Christina V. Mackay Date: 6/17/2020
(Signature)

Print Owner Name: Billy Mackay & Christina V. Mackay

ZONE CHANGE APPLICATION

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Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant: David L Meyer
(Signature)

Date: 6/24/20

Print Applicant Name: David L. Meyer

Owner: David L Meyer
(Signature)

Date: 6/24/20

Print Owner Name: David L. Meyer

ZONE CHANGE APPLICATION

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From: To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

Legal description and size of property (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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant: Lillian E Miller
(Signature)

Date: 6-18-20

Print Applicant Name: LILLIAN E MILLER

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

ZONE CHANGE APPLICATION

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From: UMR To: RR-1

Applicant Name: Lea Ann Robinett

Applicant Address: 2875 Schlager Rd., Casper, Wy. 82604

Applicant Phone: 307-259-9625

Owner Name: Lea Ann Robinett

Owner Address: 2875 Schlager Rd., Casper, Wy. 82604

Owner Phone: 307-259-9625

Legal description and size of property (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.)

South one-half of the West one-half of Lot 4, "Schlager Subdivision," Natrona County, Wyoming as per plat recorded June 6, 1972, Book 241 of Deeds Page 219

Common description of the property to be rezoned (street address and location description):

2875 Schlager Rd., Casper, Wy. 82604

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: Pioneer Water

This property was purchased from: Jacob Craig Quickel

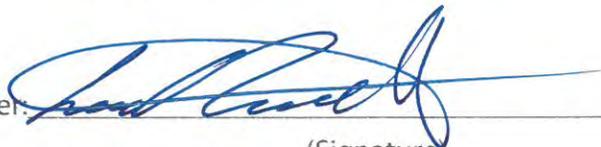
The date this property was purchased: April 20, 2016

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Applicant: 
(Signature)

Date: 6-16-2020

Print Applicant Name: Lea Robinett

Owner: 
(Signature)

Date: 6-16-2020

Print Owner Name: Lea A. Robinett

ZONE CHANGE APPLICATION

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Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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Applicant:

Jeff Tarcha
(Signature)

Date: 6-17-20

Print Applicant Name:

Jeff Tarcha

Owner:

Jeff Tarcha
(Signature)

Date:

6-17-20

Print Owner Name:

Jeff Tarcha

ZONE CHANGE APPLICATION

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Owner Name:

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Applicant: Steven M Venjohn
(Signature)

Date: 6/16/20

Print Applicant Name: STEVEN MARE VENJOHN

Owner: Denise G Scardino
(Signature)

Date: 6/16/20

Print Owner Name: DENISE G. SCARDINO

Hilston Ranch Realty

Neal Hilston  Gail Hilston
Office: 307-265-1888 Home: 307-472-6253

LeeAnne Bayne
KUH N Lot 1

December 13, 1994

Norwest Mortgage, Inc.
Mr. Lon Hawley
234 East 1st Street
Casper, Wyoming 82601

Dear Mr. Hawley:

Pursuant to your request, I have completed an appraisal on the Keys Horse Property located in Natrona County, Wyoming herein referred to as the "subject".

The purpose of this appraisal report was to establish a supportable estimate of market value for the "subject" as of the effective date of the appraisal.

Market value, as used herein, refers to the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus.

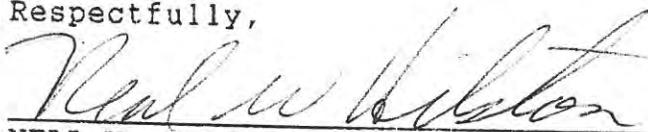
Based on my completed appraisal analysis, the contents of which are contained in the ensuing report, the market value of the "subject" as of November 17, 1994, is estimated to be:

\$172,000

ONE HUNDRED SEVENTY-TWO THOUSAND DOLLARS

I am currently certified by the State of Wyoming Appraisal Commission as a Certified General Real Estate Appraiser, which complies with F.I.R.R.E.A., Title XI of the Federal Financial Institution's Reforms, Recovery and Enforcement Act of 1989 - Permit No. 185 I am also a Certified General Real Estate Appraiser in the State of Utah. License No. CG 46002.

Respectfully,



NEAL W. HILSTON
CERTIFIED GENERAL REAL ESTATE APPRAISER, WYOMING

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Zoning District - Section 6. Rural Mixed (RM)	
Covenants	

OWNER OF RECORD AND SALES HISTORY

According to the records of the Natrona County Clerk's Office, the owner of record is Fred Keys Jr. etux. He received the subject via Warranty Deed from First Wyoming Bank, Casper on February 22, 1988. The Warranty Deed is filed as instrument #439469. The present owner has owned the subject in excess of five years.

ZONING

The subject is zoned RM which stands for Rural Mixed. See description in Addenda.

Section 6. Rural Mixed (RM)

a. The intent of the RM District is to preserve an area of adequate lot size to accommodate a mixture of uses which are compatible with and convenient to the residents of the district. Further, it is the intent that this district is to accommodate existing areas and is not intended for newly developing areas.

b. The following are permitted uses in this district:

- (1) Accessory buildings and uses.
- (2) Agriculture, light.
- (3) Animal clinic.
- (4) Animal shelter.
- (5) Arena commercial/recreational.
- (6) Dwellings: two single family dwellings, mobile homes or seasonal dwellings.
- (7) Farm implement sales and feed sales.
- (8) Greenhouse, commercial.
- (9) Home occupation.
- (10) Kennel.
- (11) Mobile home storage, temporary
- (12) Park, playground, golf course and other similar open space recreational facility.
- (13) Storage of flammable and combustible liquids not to exceed 500 gallons total.
- (14) Wind generator.

c. In addition to the above permitted uses, the following uses may be approved by a conditional use permit:

- (1) Cemetery.
- (2) Club or lodge.
- (3) Day care facility, commercial.
- (4) Home business.
- (5) Meat processing.
- (6) Personal service shop.
- (7) Place of worship.
- (8) Public facility.
- (9) Recreational facility.
- (10) Sawmill.
- (11) School--elementary, junior and senior high school; college and university.
- (12) Utility installation.
- (13) Other similar and compatible uses as determined by the Board and not listed as a permitted use in any other district.

d. **Minimum district size** is 15 acres for a zone change to this district classification.

e. **Minimum lot size** is 5 acres.

f. **Minimum setbacks** are as follows:
(1) 60 feet adjacent to all Federal, State and County roads with rights-of-way width less than 120 feet;
(2) 25 feet adjacent to all other roads;
(3) 10 feet from all property lines not abutting a road.

g. **Maximum height** is as follows:
(1) 36 feet for residential buildings;
(2) no maximum for non-residential structures.

h. At least 50% of the lot shall be free of structures (open space).

PROTECTIVE COVENANTS FOR LOTS 2A, 2B, 3A, 3B, 4, 5, 6, 7, 8, 9A and 9B IN SCHLAGER SUBDIVISION, IN NATRONA COUNTY, WYOMING.

Ranch Subdivisions and Development Co., a Wyoming Corporation, is the record owner of Lots 2A, 2B, 3A, 3B, 4, 5, 6, 7, 8, 9A and 9B, in Schlager Subdivision, in Natrona County, Wyoming, as laid down and described on the official plat of said subdivision, dated June 6, 1972, and recorded June 6, 1972 in Book 241 of Deeds, at page 219 in the office of the County Clerk of Natrona County, Wyoming; and desires to establish within and on the above-described lots in said subdivision an exclusive suburban residential and agricultural district wherein the location and use of each and every dwelling or accessory building or structure and the use of any of said lots shall each conform to certain minimum requirements, and the owner of each of the above described lots in said subdivision, in consideration of his compliance with the requirements herein contained, shall be protected against the violation hereof, by the owner of any other of the above described lots in said subdivision.

NOW, THEREFORE, in consideration of the premises the undersigned record owner of said lots does hereby impose upon the above described lots in said subdivision the following protective covenants and restrictions, to-wit:

(a) No building or mobile home to be used as a dwelling shall be located on any of the above described lots, the front of which (including any porch) is nearer than 50 feet to the front line of such lot.

(b) No basement, tent, shack, garage (other than a garage attached to the dwelling), barn or other outbuilding erected on any of the above described lots, or any mobile home which is not set upon either a permanent or block foundation (and skirted from the bottom of the mobile home to ground level) shall be used as a dwelling temporarily, nor shall any structure of a temporary character be used as a residence.

(c) Accessory buildings or structures such as a garage for motor vehicles or agricultural equipment (owned by the owner or contract buyer of any of said lots), a barn, or animal shelter, a granary, tool-shed or other outbuilding are permitted to be constructed on any of the above described lots, but any such accessory building or structure shall be located to the rear of the rear line of the dwelling thereon, (except a garage attached to the dwelling, or a well and well-house), but not nearer than ten (10) feet to either of side lines or the rear line of any inside or interior lots; but with respect to corner lots bounded by roads on two sides no accessory building or other structure shall be located nearer than 50 feet to the lot side line adjacent to either the side road or the rear road, except for a well and well house.

(d) No livestock shall be grazed or kept on any of said lots prior to such lot being fenced. Any perimeter fence constructed on any lot shall be on the surveyed boundary lines of the lot, shall be not less than four (4) feet in height and constructed with iron or sound wood posts set at least two (2) feet in the ground and extending at least four (4) feet above the ground and set not more than one (1) rod apart, to which posts shall be attached either woven wire not less than four (4) feet in height, or not less than four (4) barbed wires with the top barbed wire not less than four (4) feet from the ground, or a combination of woven wire and barbed wire the total height of which shall not be less than four (4) feet with the woven wire on the bottom and the barbed wire on the top; however, it shall also be permissible to construct any such perimeter fence with wood poles or other material if the height thereof is not less than four (4) feet. Any fence constructed nearer to the front lot line than the rear

line of the house or dwelling shall not be more than five (5) feet in height, except that the portion thereof over the front gate for decorative purposes may exceed five (5) feet in height.

(e) Easements affecting certain of the above described lots, are reserved, as shown on the official recorded plat of said subdivision, for drainage and irrigation purposes.

(f) No used motor vehicle storage yard shall be established, maintained, carried on, or operated on any of said lots. No non-operating motor vehicle, which does not bear a current license plate, shall be parked or stored on any of said lots for a period of more than six (6) consecutive months, unless parked inside a garage or other accessory building on such lots. No lot shall be used for the storage of any equipment or material not incident to the use of said lot by the owner or occupant as a dwelling or for agricultural operations conducted thereon. No owner or occupant of any of the above described lots shall in any manner so use same as to create a nuisance to the neighborhood composed of the above described lots.

(g) Said lots shall be used for residential and agricultural purposes and any other lawful purpose not herein prohibited.

These covenants are to run with all the above described lots and shall be for the benefit of and binding on the undersigned record owner of all of said lots, and all persons claiming by, through or under it as owners, contract purchasers, lessees, optionees, or occupants by agreement with any of them, until January 1, 1982, at which time these covenants shall be automatically extended for successive periods of ten years unless by a majority vote of the then record owners of said lots it is agreed to change these covenants in whole or in part.

If the undersigned owner of the above described lots, or its successors, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons in possession of any of the above described lots or any part of any of said lots, whether a record owner or contract purchaser thereof, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either restrain, enjoin and prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgment, decree or order of any court with jurisdiction shall in no wise affect any of the other provisions hereof, and such shall remain in full force and effect.

Dated this 13 day of October, 1972.



RANCH SUBDIVISIONS AND DEVELOPMENT CO.,
a Wyoming Corporation
By James W. Howard
President

THE STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me this 13 day of October, 1972.

Witness my hand and official seal.

My Commission Expires:

E. H. McCreary
NOTARY PUBLIC

Aug 28, 1976

Uniform Residential Appraisal Report

6418JH
File # 6418JH

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address **2800 Schlager Rd** City **Casper** State **WY** Zip Code **82604-9512**
 Borrower **Keith and Stephanie Cundall** Owner of Public Record **Keith and Stephanie Cundall** County **Natrona**
 Legal Description **Parcel 1, Dobos Simple Subdivision**
 Assessor's Parcel # **34812610200800** Tax Year **2010** R.E. Taxes \$ **540.94** Land Only
 Neighborhood Name **Suburban/Rural** Map Reference **16220** Census Tract **0018.00**
 Occupant Owner Tenant Vacant Special Assessments \$ **0.00** PUD HOA \$ **0.00** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **Western Vista FCU** Address **732 West Collins, Casper, WY 82601**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **As per MLS #20086260, the site was listed on 8/20/08 for \$100,000, reduced to \$75,000 and sold 2/5/10 for \$70,000. This appears to have been for the site only and did not involve any improvements.**

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **As per the purchase contract provided by the Client, the purchase price is \$70,000 with no additional costs paid by the Seller. Buyer purchased a modular home, placed it on a foundation, adding well and septic, driveway, barn, garage, etc.**
 Contract Price \$ **70,000*** Date of Contract **12/15/09** Is the property seller the owner of public record? Yes No Data Source(s) **County Records**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. **None**

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	89	Low	New	Multi-Family			
Neighborhood Boundaries Those suburban properties located within a fifteen mile radius of the Central Business District of Casper.		559	High	80	Commercial			
Neighborhood Description This is an area of suburban properties located approximately ten miles northwest of the Central Business District of Casper, Wyoming. Most of these properties are located on small acreages and the immediate area surrounding the Subject range from \$70,000 to \$400,000. Busing is provided to area schools in Casper. Shopping and employment centers are located ten miles southeast in the city.		250	Pred.	30	Other			

Market Conditions (including support for the above conclusions) **Casper has entered the spring season when listings typically will start to increase. The number of pending sales is slightly lower compared to last year and overall, sales appear to be fairly consistent. The area has started to see a slight decrease in new construction, this may boost the existing housing market. Sellers continue to pay buyers closing costs.**

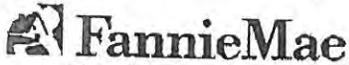
SITE

Dimensions See Plat Map Area **10.004 Acres** Shape **Rectangular** View **Average**
 Specific Zoning Classification **"UA"** Zoning Description **Urban Agriculture, 10 Acres Min**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **See Exhibit "A" for additional information.**
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Rocky Mtn Power Water Private Street Gravel
 Gas Propane Sanitary Sewer Private Alley None - Typical
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **D** FEMA Map # **560036 1650 D** FEMA Map Date **7/16/2004**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
The appraiser has not checked the Natrona County Deeds of Record for recorded easements but did observe easements described on the recorded plat which appear typical. Therefore, only usual public utility easements are considered. No obvious adverse conditions or encroachments were noted. This is a typical neighborhood with no adverse conditions apparent.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/New	Floors	See Page 3
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Cncrt/Brd/New	Walls	Strck/TTP/New
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area None sq.ft.	Roof Surface	Comp/New	Trim/Finish	None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	None	Bath Floor	See Page 3
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/New	Bath Wainscot	See Comments
Year Built 2010	Evidence of <input type="checkbox"/> Infestation No Evid	Storm Sash/Insulated	Yes/New	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 1 Year	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/New	<input checked="" type="checkbox"/> Driveway	# of Cars 4+
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Fence Wd/Wire	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Wood	<input checked="" type="checkbox"/> Porch Wood	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: **6 Rooms 3 Bedrooms 2 Bath(s) 1,652 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.). **The Subject of this report is a new modular home with three bedrooms, two baths, located on just over 10 acres There is a 24.5' X 32.5' detached garage and a 30' X 48' barn with an 8' X 48' lean to.**



LIMITED REPORT SUMMARY APPRAISAL

Desktop Underwriter Quantitative Analysis Appraisal Report

File No.: 99061429

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address 2938 N. 10 MILE ROAD City CASPER State WY. Zip Code 82604
 Legal Description EAST PART OF LOT 4, SCHLAGER County NATRONA
 Assessor's Parcel No. 08041000000410 Tax Year 1998 R.E. Taxes \$ 821.50 Special Assessments \$ 93.55
 Borrower DAVID/TERRI MEYER Current Owner DAVID L. MEYER & WIFE Occupant: Owner Tenant Vacant
 Neighborhood or Project Name SCHLAGER Project Type PUD Condominium HOA\$ N/A/Mo.
 Sales Price \$ REFINANCE Date of Sale N/A Description/\$ amount of loan charges/concessions to be paid by seller N/A
 Property rights appraised Fee Simple Leasehold Map Reference MSA 1350 Census Tract 0015.00
 Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location Urban Suburban Rural Property values Increasing Stable Declining
 Built up Over 75% 25-75% Under 25% Demand/supply Shortage In balance Over supply
 Growth rate Rapid Stable Slow Marketing time Under 3 mos. 3-5 mos. Over 6 mos.
 Neighborhood boundaries See Attached Addendum.
 Dimensions NO SURVEY FURNISHED, AREA PER CNTY REC. Site area 9.58 ACRES Shape RECTANGULAR
 Specific zoning classification and description F&R-FARM AND RANCH
 Zoning compliance Legal Legal nonconforming (Grandfathered use); Illegal, attach description No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
 Utilities Public Other Public Other
 Electricity Water PIONEER Off-site Improvements Type Public Private
 Gas NONE TYPICAL Sanitary sewer SEPTIC-TYP. Street ASPHALT Alley NONE-TYPICAL
 Are there any apparent adverse site conditions (easements, encroachments, special assessments, side areas, etc.)? Yes No If Yes, attach description.
 Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
 MLS Assessment and tax records Prior Inspection Property owner Other (Describe):
 No. of Stories ONE Type (Det./Att.) DETACH Exterior Walls COMP/BV Roof Surface ASPH SHNG Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? Yes No If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?
 Yes No If Yes, attach description.
 I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 3 sales ranging in sales price from \$ 148,000 to \$ 191,500.
 My research revealed a total of 5 listings ranging in list price from \$ 159,000 to \$ 239,000.
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	2938 N. 10 MILE ROAD RURAL CASPER WEST	625 N. 6 MILE ROAD RURAL CASPER WEST 3.5 MILES SOUTHEAST	4585 SKYLINE ROAD RURAL CASPER WEST 7.5 MILES SOUTHEAST	1833 N GRASS CREEK RURAL CASPER WEST 3.75 MILES EAST
Sales Price	\$ REFINANCE	\$ 163,000	\$ 191,500	\$ 148,000
Price/Gross Liv. Area	\$ 0.00/sq. ft.	\$ 90.56/sq. ft.	\$ 105.45/sq. ft.	\$ 78.56/sq. ft.
Data & Verif. Sources		EXT. INSP/MLS#981627	EXT. INSP/MLS#990130	EXT. INSP/MLS#981181
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		CONVENTIONL	CONVENTIONL	CASH
Concessions		NO CNSESSNS	NO CNSESSNS	NO CNSESSNS
Date of Sale/Time	N/A	12/22/98 CLSD 4,890	04/21/99 CLSD	11/02/98 CLSD 5,180
Location	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Site	9.58 AC/AVG	5.0 AC/AVG 11,500	2.0 AC/AVG 4,000	1.62 ACRES 11,000
View	MTNS/LOCAL	MTNS/LOCAL	MTNS/LOCAL	MTNS/LOCAL
Design (Style)	RANCH/AVG	RANCH/AVG	RANCH/AVG	RANCH/AVG
Actual Age (Yrs.)	23A	21A	20A	14A
Condition	GOOD	GOOD	GOOD	GOOD
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count		6 3 2.00	6 3 2.00	7 2 2.00
Gross Living Area	1,888 Sq. Ft.	1,800 Sq. Ft. 1,320	1,816 Sq. Ft. 1,080	1,884 Sq. Ft.
Basement and Finished	NO BSMT	NO BSMT 0	1064/1010 -4,256	NO BSMT 0
Rooms Below Grade	N/A	N/A 0	1010 3/1/1 -8,060	N/A 0
Garage/Carport	2+ DET., LG SHP	2 ATT, SHP, BRN	2 ATT, 2 - BI	2 ATT. SM SHP 5,000
IMPRVMTS	PATIO, FENCE	DECK, FENCE	PTIO, DCK, FNC -1,000	CVD PTO, FNCE -500
IMPRVMTS	SPNKLR SYS	1 FIREPLACE	2 FP, SS -3,000	1 FIREPLACE
Net Adj. (total)		\$ 16,210	\$ 11,236	\$ 20,680
Adjusted Sales Price of Comparables		\$ 179,210	\$ 180,264	\$ 168,680
Date of Prior Sales	10/29/96			
Price of Prior Sales	\$ 167,000			

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: See Attached Addendum.
 Summary of sales comparison and value conclusion: SEE ATTACHED ADDENDUM

This appraisal is made "as-is", or subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions: See Attached Addendum.
 BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 180,000 AS OF 6/14/99

REQUEST FOR A ZONE MAP AMENDMENT

ZC20-2
STAFF REPORT: Trish Chavis
July 8, 2020
For
August 10, 2020
Planning and Zoning Commission
And
September 15, 2020
Board of County Commissioner Meeting

Applicant: Taylor Cook and Kay Page

Request: To change the zoning district classification for approximately 43 acres, from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA).

Location and Zoning

The property is located in a portion of the N/2 NE: Section 17, Township 33 North, Range 81 West of the 6th Principle Meridian, Natrona County, Wyoming. The parcel is located roughly ½ mile west of Poison Spider School and south of Poison Spider Road. This parcel is more commonly referred to as 2922 & 2942 Phillips Ln.

The parcel is currently zoned Ranching, Agricultural, and Mining (RAM). Zoning to the north is RAM, East is UA, south is RAM, and west is RAM.

Background

There have been three previous attempts to rezone parcels in this area; each application was to change the zoning classification from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA). The first was in 2010 and failed to proceed to the Board of County Commissioners. The second was in 2011 and was denied by the Planning Commission and failed to proceed to the Board of County Commissioners. The third attempt was in 2012 and was denied by the Board of County Commissioners.

In 2016 a request was made to change the zoning to Suburban Residential One (SR-1). This application was withdrawn prior to the Planning Commission meeting.

In 2019, an additional application for 20 acres was requested to go from RAM to UA. It was approved by both the Planning Commission and the Board of County Commissioners.

General Standards
For
Zone Map Amendments

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.
- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constrains on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

The applicant is seeking the Zone Map Amendment under Criteria #1 & 6. (Applicant statement below)

These two criteria are addressed together as they are closely related and the application easily meets both these criteria.

The area in which the subject property is located has changed and will continue to change as people of Casper and those moving here buy up west side properties. There is a need for these smaller lots west of Casper, particularly in the area of the subject property because of municipal water, easy access to Casper, good soil, and in some cases irrigation rights. Many homeowners want smaller rural properties and for these reasons choose the west side of Casper to locate their homes. The demand for small rural properties is strong on the west side of Casper and it does not appear that the zoning adequately accommodates this need.

The recent subdivision on 8 Mile Road is proof of the high demand. There were approximately 9 lots of approximately 12 to 15 acres in size that sold within the first year of being formed. Some of these homes were in the price range of half million dollars.

The area in which the subject property is located also has abundant municipal water supply, provided by Poison Spider Water District. In fact, the Phillips Lane area in which the subject parcel is located has a recently installed 8" municipal water main that will provide water to an additional 65 to 114 homes. This water project contemplated and accommodated substantial growth and development in the area. The Natrona County Commissioners have also seen an increase in use of Zero Road which serves as the main access to the subject property and its neighbors. Natrona County has accommodated this increase in use and expected future use by paving a large portion of Zero Road.

The Poison Spider School provides primary education for the subject and surrounding properties. It is located less than a mile away from the subject property. The school was recently replaced and this replacement allows the school district to accommodate the increasing number of students attending the school from the development surrounding the subject parcel.

The zone change will not result in spot zoning, as the subject is contiguous with property that is already zoned UA. It merely conforms the zoning on this parcel to the pre-existing smaller lot sizes of it and neighboring properties. A parcel to the north was recently zoned RAM to UA.

The subject property is located in Area F of the 2016 Natrona County Development Plan. The recommended land use for communities in Area F includes “low density residential development.” The proposed zone change promotes the goal of low-density residential land use on and around the subject property, which is located in an existing subdivision.

The properties within the proposed zone amendment are currently surrounded on all sides by parcels that fit more in UA than they do RAM.

Given all of the above, the proposed zone change will serve the properties in the area, the goals of Natrona County Development Plan, and help fulfill the need for these kinds of parcels in west Casper. We respectfully request that the proposed zone change be approved.

Staff finding of fact: The 2016 Development Plan for Natrona County was adopted on July 5th, 2016. The recommendation for this area is to have low-density residential development with the zoning being RAM and Urban Agriculture. Low density shall be based on a maximum of 1 unit per 5 acres.

The subject parcel is adjacent to land already zoned Urban Agriculture and shall not be considered a spot zone.

The addition of a new school and municipal water line support future growth of low density residential uses.

The zone change is supported by the Development Plan and the Zoning Resolution.

Public Comment

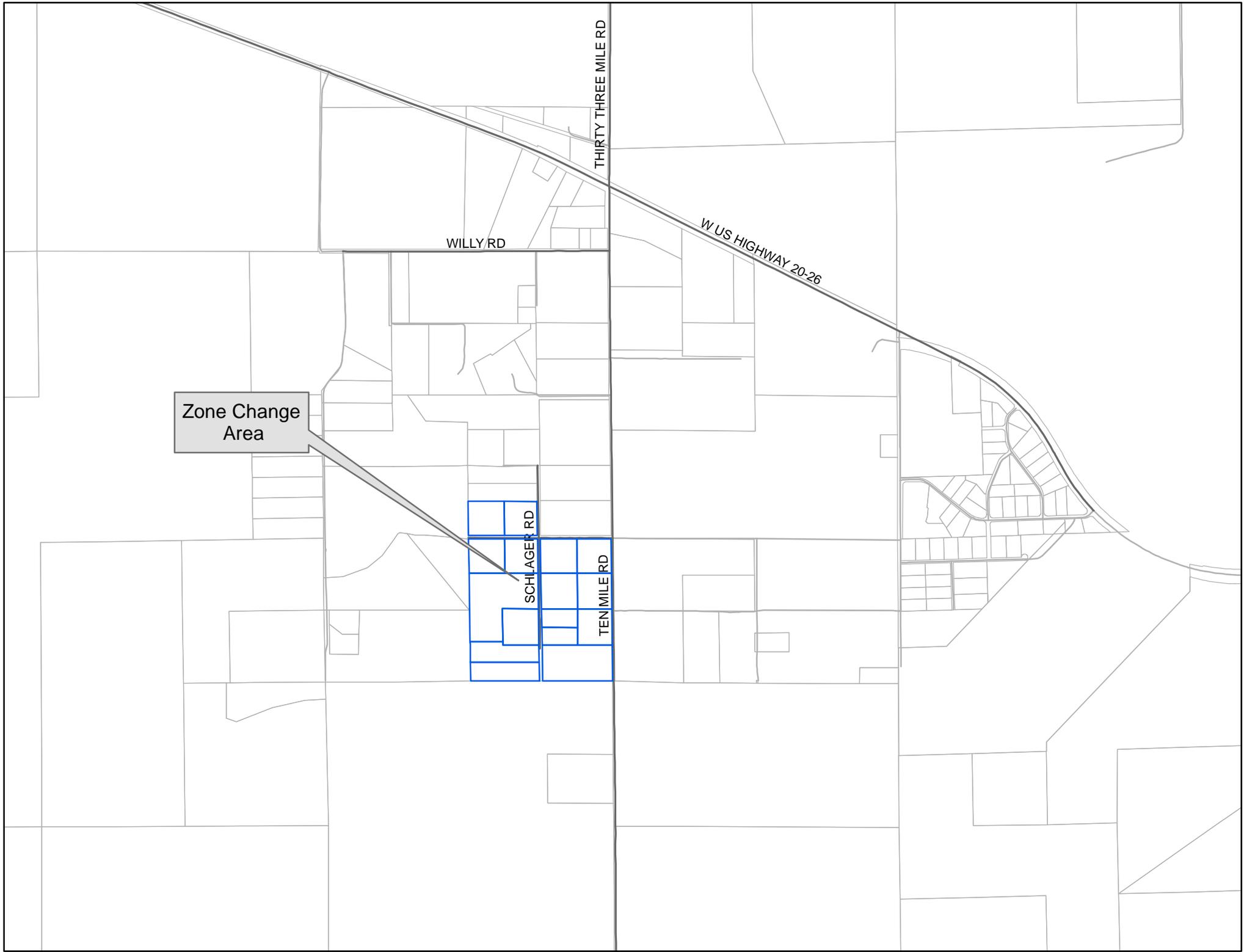
As of the date of this staff report, 1 written comment in opposition has been received.

Staff sent the public notice to 14 neighbors within ½ mile.

Recommendation

Staff proposes a motion and vote by the Planning Commission to recommend approval by the Board of County Commissioners on the proposed zone change from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA).

Staff also recommends that the motion incorporate by reference the findings of fact set forth herein and make them a part thereof.



Zone Change Area

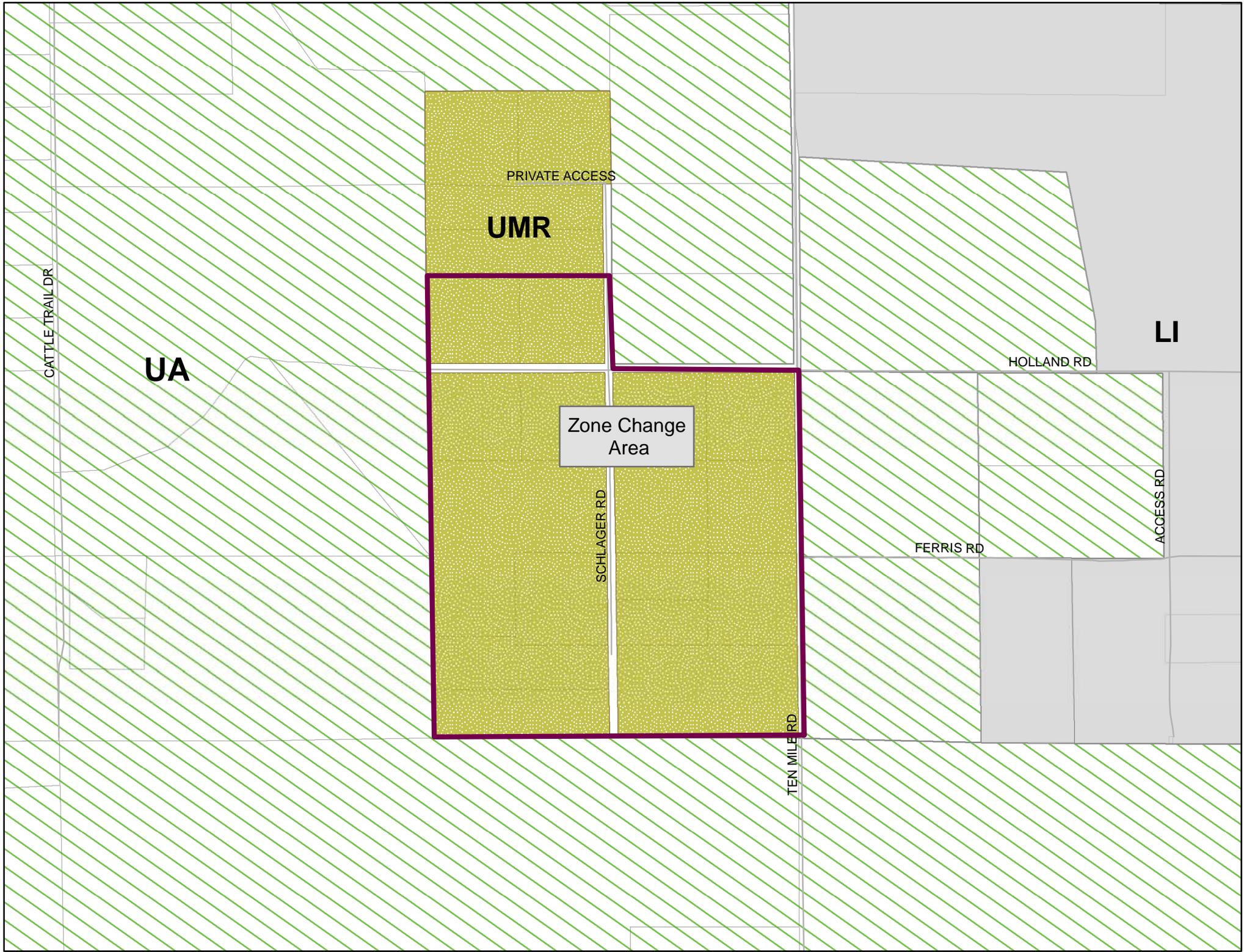
WILLY RD

THIRTY THREE MILE RD

W US HIGHWAY 20-26

SCHLAGER RD

TEN MILE RD



CATTLE TRAIL DR

UA

UMR

PRIVATE ACCESS

Zone Change Area

SCHLAGER RD

TEN MILE RD

FERRIS RD

HOLLAND RD

ACCESS RD

LI



HOLLAND RD

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