



NATRONA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA

Paul Bertoglio, Commissioner
Forrest Chadwick, Commissioner
Rob Hendry, Commissioner
Brook Kaufman, Commissioner
Jim Milne, Commissioner

Tuesday, August 18, 2020 5:30 p.m.
Natrona County Courthouse, 200 North Center, Casper, Wyoming
Large Courtroom, 2nd Floor

I. CALL MEETING TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF CONSENT AGENDA

V. PUBLIC HEARING

A. 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.

B. 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.

C. 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, Dubos and Kuhn Subdivisions.

VI. PUBLIC COMMENTS

VII. COMMISSIONER COMMENTS

VIII. ADJOURNMENT

Agendas are subject to amendments



**NATRONA COUNTY
BOARD OF COUNTY COMMISSIONERS**

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CONSENT AGENDA

Tuesday, August 18, 2020 5:30 p.m.
Natrona County Courthouse, 200 North Center Street, Casper, Wyoming
Large Courtroom, 2nd Floor

- I. APPROVAL OF AUGUST 4, 2020 MEETING MINUTES
APPROVAL OF AUGUST 13, 2020 SPECIAL MEETING MINUTES**
- II. APPROVAL OF BILLS \$2,391,984.97**
- III. CONTRACTS, AGREEMENTS, RESOLUTIONS:**
 - A. Alcova Reservoir Trailer Lot Lease: Stan & Rhonda Beck
- IV. STATEMENT OF EARNINGS:**
- V. LICENSES**
 - A. Wayne M. & Mary T. Coleman-Squaw Creek/CR#502-Waterline- -lic. #29-20-20
- VI. BOARD APPOINTMENTS**
 - A. Judith Meyer- Reappointment to the NC Historic Preservation Commission (term ending 6-30-2023)
 - B. Matthew Mitchell - Appointment to the NC Planning and Zoning Commission (term ending 6-30-2023)
 - C. Reid Rasner - Appointment to the NC Planning and Zoning Commission (term ending 6-30-2023)
- VII. TAXROLL CORRECTION 2019: DENISE E. WISEMAN REVOCABLE TRUST \$-1,631.06**

Agendas are subject to amendments

BOARD OF COUNTY COMMISSIONERS
MINUTES OF PROCEEDINGS
August 4, 2020

The regular meeting of the Board of County Commissioners was brought to order at 5:30 p.m. by Chairman Rob Hendry. Those in attendance were Commissioner Chairman Paul Bertoglio, Commissioner Jim Milne, Commissioner Brook Kaufman, Commissioner Forrest Chadwick, County Attorney Eric Nelson, County Clerk Tracy Good and Commissioners' Assistant Michelle Maines.

Consent Agenda:

Commissioner Chadwick moved for approval of the Consent Agenda. Commissioner Kaufman seconded the motion. Motion carried.

Public Hearings

A. CUP20-1

Jason Gutierrez, Development Director reported this Conditional Use Permit request is to allow land reclamation and drainage improvements. The CUP is for Lot 2 of Douglass Subdivision, the address being 3799 Douglass Rd.

Chairman Hendry opened the public hearing.

Speaking in favor: Brad Holwegner, WLC Engineering (Casper)

Speaking in opposition: none

Hearing no further comments, Chairman Hendry closed the public hearing.

Commissioner Kaufman moved for approval of the Conditional Use Permit incorporating staff finding if facts and staff's proposed motion to include land reclamation shall be completed by the applicant and inspected by the County Surveyor/Engineer within 12 months of the BOCC approval. Commissioner Bertoglio seconded the motion. Motion carried.

B. PS20-2

Jason Gutierrez, Development Director reported this a request to subdivide a 5.04 acre parcel of land into 2 lots to be known as Zero Road Industrial Park, Lots 3A &3B. This parcel currently has 2 buildings addressed as 1014 & 1028 N. Robertson Road.

Chairman Hendry opened the public hearing.

Speaking in favor: Travis Wilkinson, 307 Energy (Casper)

Speaking in opposition: none

Hearing no further comments, Chairman Hendry closed the public hearing.

Commissioner Chadwick moved for approval of the Platte Subdivision incorporating staff finding if facts. Commissioner Kaufman seconded the motion. Motion carried.

C. CUP20-3

Jason Gutierrez, Development Director reported this is a request by Union Wireless/Hemphill for and 84-foot self-supporting communication tower on an existing site located at 56252 W. US Highway 20-26. Applicant is requesting 100-feet to include all appurtenances. This location is approximately 4 miles west of Hiland.

Chairman Hendry opened the public hearing.

Speaking in favor: Declan Murphy, Union Wireless

Speaking in opposition: none

Hearing no further comments, Chairman Hendry closed the public hearing.

Commissioner Bertoglio moved for approval of the Conditional Use Permit incorporating staff finding if facts. Commissioner Milne seconded the motion. Motion carried.

D. CUP 20-4

Jason Gutierrez, Development Director reported this is a request by Union Wireless/Hemphill for and 84-foot self-supporting communication tower on an existing site located at 15303 Arminto Rd. Applicant is requesting 100-feet to include all appurtenances.

Chairman Hendry opened the public hearing.

Speaking in favor: Declan Murphy, Union Wireless

Speaking in opposition: none

Hearing no further comments, Chairman Hendry closed the public hearing.

Commissioner Bertoglio moved for approval of the Conditional Use Permit incorporating staff finding if facts. Commissioner Kaufman seconded the motion. Motion carried.

E. CUP20-5

Jason Gutierrez, Development Director reported this is a request by Union Wireless/Hemphill for and 84-foot self-supporting communication tower on an existing site located at 21755 State Highway 220. Applicant is requesting 100-feet to include all appurtenances. The location is east of Highway 220 and north of Grey Reef Rd.

Public Comments:

Chairman Hendry opened the floor to Public Comments.

Hearing comments the floor was closed.

Commissioner Comments:

Chairman Hendry opened the floor to Commissioner Comments.

Hearing no further comments the floor was closed.

Adjournment:

There being no further business to come before the Board of Commissioners, Chairman Hendry adjourned the meeting at 6:18p.m.

BOARD OF NATRONA COUNTY COMMISSIONERS

Robert L. Hendry, Chairman

ATTEST:

NATRONA COUNTY CLERK

Tracy Good

**BOARD OF COUNTY COMMISSIONERS
MINUTES OF PROCEEDINGS OF SPECIAL MEETING
August 13, 2020**

The special meeting of the Board of County Commissioners was brought to order at 1:00 p.m. by Chairman Hendry. Those in attendance were Commissioner Paul Bertoglio, Commissioner Jim Milne, Commissioner Brook Kaufman, Commissioner Forrest Chadwick, County Attorney Eric Nelson and Commissioners' Assistant Michelle Maines.

Also present: MHBOT: Serena Cobb, Matt Grant, Bill Knight
Jerry Bell, Norton Rose Fullbright Law Firm

Presentation: Eric Nelson. County Attorney and Jerry Bell, Norton Rose Fullbright Law Firm

1:45 p.m.-1:50 p.m. MHBOT
Matt Grant moved for approval of the Resolution as presented. Carol Crump seconded the motion. Motion carried.

Contracts, Agreements, Resolutions

A. Resolution 2020-36

Commissioner Chadwick moved for approval of the Resolution. Commissioner Kaufman seconded the motion. Motion carried.

Adjournment:

There being no further business to be conducted at this meeting, Chairman Lawson adjourned the meeting at 2:00 p.m.

BOARD OF NATRONA COUNTY COMMISSIONERS

Robert L. Hendry, Chairman

ATTEST:

NATRONA COUNTY CLERK

Tracy Good

Newspaper listing for Bills 7/29/2020 through 8/11/2020

84 vendors listed

Total: \$ 2,391,984.97

12-24 CLUB INC	\$2815.33	HOOD'S EQUIPT	\$95.90
ABC LEGAL SVCS	\$765.00	ICMA RETIREMENT TRUST - 457	\$155.00
AFLAC PREMIUM HOLDING	\$3181.91	INFORMATION TECHNOLOGY	\$36071.64
AGRICULTURE DEPARTMENT	\$6984.66	KIESTER, JILL	\$51.25
ALL IN ONE MECHANICS INC	\$450.00	KLINE, SHAD W DBA GARAGE DOOR DUDES	\$250.00
ALL OUT FIRE	\$148.00	MAO PHARMACY INC	\$12529.36
ALSCO	\$375.90	MERBACK AWARD CO	\$53.65
AMAZON CAPITAL SVCS	\$465.36	MIXER, WILLIAM G DBA WG3	\$500.00
AMBI MAIL & MARKETING	\$6954.17	MODERN ELECTRIC CO	\$318.00
ASSESSOR	\$48096.69	NC EMPLOYEE	\$353401.91
ATLAS OFFICE PROD	\$946.86	NC TREASURER	\$329541.94
AXIS FORENSIC TOXICOLOGY	\$239.00	NORCO SEATTLE	\$64.08
BENNETT, THOMAS L MD	\$5400.00	OFFICE OF THE ATTORNEY GENERAL (WLEA)	\$682.60
BLACK HILLS ENERGY	\$1506.01	ORCHARD TRUST	\$10591.61
BLAKEMAN PROPANE	\$365.58	PETERSEN, ERIK	\$180.00
CA STATE DISBURSEMENT	\$378.00	QUALITY OFFICE SOLUTIONS INC	\$63.55
CASPER AREA TRANSPORTATION COALITION/THE BUS	\$100.00	ROAD & BRIDGE - LAKE	\$17476.04
CASPER- NC HEALTH DEPARTMENT	\$735.00	ROAD & BRIDGE/ADMINISTRATION	\$63592.81
CENTURYLINK	\$8856.95	ROAD & BRIDGE/PARKS DEPT	\$17328.22
CHILD SUPPORT ENFORCEMENT	\$52103.54	ROAD & BRIDGE/VEHICLE SVC	\$16236.24
CIRCUIT COURT OF THE SEVENTH	\$1685.98	ROSE BROS.	\$42.84
CIVIL ENGINEERING PROFESSIONALS	\$420.00	SHAMROCK FOODS CO	\$15723.61
CLERK OF COURT/ADMINISTRATION	\$40592.18	SHERIFF/ADMINISTRATION	\$300712.39
CLERK OF DISTRICT COURT	\$3589.94	SHERIFF/COURTHOUSE SECURITY	\$61125.88
CLERK/ADMINISTRATION	\$62890.57	SHERIFF/EMERGENCY MANAGEMENT	\$10610.00
COLONIAL LIFE & ACCIDENT INS	\$73.47	SHERIFF/NEW JAIL	\$451100.46
COMMISSION/ADMINISTRATION	\$10416.65	SOURCE OFFICE & TECHNOLOGY	\$1148.45
COMMISSION/COUNTY ATTORNEY	\$24325.90	SPACESAVER STORAGE SOLUTIONS INC DBA MOTUS	\$1200.00
COMMISSION/COUNTY DEVELOPMENT	\$39285.43	SPECTRUM	\$321.78
COMMISSIONER/ HR	\$7083.34	THOMSON REUTERS	\$220.00
COMMISSIONERS/MAINT. SALARIES	\$24469.01	TOWN OF MILLS/UTILITY SVC	\$328.27
CORONER	\$18660.99	TREASURER	\$49785.60
COWBOY CHEMICAL	\$267.75	TY PICKETT & CO	\$700.00
CST	\$200.08	UNITED WAY OF NC	\$80.00
DELUXE	\$2771.95	US FOODS	\$2221.25
DRUG COURT	\$16600.33	VERIZON	\$2224.21
DRUG TESTING SVCS NC	\$100.00	VITAL RECORDS CONTROL (VRC)	\$157.40
FASTENAL CO	\$38.30	WAL-MART COMMUNITY	\$104.97
GLOBAL SPECTRUM LP	\$156.00	WASHINGTON NATIONAL INS	\$2133.30
GRAINGER	\$566.02	WORTHINGTON, LENHART & CARPENTER,	\$80.00
HEALTHSMART BENEFIT SOL	\$944.00	WY CHILD SUPPORT STATE DISBURSEMENT UNIT	\$685.00
HENSLEY BATTERY	\$151.50	WY RETIREMENT SYS	\$235938.41



Alcova Reservoir Trailer Lot Lease

Rev. October 6, 2016

1. **Parties.** The parties to this contract are Natrona County ("County") and the following Lessee(s). The parties' respective contact information is:

Department Director
Natrona County Parks
P.O. Box 848
Mills, WY 82644
307-235-9325

Jane Doe
John Doe

Lot #

2. **Recitations.**

- A. County entered a contract with the United States, Department of the Interior, Bureau of Reclamation ("Reclamation") for the management, development, operation, and maintenance of recreation and related improvements and facilities at Alcova Reservoir¹, Natrona County, Wyoming. That contract is identified as "Management Agreement No. 15-LM-60-2364" (the "Management Agreement").
- B. This Lease is contingent upon the Management Agreement remaining in effect.
- C. This Lease is subordinate to the Management Agreement.
- D. The Management Agreement includes *Exhibit I* which is a site plan of the "Alcova Lake Trailer Park" (the "Site Plan") which identifies lots in the Alcova Lake Trailer Park (the "Trailer Park").
- E. Pursuant to the Management Agreement, Natrona County has authority to issue limited use authorizations in accordance with 43 CFR 429.5.²
- i. Limited use authorization does not convey ownership or other interest in the Federal real property.
 - ii. Limited use authorization shall be for a specified period.
 - iii. Limited use authorization shall not provide an automatic right of renewal.
 - iv. Limited use authorization is fully revocable at the discretion of Reclamation.
 - v. Limited use authorization shall be consistent with Reclamation's Resource Management Plan.

¹ The Management Agreement uses both "reservoir" and "lake" to refer to the same Alcova body of water.

² Management Agreement ¶ 19(i).

- F. Pursuant to the Management Agreement, this lease agreement recognizes the right of paramount use by Reclamation of the Reservoir Area for project purposes. Reclamation retains all of its rights, including, but not limited to its right to:
 - i. Access and enter all property governed by the Management Agreement;
 - ii. Close all or part of the property governed by the Management Agreement;
 - iii. Revise the boundaries of the Operations Area defined by the Management Agreement;
 - iv. Remove material from the area included in the Management Agreement;
 - v. Change the level of Alcova Reservoir; and
 - vi. Not stand in the stead for the County if the management agreement expires or is terminated
- G. Title 43 of the Code of Federal Regulations, Part 423, Public Conduct on Bureau of Reclamation Facilities, Lands, and Waterbodies, applies to this Lease and the Lessees.
- H. This Lease grants no vested property right to Lessee but affords Lessee only a limited license to occupy the Lot, pending a greater public use as determined by Reclamation.**

- 3. **Purpose of Lease.** The purpose of this Lease is for County to lease a lot in the Trailer Park to Lessee. In consideration of the mutual covenants herein, the parties agree to this Lease.
- 4. **Effective Date and Term of Lease.** This Lease becomes effective upon the date of the last required signature. The term of this Lease is May 15, 2016 to May 18, 2021, inclusive. Following are the Lease years:
 - A. First Lease year – May 15, 2016 through May 18, 2017
 - B. Second Lease year – May 19, 2017 through May 18, 2018
 - C. Third Lease year – May 19, 2018 through May 18, 2019
 - D. Fourth Lease year – May 19, 2019 through May 18, 2020
 - E. Fifth Lease year – May 19, 2020 through May 18, 2021
- 5. **Seasonal Operation Period.** April 15th through October 15th is the Seasonal Operation Period for all facilities in Alcova Reservoir including the lots in the Trailer Park. The trailer site shall not be the principal place of residence for the Lessee.

6. **County's Obligation(s).**

- A. County leases the Lot in the Trailer Park **as is** to Lessee.
- B. County will provide water and sewer to the Lot and dumpsters to the area shown on the Site Plan (the "Services") during the Seasonal Operation Period.

7. **Lessee's Obligation(s).** In exchange for County leasing the Lot to Lessee and providing Services:

A. **PAYMENT of FEES.**

i. Lessee shall pay the following fees:

a. **Rent.** For the first Lease year, **\$2450.00** for annual rent.

b. **Services.** For the first Lease year, **\$100** for the Services. If the actual cost of the Services exceeds \$100, Lessee shall pay the additional cost of Services within ten days of the date of the annual letter from County which will contain the additional amount Lessee owes.

ii. For the first Lease year, Lessee shall pay the fees for rent and services promptly upon notification of payment due. Each year thereafter, Lessee shall pay the annual rent and service fees no later than **May 19th** of that Lease year.

iii. All fees are nonrefundable.

iv. County will annually adjust the rent fee based on the *Wyoming Cost of Living Index* published by the Economic Analysis Division of the State of Wyoming.

B. **MAINTAIN LIABILITY INSURANCE.** During the entire term of this Lease, Lessee shall maintain comprehensive general liability insurance for the Site in a minimum amount of \$100,000 for each occurrence for bodily injury and property damage from a company acceptable to County. Lessee shall provide proof of insurance to the Department Director upon request.

C. **ALLOW ACCESS.** County and Reclamation and their respective agent(s) shall have at all times and places to have full ingress for passage over and egress from all land covered by this Lease for the purpose of carrying on operations of the United States and the County.

D. **PROHIBITED.** Lessee shall not:

i. Change the use of the Lot;

ii. Commit or allow anyone else to commit waste on the Lot;

iii. Conduct a commercial enterprise on the premises;

iv. Create or allow anyone else to create a nuisance on the Lot;

v. Commit or allow anyone else to commit, any act whereby persons may be endangered or injured by use of the reservoir area.

- vi. Keep more than one mobile home or trailer or camper or similar structure on the Lot;
 - vii. Store any personal property other than a boat and trailer that are less than 24 feet long on the Lot from October 16th through April 14th;
 - viii. Construct any improvement on the Lot, including, but not limited to a fence, deck, porch, shed, sun shade, or modification to exteriors of structures, without following the Site Modification Guidelines for Leaseholders at Alcova Reservoir, Natrona County, Wyoming.
 - ix. Allow any construction on the Lot by any person who is not a Natrona County licensed contractor;
 - x. Violate any County resolution, including the current *Zoning Resolution of Natrona County, Wyoming*, with the exception of a preexisting use;
 - xi. Build or use any fire pit or fire ring other than a valved, manufactured appliance listed specifically for recreational fire use. LP gas or charcoal grills are excluded from this prohibition when used for cooking;
 - xii. Leave or burn any refuse;
 - xiii. Dispose of sewage except in accordance with federal, state, and local laws;
 - xiv. Cut or take timber from any area covered by the Management Agreement; or
 - xv. Build or place any improvements outside of the lot lease.
 - xvi. Allow sleeping accommodations outside of the permitted structure on the lot.
- E. REQUIRED. Lessee shall:
- i. Provide and maintain any service facilities on the Lot in a manner acceptable to County and shall be responsible for any and all damage to utility hookups;
 - i. Promptly clean up after Lessee's dog(s);
 - ii. Store all refuse in a tidy manner that prevents the refuse from being blown away; and
 - iii. Submit all proposed construction activities to the Department Director in accordance with the Site Modification Guidelines for Leaseholders at Alcova Reservoir, Natrona County, Wyoming. The Department Director shall submit:
 - a. Proposals for *substantial* lot improvements to Reclamation.
 - b. All proposals and his/her recommendations on the proposed improvements to the Natrona County Development Department.

F. USE.

- i. The Lessee will use the said premises, or permit the said premises to be used, only and exclusively for proper and legitimate purposes.
- ii. The Lessee may stay overnight on the Lot during the Seasonal Operation Period. Lessee shall not stay overnight on the Lot from October 16th through April 14th.
- iii. Lessee shall not use the sewage facilities on the Lot or any other Alcova Reservoir facility from October 16th through April 14th.

G. OTHER SERVICES. If Lessee wants any service not specified in this Lease (nonexclusive examples include – water well, septic system, propane, electrical, satellite television), Lessee is solely responsible for obtaining the service and all costs associated with the proper installation of the service and fees.

8. **Lease Transfer, Extension, Renewal and Termination.** There shall be no assignment or transfer of this Lease. All leases shall be issued only by the County. Neither party has a right of extension or renewal of this Lease. Leases shall be issued to those parties that were successfully drawn from the lottery list. The County maintains a lottery list for Trailer Lot Leases that is renewed on February 1st of each year. If Lessee wants to terminate this Lease, s/he must follow the published Lottery Process.

9. **General Provisions.**

- A. **Amendments.** Any changes to this Lease shall be in writing signed and dated by all parties.
- B. **Collateral.** No party shall use this Lease or any part of this Lease as collateral without prior written consent of all parties.
- C. **Waiver.** If a party waives a breach by another party of a term of this Lease, it does not constitute a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.
- D. **Breach.** If Lessee fails to perform in accordance with this Lease, the lessee shall be given written notice, by certified mail to the Lessee's address as designated within this Lease, of the breach or default, and Lessee shall have thirty (30) days from the receipt of such notice to correct the breach or take action likely to effect such correction. If such breach or default is not corrected within 30 days, County may at its discretion:
 - i. terminate this Lease, and/or
 - ii. demand specific performance in accordance with this Lease, and/or
 - iii. pursue any other remedy allowed by law.
- E. **Termination.** County may terminate this Lease immediately for cause if the Lessee fails to perform in accordance with this Lease. If County terminates this Lease for cause, Lessee is liable for all reasonable costs, County's attorneys' fees and expenses associated with enforcing this Lease, removing Lessee and Lessee's property, and otherwise recovering possession of the Lot.

- F. **Notices.** A party shall give notice to all parties by regular mail, facsimile, or personal delivery at the respective address given in this Lease or provided in writing hereafter.
- H. **Applicable Law and Venue.** The laws of the State of Wyoming shall govern the interpretation and enforcement of this Lease. The courts in the State of Wyoming shall have jurisdiction over this Lease and the parties. A court in Natrona County, Wyoming shall be the proper venue for any legal action involving this Lease.
- I. **Governmental Immunity.** The County does not waive and specifically retains all immunity provided by the Wyoming Governmental Claims Act, Wyo. Stat. §§ 1-39-101, et. seq., and all other immunities provided by law. Reclamation does not waive and specifically retains its sovereign immunity and all other immunities provided by law.
- J. **Compliance with Laws.** Lessee shall be aware of and comply with all applicable federal, state, and local laws, rules and regulations in force now or as may be promulgated or changed in the future.
- K. **Third-Party Beneficiary.** The parties do not intend this Lease to create any third-party beneficiary.
- L. **Indemnification.** Lessee shall indemnify, defend, and hold harmless County and Reclamation and their respective agents from any and all claims, lawsuits, losses, and liability arising out of Lessee's acts or omissions related to this Lease.
- M. **Force Majeure.** The parties shall not be liable for failure to perform in accordance with this Lease if such failure to perform arises out of a cause beyond the party's control and with no fault or negligence of the nonperforming party. Such causes may include, but are not limited to, earthquake, act of a public enemy, fire, flood, epidemic, quarantine, freight embargo, and unusually severe weather.
- N. **Time.** Time is of the essence in performance of this Lease.
- O. **Titles for Reference.** Titles of paragraphs in this Lease are for reference only and shall not be used to construe the language of this Lease.
- P. **Entire Lease.** This document consisting of 7 pages contains the entire legally binding agreement between the parties and supersedes any and all prior negotiations, representations, and agreements, written and oral with the exception that this Lease is contingent upon and subordinate to the Management Agreement.
- Q. **Severability.** If any portion of this Lease is determined by a court with jurisdiction to be illegal or unenforceable, the remainder of this Lease shall remain in effect, and either party may renegotiate the term(s) affected by the severance.

By signing Lessee(s) affirms that he/she/they are owners of the Trailer/RV and acknowledge that only an owner may lease the property.

NATRONA COUNTY

JANE DOE

Chair, Date
Board of County Commissioners

Lessee Date

ATTEST:

JOHN DOE

County Clerk Date

Lessee Date

Approved as to form
County Legal Department

All correspondence shall be sent to the following mailing address:

Address

City, ST Zip

Phone(s)

LICENSE

Date 31 July 2020 Road Squaw Creek # 502

The BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NATRONA, STATE OF WYOMING, (hereinafter called the "Board", hereby grants a license to Wayne M Coleman + May T Coleman

(hereinafter called the "Licensee"), to construct, maintain, use and operate waterline (hereinafter called the "Facility"), located in Section 25 Township 33-80 N, Range W, upon the property of the County of Natrona, acquired for and utilized in the operation and maintenance of a county road in the locations and positions and in strict accordance with the specifications shown on the print dated _____, attached hereto, marked Exhibit "A", and by this reference specifically made a part hereof.

This license is granted upon such express terms and conditions as are inserted below, and should the Licensee at any time violate any of the said terms or conditions herein contained or use or attempt to use said facility for any other or different purpose than that above specified, or refuse or fail to comply with any rule or direction of the County Road and Bridge Superintendent, made by said Superintendent under his general supervisory powers of control and supervision of county roads for the use and safety of the general public, then the Board may, at its option, immediately revoke this license.

This license is subject to the following conditions:

FIRST. The work of constructing, altering and maintaining of the Facilities shall be prosecuted and completed in a good and workmanlike manner at the sole expense of the Licensee and under supervision of, and to satisfactorily meet the specifications of the County Road and Bridge Superintendent. Such work of construction, alteration and maintenance of the Facility shall be done in such a manner as to in no way interfere with the use, operation and maintenance by the County of Natrona of a county road for county road purposes, and in such manner as to in no way endanger the general public in use of said county road right-of-ways.

SECOND. The said Licensee shall give to the Board, through the County Road & Bridge Superintendent, at least ten days notice, in writing, before entering upon the county road right-of-way for the purpose of construction or alteration of the Facility or to make necessary repairs, except in case of genuine emergency requiring immediate repair, then in that event, the Licensee shall notify the Board, through the County Road & Bridge Superintendent, or local maintenance authority immediately enter upon the county road right-of-way and make necessary repairs. Licensee shall be responsible for any repairs necessary to road or right-of-way for 180 days after completion of construction.

THIRD. The said Licensee agrees to forever indemnify and defend the Board, their agents or employees, against and save them harmless from all liability for damage to property or injury to or death of persons, including all costs and expenses incident hereto, arising wholly or in part from or in connection with the existence of, construction, alteration, maintenance, repair, renewal, reconstruction, operation, use or removal of the said Facility as it pertains to county road property.

FOURTH. The Board reserves the right to use, occupy and enjoy its right-of-way for a county road and for county road purposes, in such manner and at such times as it shall desire, the same as if the instrument had not been executed by it. If any such use shall at any time necessitate any change in the location or manner of use of said Facility, or any part thereof, such change or alteration shall be made by the Licensee, at the sole expense of said Licensee, upon the demand of the Board, through the County Road & Bridge Superintendent, and neither the Board nor the County of Natrona shall be liable to the said Licensee on account thereof, or on account of any damage growing out of any use which the County of Natrona or the Board, or either of them, may make of its said right-of-way.

FIFTH. The Board shall have the right at any time to revoke this license by the giving of thirty (30) days notice in writing to the said Licensee, and at the expiration of the time limited by said notice, or upon the express revocation of this license for any of the causes enumerated herein, the Licensee shall promptly and in the manner directed by the Board, through the County Road & Bridge Superintendent, remove said Facility and each and every part thereof, hereby authorized, from the premises of the county road right-of-way and leave said premises in the same condition in which they were before the installation of said Facility. Upon the refusal or failure of the Licensee so to do, the Board may remove the Facility and each and every part thereof and restore the county road right-of-way to the same condition as before the granting of this license, and the Licensee hereby agrees promptly to pay to the County of Natrona the cost of said removal of the Facilities, and each and every part thereof.

SIXTH. The County of Natrona and the Board, for the purpose of this licensee, hereby disclaims any representation or implication that it retains any title in any county road right-of-way other than a perpetual easement for road purposes for so much land as described by the instrument conveying such easement. The Licensee by these present accepts notice and agrees that any expenses or damages incurred by said Licensee as a result of this disclaimer shall be borne by said Licensee at no expense whatsoever to the Board or the County of Natrona. It shall be also understood that on Access Facility Highways, ingress and egress shall be limited to those locations as designated by the Board, or their Designated Representative, and shown on plans on file in the office of the County Road Department and County Surveyor.

SEVENTH. The waiver of any breach of any of the terms or conditions of this Licensee shall be limited to the act or acts constituting such breach, and shall never be construed as being a continuing or permanent waiver of any such term or condition, all of which shall be and remain in full force and effect, as to the future acts or happenings, notwithstanding any such individual waiver or any breach thereof.

EIGHTH. The said Licensee agrees to locate underground facilities when needed by the County or other users for future construction and maintenance activities. This location information will include the marking of the facility on the ground, as specified by W.S. §37-12-301 et seq., with the appropriate color and including the nature and elevation of the utility and shall be tied both horizontally and vertically, by coordinates, by a licensed land surveyor to a public land survey corner. This information shall be shown on plans created by the utility company or facility owner and a copy will be sent to the Natrona County Surveyor's Office in Casper, Wyoming. Costs for identifying and locating the facility will be the responsibility of the utility company or facility owner on County right-of-ways.

No official or employee of the County of Natrona, other than the Board of County Commissioners, shall have authority to waive any term or condition herein contained. Any amendments to this license agreement shall be in writing, signed by the licensee and designated representative of the county commissioners.

Date of Commencement _____
(Five (5) day notice must be given County Road & Bridge Superintendent before start of construction)

Date of Completion _____
(County Road & Bridge Superintendent must be notified within five (5) days after construction)

IN WITNESS WHEREOF, The Board of County Commissioners, has caused this license to be executed on the _____ day of _____, A.D., 19 _____.

COUNTY OF NATRONA
By Michael P. Hoge 8/6/20
Road & Bridge Superintendent

By _____
County Surveyor

ATTEST:

County Clerk

By _____
Chairman of the Board of County Commissioners.

The undersigned, the Licensee mentioned in the forgoing License, hereby accepts the same, subject to the terms and conditions contained therein.

ATTEST:

Secretary

President

(the original instrument must be recorded in the County Clerks office by Licensee)

ORIGINAL - RECORDING FILE, YELLOW - COMMISSIONERS, PINK - COUNTY SURVEYOR, GOLDENROD - LICENSEE;

EXHIBIT 'A' COUNTY OF NATRONA

APPLICATION FOR Waterline

Applicant: Wayne M. Coleman & Mary T. Coleman

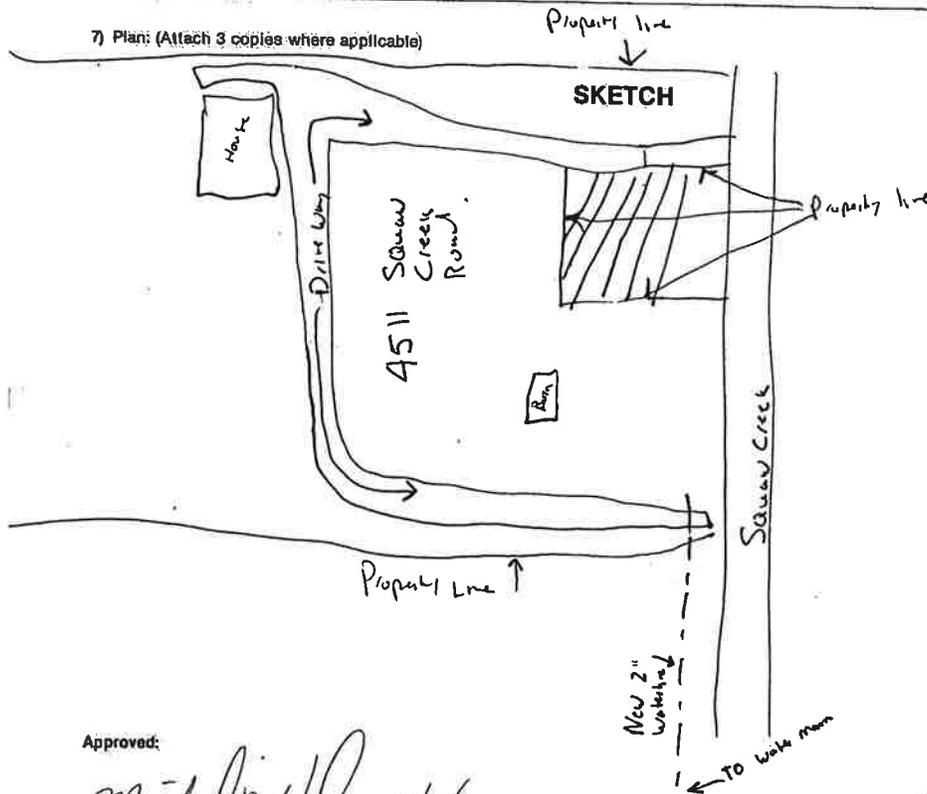
Address: 4511 Squaw Creek Road PO Box 2440 Mills Phone: (307) 265-3158

Furnish the Following Information:

- 1) Location: Section _____ Township _____ North, Range _____ West. Legal Description: PT NW NE: 25-33-80
- 2) County Road Designation Squaw Creek
- 3) Surface of County Road Asphalt
- 4) Soils Type where applicable _____
- 5) Reason for Application To Obtain Water to House

6) Specifications: (Attach 3 copies where applicable)

7) Plan: (Attach 3 copies where applicable)



Approved:

Michael D. Hagen 8/4/2020
Road and Bridge Superintendent

Seth M. Coleman-Agent
Applicant or Agent

31 July 2020
Date

County Engineer _____

Wyo. Reg. P.E. _____ Date _____

County Commissioner _____

Approval Date: _____

Completion Date: _____



Natrona County Commissioners

200 North Center, Room 115
Casper, WY 82601
Phone (307) 235-9202
Fax (307) 235-9486

Paul Bertoglio
Forrest Chadwick
Robert Hendry
Brook Kaufman
Jim Milne

August 18, 2020

Ms. Judith Meyer
6804 Sleepy Ridge Rd
Casper, WY 82609

RE: NC HISTORIC PRESERVATION COMMISSION

Dear Judith Meyer,

On behalf of the Natrona County Commissioners, thank you for your interest in serving on the NC Historic Preservation Commission. The Commissioners have reappointed you to serve on this Board to fill the term ending on June 30, 2023. We appreciate your dedication and willingness to volunteer your valuable time and services to our community.

Thank you again for representing Natrona County.

Sincerely,

Robert L. Hendry, Chairman
Board of Natrona County Commissioners

RLH/mlm

cc: Rick Young



Natrona County Commissioners

200 North Center, Room 115
Casper, WY 82601
Phone (307) 235-9202
Fax (307) 235-9486

Paul Bertoglio
Forrest Chadwick
Robert Hendry
Brook Kaufman
Jim Milne

August 18, 2020

Mr. Matthew Mitchell
4140 Centennial Hills Blvd
Casper, WY 82604

RE: NC PLANNING & ZONING COMMISSION

Dear Mr. Mitchell,

On behalf of the Natrona County Commissioners, thank you for your interest in serving on the NC Planning & Zoning Commission. The Commissioners have appointed you to serve on this Board filling the term ending June 30, 2023. We appreciate your dedication and willingness to volunteer your valuable time and services to our community.

Thank you again for representing Natrona County.

Sincerely,

Robert L. Hendry, Chairman
Board of Natrona County Commissioners

RLH/mlm

cc: Jason Gutierrez
Peggy Johnson



Natrona County Commissioners

200 North Center, Room 115
Casper, WY 82601
Phone (307) 235-9202
Fax (307) 235-9486

Paul Bertoglio
Forrest Chadwick
Robert Hendry
Brook Kaufman
Jim Milne

August 18, 2020

Mr. Reid Rasner
110 W. 2nd St., Suite 245
Casper, WY 82601

RE: NC PLANNING & ZONING COMMISSION

Dear Mr. Rasner,

On behalf of the Natrona County Commissioners, thank you for your interest in serving on the NC Planning & Zoning Commission. The Commissioners have appointed you to serve on this Board filling the term ending June 30, 2023. We appreciate your dedication and willingness to volunteer your valuable time and services to our community.

Thank you again for representing Natrona County.

Sincerely,

Robert L. Hendry, Chairman
Board of Natrona County Commissioners

RLH/mlm

cc: Jason Gutierrez
Peggy Johnson



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

Boc C
August 18

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.

Michelle
Copy

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

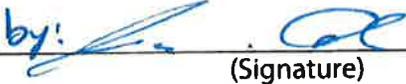
This property was purchased from: NA - Leased

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

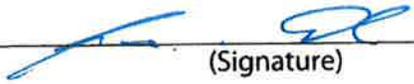
On a separate sheet of paper, please respond to the following questions and provide explanations for your answers:

- * 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?

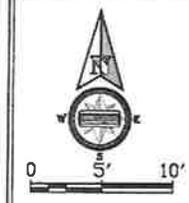
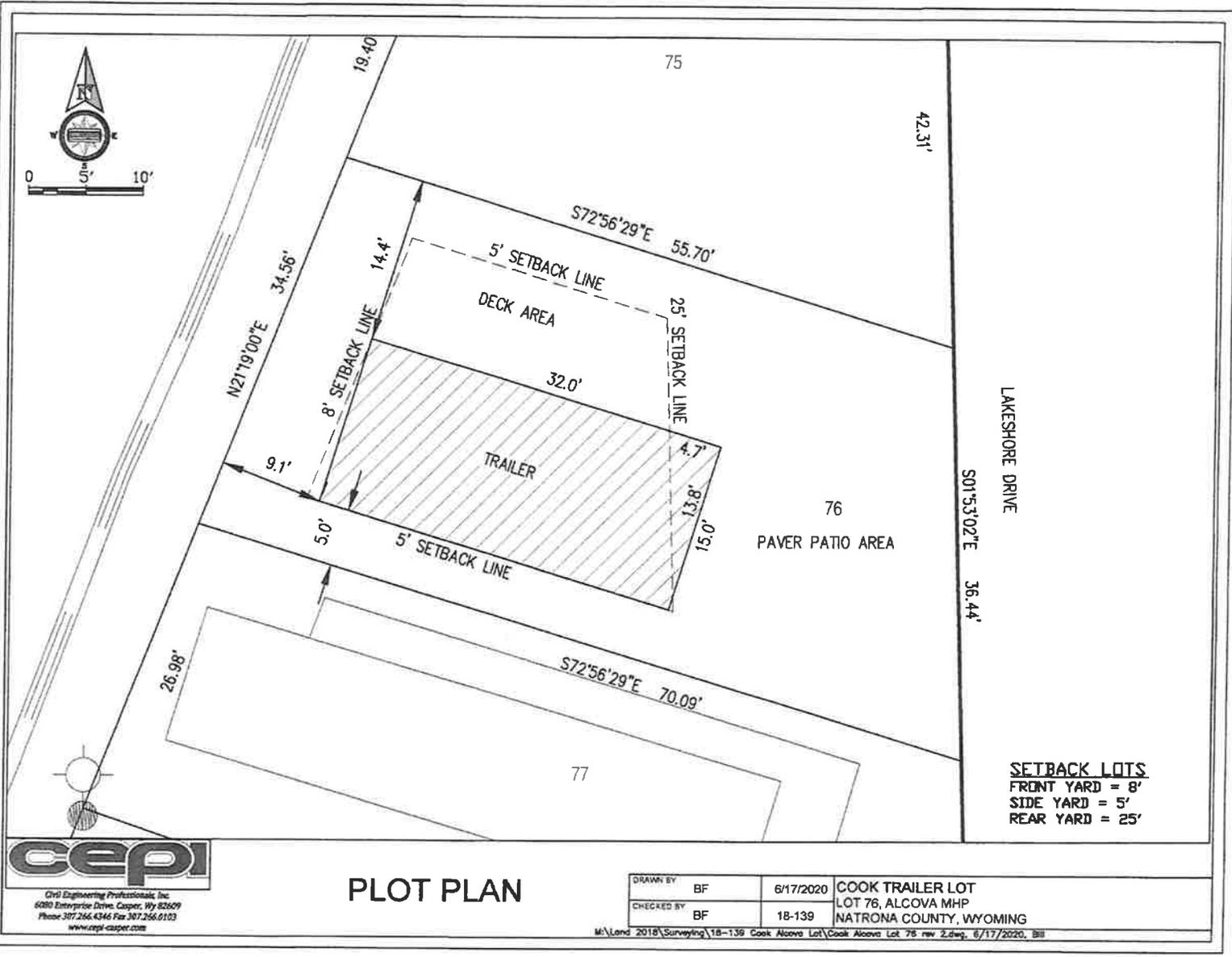
The variance will allow us to use this lot in a manner consistent with the other lots in the area. The unique shape and size of the lot require a variance in order to legally place this new small home on the lot.

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.



CEPI
 Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.256.0103
 www.cepi-caspet.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 Above Lot\Cook Above Lot 76 rev 2.dwg, 6/17/2020, Bill

Untitled Map

Write a description for your map.

Legend



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.

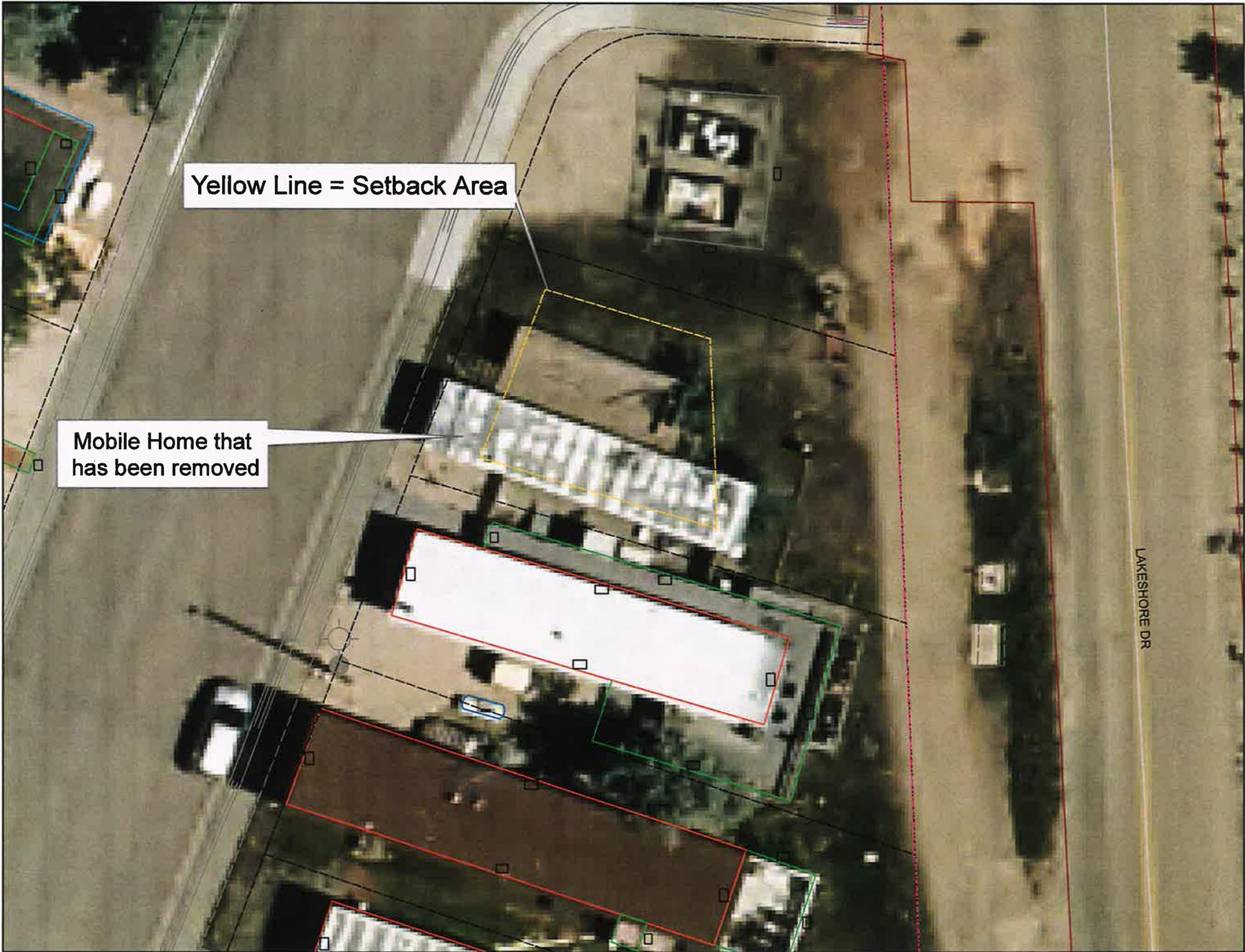
The previous mobile home on this lot was not within any of the setbacks and had become dilapidated. The removal of the old home and replacement with a newer home is an improvement to the public health, safety, and welfare of the public.

Public Comment

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

Proposed Motion

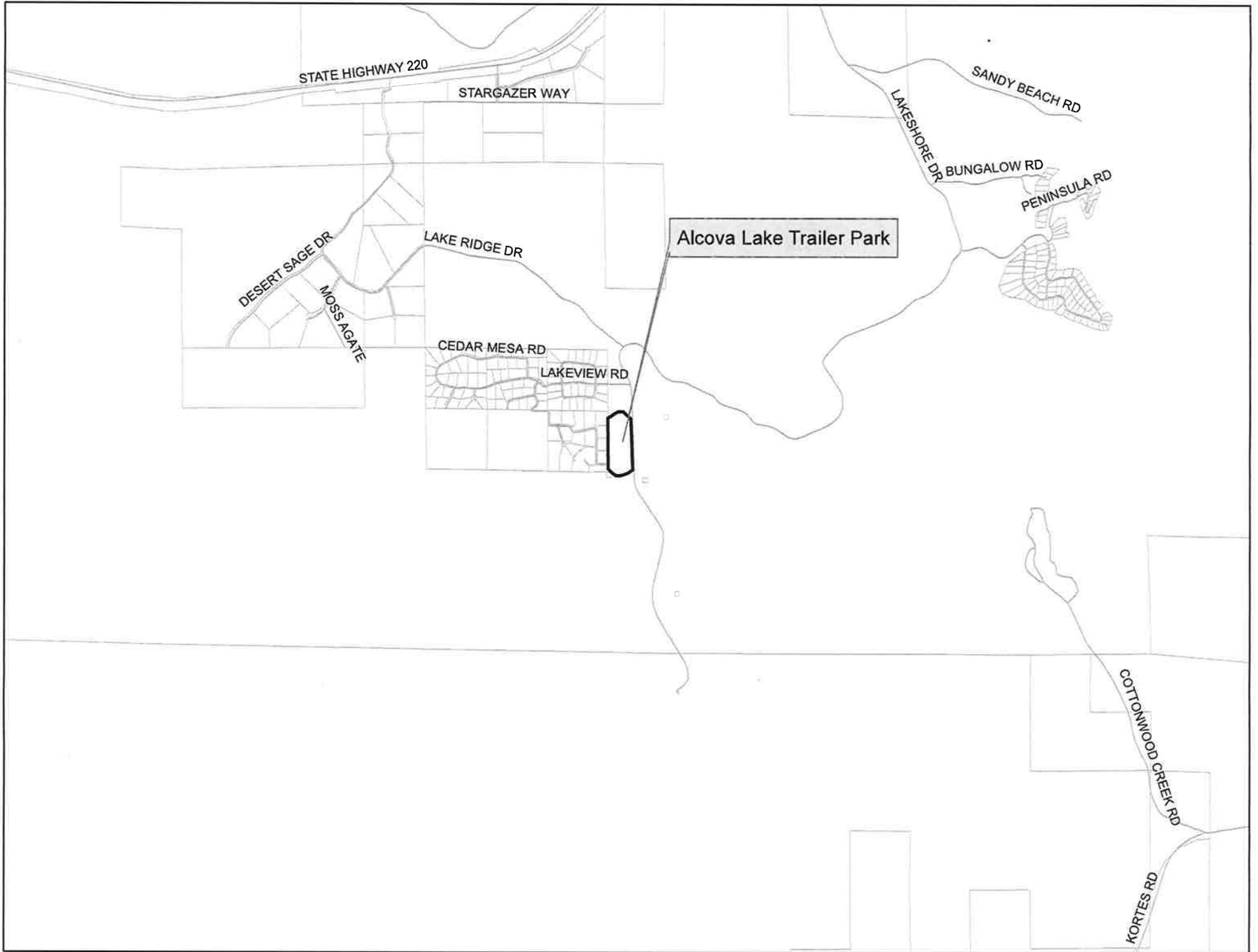
Staff recommends a motion and vote by the Planning Commission to recommend approval of this Variance by the Board of County Commissioners and incorporate by reference all findings of fact set forth in this staff report.



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

Alcovia Lake Trailer Park

DESERT SAGE DR

MOSSAGATE

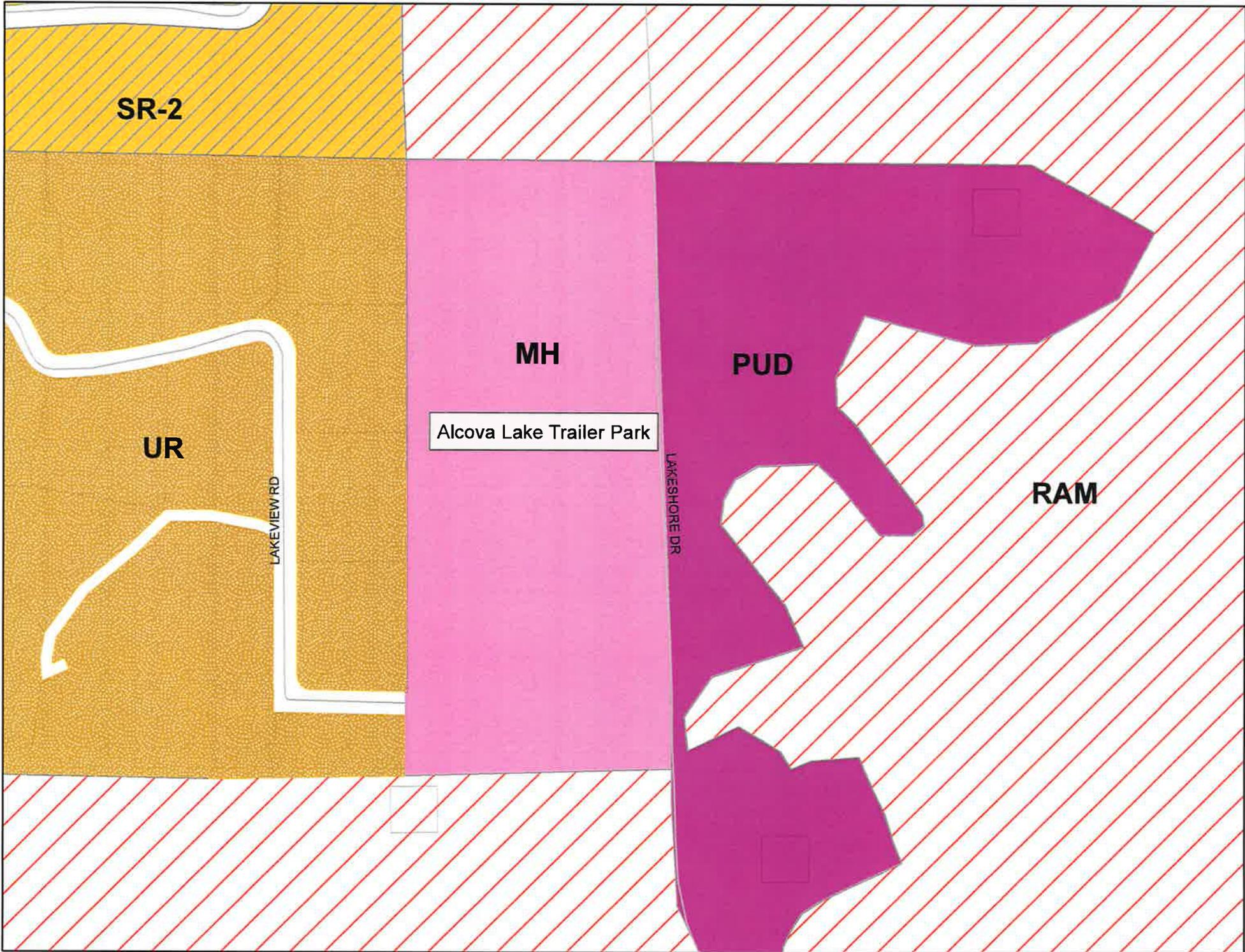
LAKE RIDGE DR

CEDAR MESA RD

LAKEVIEW RD

COTTONWOOD CREEK RD

KORTES RD



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

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Dated of original Conditional Use Permit:

Operator:

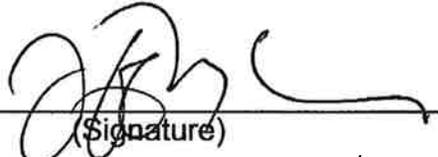
Name: WYDOT/WYOLINK

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:  (Signature) Date: 6/5/20

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:

- o 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"
- 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 pre-existing 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
 - FCC License – WRFG720
 - Station Class – FB8
 - <https://wireless2.fcc.gov/UlsApp/UlsSearch/license.jsp?licKey=4255758>
- o The actual intended transmission and the maximum effective radiated power of the Antenna(s)
 - Station Power – 100 Watts
 - Maximum ERP – 200 Watts
- o Direction of maximum lobes and associated radiation of the Antenna(s)
 - Intended/designed radiation is for an Omni Directional pattern
 - 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
- 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:

- 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:

- o 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 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
 - FCC License – WRFG720
 - Station Class – FB8
 - <https://wireless2.fcc.gov/UlsApp/UlsSearch/license.jsp?licKey=4255758>

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

- o Direction of maximum lobes and associated radiation of the Antenna(s)
 - Intended/designed radiation is for an Omni Directional pattern
 - 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?license=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”
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 - Site is designed to Motorola R56 and all related industry standards
 - See Alcova CD – Grounding Plan E-4
 - See Motorola R56 Compliance Audit Form

PROJECT DESCRIPTION

INSTALLATION OF ANTENNAS, MICROWAVE DISHES, COAXIAL CABLE, AND ASSOCIATED MOUNTS ON AN NEW 100' SELF-SUPPORT TOWER.
 INSTALLATION OF A 12'x34' UNMANNED EQUIPMENT SHELTER ON CONCRETE FOUNDATION.
 NEW ELECTRIC SERVICE TO SITE AND EQUIPMENT SHELTER, NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

SITE NAME:
 ALCOVA RESERVOIR

SITE ADDRESS:
 SOUTHERN NATRONA COUNTY,
 EAST OF ALCOVA RESERVOIR
 ALCOVA, WY 82620
 NATRONA COUNTY

SITE COORDINATES AND ELEVATION
 LATITUDE ~ N 42° 31' 55.68"
 LONGITUDE ~ W 106° 48' 51.57"
 ELEVATION ~ 6397'

SITE INFORMATION

LANDLORD:
 BUREAU OF LAND MANAGEMENT
 2987 PROSPECTOR DRIVE
 CASPER, WY 82604

POLICE DEPARTMENT:
 CASPER POLICE
 DEPARTMENT
 201 N DAVID ST #1
 CASPER, WY 82601
 PH: (307) 235-8278

APPLICANT:
 WYOLINK
 NATHAN SMOLINSKI
 5300 BISHOP BLVD
 CHEYENNE, WY 82009
 PH: (307) 777-4756

FIRE DEPARTMENT:
 MILLS FIRE DEPARTMENT
 300 LAKEVIEW DRIVE
 MILLS, WY 82604
 PH: (307) 234-8481

MOTOROLA PROJECT MANAGER:
 MOTOROLA
 STEVE LANGWORTHY
 77 EAST
 WESTMINSTER, COLORADO
 PH: (303) 512-3838

ARCHITECTURAL AND ENGINEERING:
 MISSION 1 COMMUNICATIONS
 6202 CONSTITUTION DRIVE, SUITE C
 FORT WAYNE, IN 46804

SCOTT HARTMAN, PROJECT MANAGER
 PH: (260) 489-3929
 EMAIL: SHARTMAN@1COMM.COM

GREG SUHR, ENGINEER OF RECORD
 PH: (317) 455-2816
 EMAIL: GSUHR@1COMM.COM

CONSULTANT TEAM

WYOLINK REPRESENTATIVE:	RECEIVED:
	ACCEPTED:
MOTOROLA:	RECEIVED:
	ACCEPTED:
PROPERTY OWNER:	RECEIVED:
	ACCEPTED:
RECEIVED AND ACCEPTED	



DIRECTIONS TO SITE

ALCOVA RESERVOIR

SOUTHERN NATRONA COUNTY,
 EAST ALCOVA RESERVOIR
 ALCOVA, WY 82620
 NATRONA COUNTY
 WYOLINK JOB: #WLNK008



Public Safety Mobile Communications

DRAWING INDEX

T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX

1 OF 1 SITE SURVEY

GN-1 GENERAL NOTES
 GN-2 GENERAL NOTES AND LEGEND

C-0 BLM 1:24000 MAP
 C-1 OVERALL AERIAL PLAN
 C-1.1 ENLARGED AERIAL
 C-1.2 SITE GRADING PLAN
 C-2 ENLARGED SITE PLAN
 C-3 TOWER ELEVATION AND ANTENNA INFORMATION
 C-4 ANTENNA MOUNT INFORMATION
 C-4.1 ANTENNA MOUNT INFORMATION
 C-4.2 ANTENNA MOUNT INFORMATION
 C-5 ANTENNA MOUNT INFORMATION
 C-6 ANTENNA MOUNT INFORMATION
 C-7 ANTENNA MOUNT INFORMATION
 C-8 ANTENNA MOUNT INFORMATION
 C-9 ANTENNA DIAGRAMS
 C-10 ANTENNA / MW LAYOUTS
 C-11 ICE BRIDGE DETAIL
 C-12 ICE BRIDGE AND EROSION CONTROL DETAILS
 C-13 FENCE DETAILS
 C-14 SITE CIVIL DETAILS

E-1 ELECTRICAL ROUTING
 E-1.1 ELECTRICAL SITE PLAN
 E-2 EXTERIOR ELECTRICAL DETAILS
 E-3 PANEL SCHEDULES / ONE LINE DIAGRAM
 E-4 GROUNDING PLAN
 E-5 GROUNDING SCHEMATIC AND NOTES
 E-6 GROUNDING DETAILS
 E-7 GROUNDING DETAILS
 E-8 PROPANE DETAILS



CERTIFICATION: EXP: 12-31-21

06-05-20



NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/15/20	ZONING DRAWING STAMPED	SAH	SAH	
F	06/01/20	ZONING DRAWING REVIEW	SAH	SAH	



TOWER ELEVATION AND ANTENNA INFORMATION	T-1
ALCOVA RESERVOIR SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR	
ALCOVA, WYOMING 82620	11 X 17 PAGE SIZE

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

GENERAL REQUIREMENTS

1. GENERAL

1.1. SUMMARY OF WORK

A. THE WORK MAY CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF EQUIPMENT CABINETS, ANTENNAS AND LINES, FUEL TANKS, GROUNDING, ELECTRICAL WORK, ETC., ASSOCIATED WITH THE MOTOROLA EQUIPMENT AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS/EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE/MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED SCOPE OF WORK AND THE DOCUMENTS IDENTIFIED BELOW. IN CASE OF A CONFLICT BETWEEN THE ABOVE LISTED DOCUMENTS REGARDING STANDARDS OF WORK, THE MORE STRINGENT CRITERIA SHALL APPLY. ANY ADDITIONAL COSTS OR DELAYS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.2. SITE VISIT

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR SHALL ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.

1.3. STANDARDS AND CODES

THE FOLLOWING DOCUMENTS (LATEST REVISION) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS OF THIS SPECIFICATION AND THE REQUIREMENTS OF THE REFERENCED DOCUMENTS, THE STRICTER SPECIFICATION SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.

A. AMERICAN CONCRETE INSTITUTE:

- *ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- *ACI 305 "HOT WEATHER CONCRETING".
- *ACI 305 "COLD WEATHER CONCRETING".
- *ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
- *ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".
- *ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION".
- *ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- *ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE".

B. AMERICAN NATIONAL STANDARDS INSTITUTE:

- *ANSI Z359 REQUIREMENTS FOR PERSONAL FALL ARREST SYSTEMS, SUBSYSTEMS AND COMPONENTS
- *ANSI Z87.1 OCCUPATIONAL AND EDUCATIONAL EYE AND FACE PROTECTION
- *ANSI Z89.1 PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS - REQUIREMENTS
- *ANSI/IEEE C95.1 SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
- *ANSI/TIA/EIA STANDARD 222: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION*

*AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: LATEST EDITION

D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:

- *ASTM A615 - "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".
- *ASTM C94-80 - "SPECIFICATION FOR READY-MIX CONCRETE".
- *ASTM C39-77 - "SPECIFICATION FOR TEST FOR COMPREHENSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN".
- *ASTM 33 - "SPECIFICATION FOR CONCRETE AGGREGATES".
- *ASTM C150 - "SPECIFICATION FOR PORTLAND CEMENT".
- *ASTM C172 - "SAMPLING FRESH CONCRETE".
- *ASTM C143 - "SLUMP OF PORTLAND CEMENT CONCRETE".
- *ASTM D698-91 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT".
- *ASTM D1556-84 - "DENSITY OF SOIL IN PLACE BY THE SAND-CONE METHOD".
- *ASTM D1557 - "TEST FOR MOISTURE-UNIT WEIGHT RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10-LB. HAMMER AND 18-IN. DROP". (PROCEDURE C)
- *ASTM D2487 - "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)9
- *ASTM D2922 - "DENSITY OF SOIL AND SOIL AGGREGATE IN PLACE BY NUCLEAR METHODS SHALLOW DEPTH".
- *ASTM D2940 - "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"

E. AMERICAN WELDING SOCIETY:

- *AWS D12.1 - "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION".

F. CONCRETE REINFORCING STEEL INSTITUTE:

*MANUAL OF STANDARD PRACTICE"

G. FEDERAL AVIATION ADMINISTRATION:

- *DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7460-1L: OBSTRUCTION MARKING AND LIGHTING.
- *DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/DOO SPECIFICATION L-856: HIGH INTENSITY OBSTRUCTION LIGHTING SYSTEMS.

H. FEDERAL COMMUNICATIONS COMMISSION:

*FEDERAL COMMUNICATIONS COMMISSION - RULES AND REGULATIONS PART 17, CONSTRUCTION, MARKING, AND LIGHTING OF ANTENNA STRUCTURES.

G. STRUCTURAL STEEL PAINTING COUNCIL:
*SSPC-SP-1-63: SPECIFICATION FOR PAINTING STEEL STRUCTURES.

I. MOTOROLA R56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (APRIL 2017).

K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS

L. NATIONAL FIRE PROTECTION ASSOCIATION:

- *NFPA 1 - FIRE PREVENTION CODE
- *NFPA 54 - NATURAL GAS FUEL CODE
- *NFPS 58 - LP GAS CODE
- *NFPA 70 - NATIONAL ELECTRICAL CODE
- *NFPA 101 - LIFE SAFETY CODE
- *NFPA 110 - EMERGENCY/STANDBY POWER SYSTEMS
- *NFPA 111 - STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STANDBY POWER SYSTEMS
- *NFPA 780 - STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS

M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:

- * OSHA 1926
- * OSHA DIRECTIVES CPL 2-1.29 - INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.

N. WYOMING STATE BUILDING AND ELECTRICAL CODE, OR AHJ CODES.

1.4. NOTICE TO PROCEED

WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE OF PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK PLAN. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE IMMEDIATELY OF ANY SCHEDULE CHANGES. THE CONTRACTOR SHALL ADJUST HIS WORK, AS REQUIRED, TO COORDINATE WITH THE MOTOROLA INSTALLATION TEAM IF THE SCHEDULES OVERLAP.

1.5. MOTOROLA REPRESENTATIVE

MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.

1.6. CONTRACTORS FIELD REPRESENTATIVE

CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.

1.7. PROJECT MEETINGS

THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.

1.8. MATERIALS

CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING: ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED, AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.

MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A CONCERN OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS IN REFERENCE TO A REQUIRED SERVICE OR PRODUCT, AND NO QUALIFICATIONS OR SPECIFICATION OF SUCH IS INCLUDED, THEN THE MATERIAL SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTION OR SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

1.9. VERIFICATION OF EXISTING CONDITIONS

BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK, OR WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADJOIN OR BE APPLIED AND SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR FAULTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSUITABILITY, ERRORS, OMISSIONS OR INACCURACIES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS IF THE CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS. THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.

0	06/05/20	ZONING DRAWING STAMPED	SAH	SAH
F	05/01/20	ZONING DRAWING REVIEW	SAH	SAH
NO	DATE	REVISIONS	BY	CHK



6202 Constitution Drive, Suite C
Fort Wayne, IN 46804



GENERAL NOTES	
ALCOVA RESERVOIR SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR ALCOVA, WYOMING 82620	
11 X 17 PAGE SIZE	

GN-1

CERTIFICATION EXP: 12-31-21

Professional Engineer
GREGORY J. SUVA
PE 16517
Date
WYOMING
06-05-20

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1.10. PERMITS

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL MEET ALL OF THE REGULATORY REQUIREMENTS OF THE JURISDICTION GOVERNING CONSTRUCTION.

1.11. SITE INSPECTION

THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ARRANGING WITH MOTOROLA FOR AN INSPECTION PRIOR TO COVERING UP ALL WORK THAT WILL BE COVERED IN FINISHED CONDITION. IT IS THE SITE GENERAL CONTRACTOR'S RESPONSIBILITY TO MANAGE THE SEQUENCE OF WORK AND REQUEST THE INSPECTIONS IN A TIMELY MANNER. THE SITE GENERAL CONTRACTOR SHALL NOT REQUEST AN INSPECTION UNLESS ALL OF THE RELATED WORK HAS BEEN COMPLETED. WORK SHALL NOT PROCEED TO THE NEXT STEP UNTIL THE PREVIOUS STEP HAS BEEN INSPECTED AND APPROVED BY THE LOCAL INSPECTORS AND THE MOTOROLA REPRESENTATIVE. THE PRESENCE OF THE OWNER OR MOTOROLA REPRESENTATIVE ON THE JOB SITE IN NO WAY RELIEVES THE SITE GENERAL CONTRACTOR OF THE ASSOCIATED RESPONSIBILITIES OF THE JOB. ANY WORK WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE CORRECTED OR REMOVED SOLELY AT THE SITE GENERAL CONTRACTOR'S EXPENSE.

THE FOLLOWING INFORMATION IS INCLUDED AS A GUIDE TO THE CONTRACTOR TO ASSIST IN DETERMINING THE TYPE AND FREQUENCY OF INSPECTIONS. THE LISTED INSPECTIONS REPRESENT THOSE REQUIRED FOR SMALL OR SIMPLE PROJECTS. LARGE OR COMPLEX PROJECTS MAY REQUIRE ADDITIONAL INSPECTIONS DEPENDING ON THE SEQUENCE OF WORK.

- FOUNDATION EXCAVATIONS AND REBAR: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERRECTED, REINFORCEMENT PLACED, COMPACTION TESTED, SOIL TREATED, VAPOR BARRIER PLACED, AND ESSENTIALLY READY FOR CONCRETE PLACEMENT.
- GROUNDING: TO BE MADE AFTER THE BELOW GROUND CAWDELL CONNECTIONS HAVE BEEN COMPLETED, PRIOR TO COVERING UP THE TRENCHES.
- ELECTRICAL WORK WITHIN WALLS: TO BE MADE AFTER THE ROOF, FRAMING, FIRE BLOCKING AND BRACING IS IN PLACE PRIOR TO THE INSTALLATION OF INSULATION OR WALL/CEILING MEMBRANES.

AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCEALMENT. THE CONTRACTOR HAS RESPONSIBILITIES RELATIVE TO ALL TYPES OF INSPECTIONS AND IS RESPONSIBLE FOR CONTACTING ALL OF THE INSPECTING ENTITIES TO DETERMINE HIS RESPONSIBILITIES. ALL OF THESE INSPECTING ENTITIES HAVE UNIQUE AND SEPARATE RESPONSIBILITIES. ONE INSPECTION FROM AN ENTITY WILL NOT SUBSTITUTE FOR AN INSPECTION FROM ANOTHER ENTITY.

1.12. SAFETY

THE CONTRACTOR, HIS EMPLOYEES, ANY SUB-CONTRACTORS, VENDORS, THEIR RESPECTIVE EMPLOYEES AND CONTRACTOR'S VISITORS SHALL COMPLY WITH ALL SAFETY STANDARDS, ACCIDENT PREVENTION REGULATIONS AND ENVIRONMENTAL REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL AT ALL TIMES CONDUCT ALL OPERATIONS UNDER THE CONTRACT IN A MANNER TO AVOID THE RISK OF BODILY HARM TO ANY PERSONS AND THE RISK OF DAMAGE TO ANY PROPERTY, EQUIPMENT OR MATERIAL. SUCH PARTIES SHALL ALSO COMPLY WITH ANY SAFETY PROGRAMS AND/OR RULES PROMULGATED BY OWNER AND/OR MOTOROLA.

1.13. ELECTRO MAGNETIC EMISSIONS

THE CONTRACTOR SHALL ACKNOWLEDGE ALL OR PORTIONS OF THE WORK MAY INVOLVE POSSIBLE EXPOSURE OF CONTRACTOR SUB-CONTRACTORS, AND THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES AND OTHER VISITORS TO THE JOBSITE AND/OR MOTOROLA PREMISES TO ELECTRO-MAGNETIC ENERGY ("EME") WHILE PERFORMING WORK UNDER THIS CONTRACT. ESPECIALLY IF WORK IS PERFORMED ON EXISTING ANTENNA TOWERS WHERE ANTENNAS ARE LOCATED. THE CONTRACTOR REPRESENTS THAT CONTRACTOR, SUBCONTRACTORS, AND ALL OF THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES, AND OTHER AUTHORIZED REPRESENTATIVES WHO ARE PERFORMING SERVICES UNDER THIS AGREEMENT WILL COMPLY WITH ALL ANSI AND ANY OTHER APPLICABLE EME STANDARDS, RULES OR REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RULES OR REGULATIONS IMPOSED OR SUGGESTED BY MOTOROLA, IF ANY.

THE CONTRACTOR SHALL ADHERE TO ALL OSHA RULES, REGULATIONS AND ADOPTED POLICIES. ALL CONTRACTOR PERSONNEL SHALL HAVE UNDERGONE ELECTROMAGNETIC ENERGY (EME) TRAINING FOR PERSONNEL WORKING IN THE VICINITY OF ACTIVE ANTENNAS AS SUCH IT IS RECOMMENDED THAT RF MONITORS BE USED BY THE TOWER PERSONNEL TO MONITOR EXPOSURE LEVELS. IF EME LEVELS AT THE SITE EXCEED THE MAXIMUM PERMISSIBLE EXPOSURE LIMITS, THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUALS RESPONSIBLE FOR USE OF THE TRANSMITTER TO MAKE SURE THAT THE EQUIPMENT IS DEACTIVATED BEFORE WORK CAN BE RESUMED, WITHOUT CAUSING A SERIOUS DISRUPTION OF THE SERVICE.

1.14. SITE CLEANUP

THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE AT ALL TIMES DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. WHENEVER THE WORK-SITE IS LEFT UNATTENDED, THE CONTRACTOR SHALL BLOCK THE OPENING WITH WARNING TAPE TO DISCOURAGE TRESPASSING. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF SITE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE GRADING AND SEEDING OF THE DISTURBED SOIL. THE CONTRACTOR SHALL USE LOCAL GRASS SEED TO STABILIZE SOIL AND SHALL COVER DISTURBED AREAS WITH MULCH TO REDUCE RUNOFF OF SEDIMENT TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION. ALL SLOPES AND DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING ARE TO BE PREPARED AND BROADCAST SEEDED AND FERTILIZED FOR EROSION PROTECTION. SEEDING FOR AREAS DISTURBED SHALL BE ESTABLISHED SEASONALLY AS REQUIRED BY LOCAL CODES.

THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE OR INTERRUPTION OF EXISTING UNDERGROUND OR OVERHEAD ELECTRIC SERVICES, UNDERGROUND GROUNDING AND FUEL LINES, EQUIPMENT AND BUILDINGS ON THE SITE, PLUS OFF SITE SERVICES, BURIED OR OVERHEAD, SURROUNDING THE EXISTING OR EXPANDED COMPOUND. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA. BURNING WILL NOT BE PERMITTED.

1.15. FACILITY STARTUP & COMMISSIONING

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL DEMONSTRATE TO MOTOROLA THAT ALL SYSTEMS AND SUB-SYSTEMS INSTALLED UNDER THIS CONTRACT, OPERATE PROPERLY PRIOR TO THE FINAL ACCEPTANCE INSPECTION AND PROVIDE THE OPERATIONS AND MAINTENANCE MANUALS AT THIS TIME.

1.16. SHOP DRAWINGS/AS-BUILT DRAWINGS

THE MODIFICATIONS TO THE DRAWINGS AFTER CONSTRUCTION START SHALL RECEIVE ENGINEERING AND MOTOROLA APPROVAL PRIOR TO ANY CHANGES BEING MADE. THE ENGINEER OF RECORD SHALL MAKE THE REQUIRED CHANGE AND WILL SUBMIT CHANGES TO MOTOROLA AND ANY JURISDICTION HAVING AUTHORITY.

THE CONTRACTOR SHALL KEEP UP-TO-DATE MARKED-UP PRINTS OF THE PROJECT DRAWINGS. UPON COMPLETION OF WORK AT THE SITE, THE CONTRACTOR SHALL REVIEW THE COMPLETED AS-BUILT DRAWINGS, AND ASCERTAIN THAT ALL DATA FURNISHED ON THE DRAWINGS IS ACCURATE AND TRULY REPRESENTS THE WORK IS ACTUALLY INSTALLED. MARKINGS INDICATING CHANGES TO THE DRAWINGS SHALL BE RED OR GREEN AND CLEARLY VISIBLE. TWO (2) SETS OF "AS-BUILT" DRAWINGS SHALL BE FURNISHED TO THE MOTOROLA REPRESENTATIVE WITHIN 5 DAYS OF THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL ALSO SHOW THE FOLLOWING:

- MODIFICATIONS TO SITE LAYOUT.
- GROUNDING SYSTEM LAYOUT.
- UNDERGROUND FUEL LINE RUN.
- UNDERGROUND TELCO CABLE RUN.
- UNDERGROUND ELECTRICAL RUN.

WHERE THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE SITE EQUIPMENT ROOM ISOLATION TRANSFORMER, GENERATOR, (ETC.) THAT REQUIRES PERIODIC MAINTENANCE, THE CONTRACTOR SHALL INCLUDE ALL OPERATION AND MAINTENANCE MANUALS AND ALL AS-BUILT DRAWINGS WHICH FULLY DESCRIBE THE ACTUAL INSTALLED EQUIPMENT.

1.17. TEST PROCEDURES AND RESULTS

CONTRACTOR WILL CONTRACT WITH A THIRD PARTY "INDEPENDENT" TESTING FIRM TO PERFORM & SUBMIT THE RESULTS OF ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS AND DRAWINGS THAT FALL WITHIN THE SCOPE OF WORK. THESE RESULTS SHALL BE SUBMITTED TO THE DESIGNATED MOTOROLA REPRESENTATIVE. IN GENERAL, THE "INDEPENDENT" TESTING FIRM SHALL SUBMIT THE FOLLOWING TEST RESULTS:

- MIX DESIGN/CONCRETE COMPRESSION TEST FOR ALL CONCRETE WORK.
- FREQUENCY DOMAIN REFLECTOMETER (FDR) WITH PRECISION LOAD / SWEEP TEST FOR ANTENNA AND TRANSMISSION LINE.
- INSTALLATION WORK. ALL SWEEP AND TEST MUST BE WITHIN THE GUIDELINES OUTLINED IN MOTOROLA MOP.
- FUEL LINE LEAKAGE TEST FOR FUEL TANK AND PIPING INSTALLATION WORK.
- SLUMP TEST FOR CONCRETE WORK.
- GROUNDING RESISTANCE TEST FUR GROUNDING WORK.
- STRUCTURAL STEEL FABRICATION DRAWINGS.
- STRUCTURAL (TOWER) STEEL MATERIALS, FINISH, ASSEMBLY, AND PROPER ASSEMBLY AND INSTALLATION OF ANTENNAS AND TRANSMISSION LINES. ("THIRD PARTY CLIMB" AND REPORT INCLUDING PHOTO DOCUMENTATION)
- ANY OTHER TEST THAT MAY BE REQUIRED.

1.18. CONTRACT CLOSEOUT - IN ACCORDANCE WITH MOTOROLA'S SUBCONTRACT AGREEMENT TERMS AND CONDITIONS

THE MOTOROLA REPRESENTATIVE WILL PROVIDE A CERTIFICATE OF COMPLETION AND APPROVE FINAL PAYMENT WHEN ALL PUNCH-LIST ITEMS HAVE BEEN CORRECTED, RECORD DRAWINGS SUBMITTED, AND ALL SYSTEMS ARE ACCEPTABLE. THE CONTRACTOR MUST ALSO RECEIVE A CERTIFICATE OF COMPLETION FROM THE MUNICIPALITY. AFTER FINAL PAYMENT, CONTRACTOR WILL SIGN A RELEASE OF LIEN.

1.19. WARRANTY

ALL WORK PERFORMED BY THE CONTRACTOR IN COMPLETING THE SCOPE IDENTIFIED ON THE DRAWINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE PROJECT. THIS GUARANTEE SHALL COVER ALL MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH IN THE OPINION OF MOTOROLA IS RENDERED DEFECTIVE OR INFERIOR OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DURING THE GUARANTEE PERIOD. IF, WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED TO CORRECT THE GUARANTEE WORK, THEN UPON RECEIPT OF NOTICE, THE CONTRACTOR SHALL PROMPTLY AND WITHOUT EXPENSE TO MOTOROLA OR THE OWNER, PROCEED TO:

- PLACE IN SATISFACTORY CONDITION ALL OF SUCH GUARANTEED WORK AND CORRECT ALL DEFECTS THEREIN.
- MAKE GOOD ANY DAMAGES TO THE STRUCTURE OR SITE OR EQUIPMENT OR CONTENTS THEREOF, WHICH, IN THE OPINION OF THE MOTOROLA REPRESENTATIVE, IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, OR WORKMANSHIP WHICH ARE INFERIOR, DEFECTIVE,
- OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT;
- MAKE GOOD ANY WORK, MATERIALS OR EQUIPMENT AND ADJACENT STRUCTURES DISTURBED IN FULFILLING THE GUARANTEE.

1.20. RELATED DOCUMENTS

CONTRACTOR SHALL BECOME FAMILIAR WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE FOLLOWING DOCUMENTS RELATED TO THE PROJECT:

- A. TOWER AND TOWER FOUNDATION DRAWINGS BY THE MANUFACTURER.
 - B. R-56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES BY MOTOROLA.
 - C. ALL OTHER PERTINENT DOCUMENTS.
- BUY AMERICAN
G.C. IS TO UTILIZE AMERICAN MATERIALS.

Abbreviations and Symbols

A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	N/A	NOT APPLICABLE
AF	APPROXIMATE FINISH FLOOR	NIC	NOT IN CONTRACT
APPROX	APPROXIMATELY	NTS	NOT TO SCALE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	O/C.O.C.	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
		OPG	OPENING
		OPP	OPPOSITE
BLDG	BUILDING	PLYWD	PLYWOOD
BCK	BLOCK	PR	PAIR
BMR	BASE MOBILE RADIO	PROJ	PROJECT
B/S	BUILDING STANDARD	PROP	PROPOSED
		PT	PRESSURE TREATED
CLG	CEILING	REQ'D	REQUIRED
CLR	CLEAR	ROOM	ROOM
CONC	CONDUIT	ROU	ROUGH OPENING
CONC	CONCRETE		
CONST	CONSTRUCTION		
CONT	CONTINUOUS		
		S	SOUTH
DBL	DOUBLE	SHT	SHEET
DIA.#	DIAMETER	SM	SIMILAR
DIAG	DIAGONAL	SPEC	SPECIFICATION
DM	DIMENSION	SQ	SQUARE
DN	DOWN	SS	STAINLESS STEEL
D/DL/DWG	DETAIL DRAWING	STL	STEEL
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED
E	EAST	SV	SHEET W/NTL
EA	EACH		
ELEV	ELEVATION		
ELECT	ELECTRICAL	THRU	THROUGH
EQ	EQUAL	TINNED	TINNED
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE
EW	EACH WAY	TOM	TOP OF MASONRY
EXIST	EXISTING	TP	TYPICAL
EXT	EXTERIOR		
		UBC	UNIFORM BUILDING CODE
FIN	FINISH	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR		
FLUR	FLOOR		
FT	FOOT		
		VERT	VERTICAL
GA	GAUGE	VF	VERIFY IN FIELD
GALV	GALVANIZE(D)	VT	VINYL TILE
GC	GENERAL CONTRACTOR		
GRND	GROUND	W	WEST
GWB	GYP/SUM WALL BOARD	W/W	WITH WINDOW
GYP BO	GYP/SUM BOARD	W/O	WITHOUT WINDOW
		W/P	WATERPROOF
HARD'WO	HARDWOOD		
HORIZ	HORIZONTAL		
HR	HOUR		
HGT	HEIGHT		
HVAC	HEATING, VENTING & AIR CONDITIONING		
		▲	ANGLE
		⊕	CENTER LINE
ID	INSIDE DIA	⊖	PROPERTY LINE
IN	INCH	⊙	AT
INFO	INFORMATION	⊗	NUMBER
INSUL	INSULATION		
INT	INTERIOR		
LS(S)	FOUND(S)		
MAX	MAXIMUM		
MECH	MECHANICAL		
MET	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

Symbols

△	REVISION	⊕	DETAIL REFERENCE
◊	KEY NOTE	⊖	ELEVATION REFERENCE
100	ROOM NUMBER	⊗	SECTION REFERENCE
⊞	KEYED NOTE		

CERTIFICATION: EXP: 12-31-21

Professional Engineer
GREGORY J. SMITH
PE 16517
Date
WYOMING
06-05-20

GENERAL NOTES AND LEGEND

ALCOVA RESERVOIR
SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR
ALCOVA, WYOMING 82620

GN-2

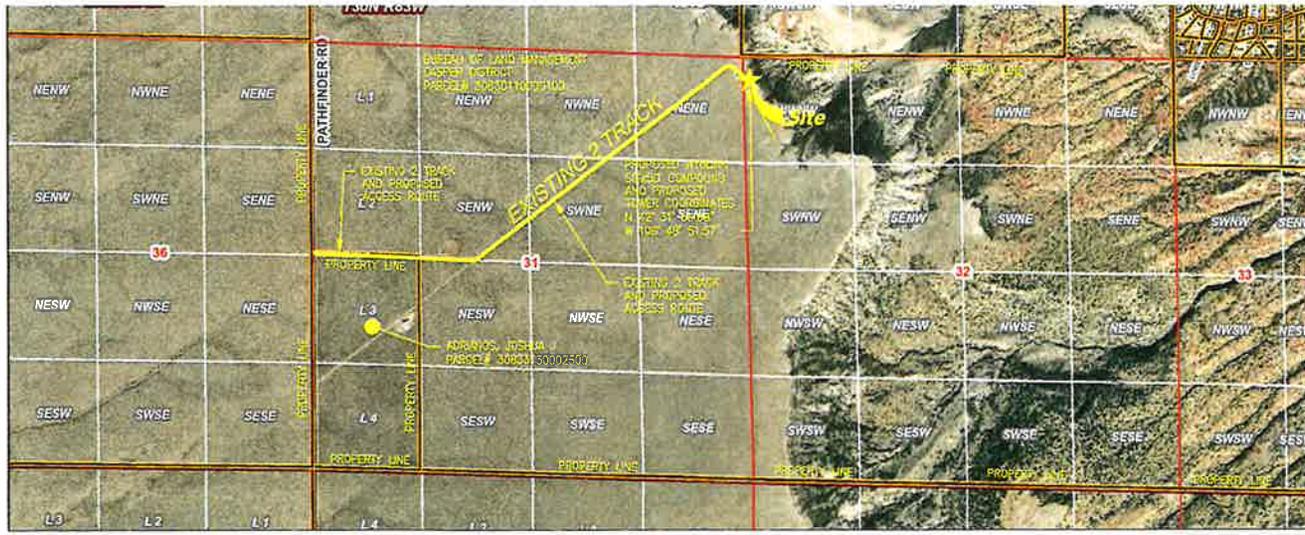
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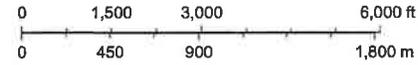




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1:24,000

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|-------------------------|--------------------------|---------------------|
| Corner Record | PLSS Section | Collector |
| Parcel (Ownership) | PLSS Quarter Quarter | — Collector Streets |
| Subdivision | PLSS Meandered Water | Local |
| Parcel (Platted) | PLSS Special Survey | — Local Streets |
| Easement | Highway | — Private |
| Corporate Limits | Freeways & Expressways | Access |
| Bar Nunn | Interstate | — Access |
| Casper | State Highway | — Private |
| Edgerton | County Road | — Alley |
| Evansville | Arterial | Unknown |
| Midwest | — Minor Arterial Streets | — Null |
| Mills | — Other | — Unknwn |
| PLSS Township | | |



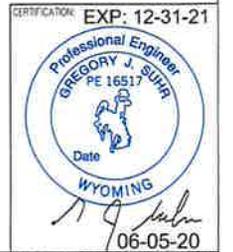
Bureau of Land Management (BLM)
 Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User

Web AppBuilder for ArcGIS

ye, Maxar, CNES/Airbus DS | Natrona Regional Geospatial Cooperative | Bureau of Land Management (BLM) | Bureau of Land Management (BLM), City of Casper GIS, Natrona County Clerk's Office | Esri, HERE, Garmin, IPC |

BLM 1:24,000 MAP

SCALE: 1:24,000



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NO.	DATE	REVISIONS	BY	CHK



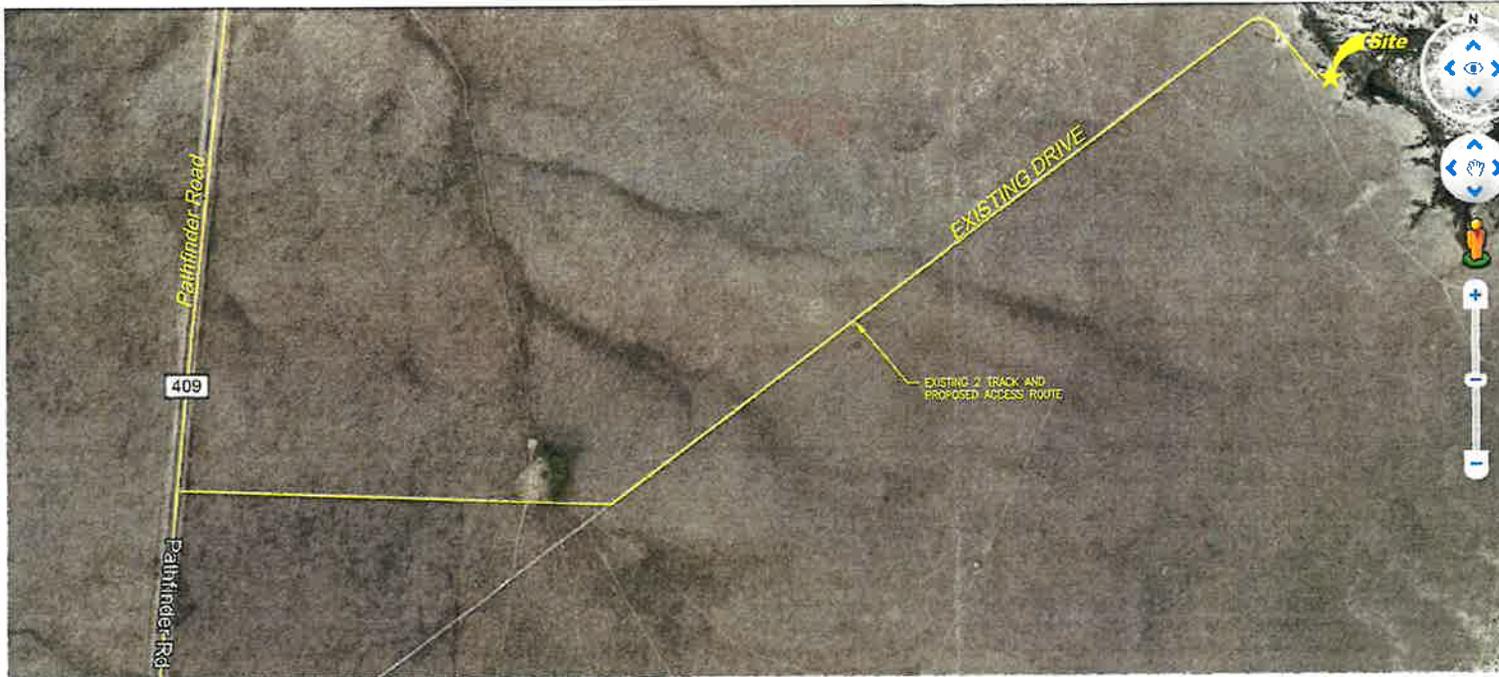
BLM 1:24,000 MAP
 ALCOVA RESERVOIR
 SOUTHERN NATRONA
 COUNTY, EAST OF ALCOVA
 RESERVOIR
 ALCOVA, WYOMING 82620

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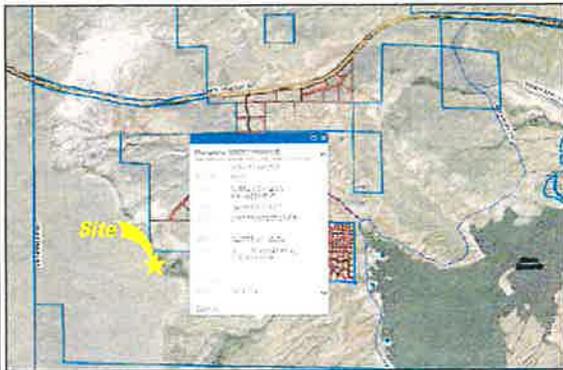
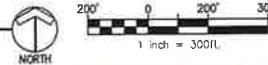
GENERAL NOTES:

1. PROPERTY OFFSETS ARE APPROXIMATE. FINAL LOCATION OF COMPOUND TO BE DEVELOPED FROM TOWER Q.
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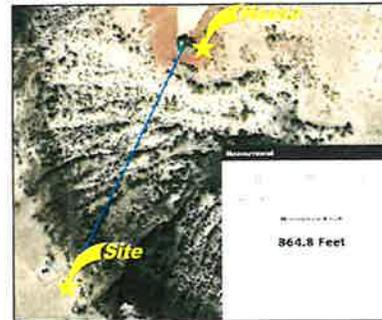
NOTES:

1. 12'x34' SHELTER DESIGN BY THERMABOND
2. TOWER AND FOUNDATION DESIGN BY VALMONT
3. G.C. TO ENSURE COMPLIANCE WITH MOTOROLA R-56 STANDARDS TO THE LATEST REVISION
4. G.C. TO RESTORE ALL YARDS AND DRIVES TO THEIR ORIGINAL STATE.
5. VERIFY SHELTER DRAWINGS FOR EXACT UTILITY ENTRY POINTS PRIOR TO UTILITY CONDUIT INSTALLATION.
6. G.C. TO LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. REPAIR ANY DAMAGED FACILITIES.

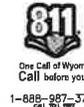
Overall Aerial Plan



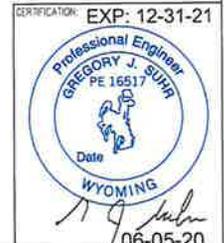
GIS Parcel Key



APPROXIMATE DISTANCE TO RESIDENTIAL



ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



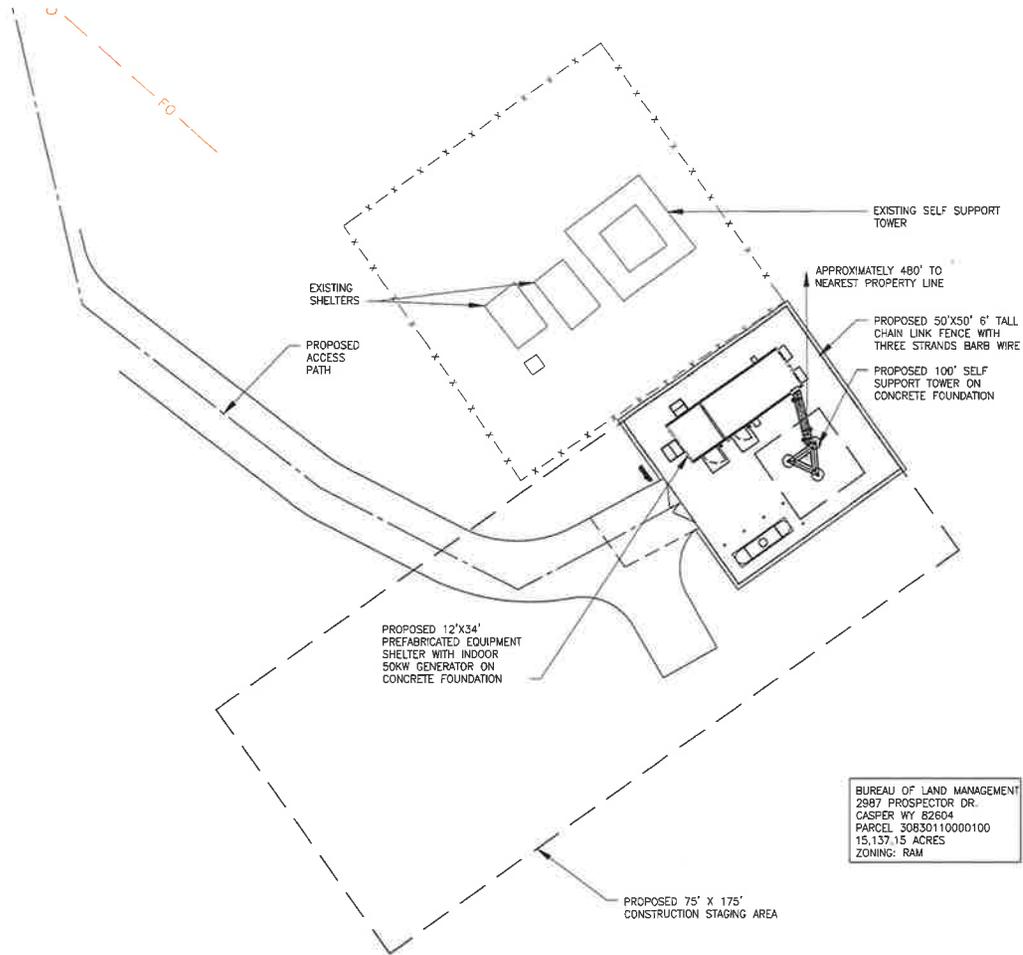
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F	06/01/20	ZONING DRAWING REVIEW	SAH	SAH	



OVERALL AERIAL PLAN
ALCOVA RESERVOIR
SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR
ALCOVA, WYOMING 82620

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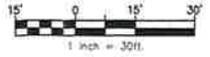


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BUREAU OF LAND MANAGEMENT
 2987 PROSPECTOR DR.
 CASPER WY 82604
 PARCEL 30830110000100
 15.137.15 ACRES
 ZONING: RAM

Site Location Plan



ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



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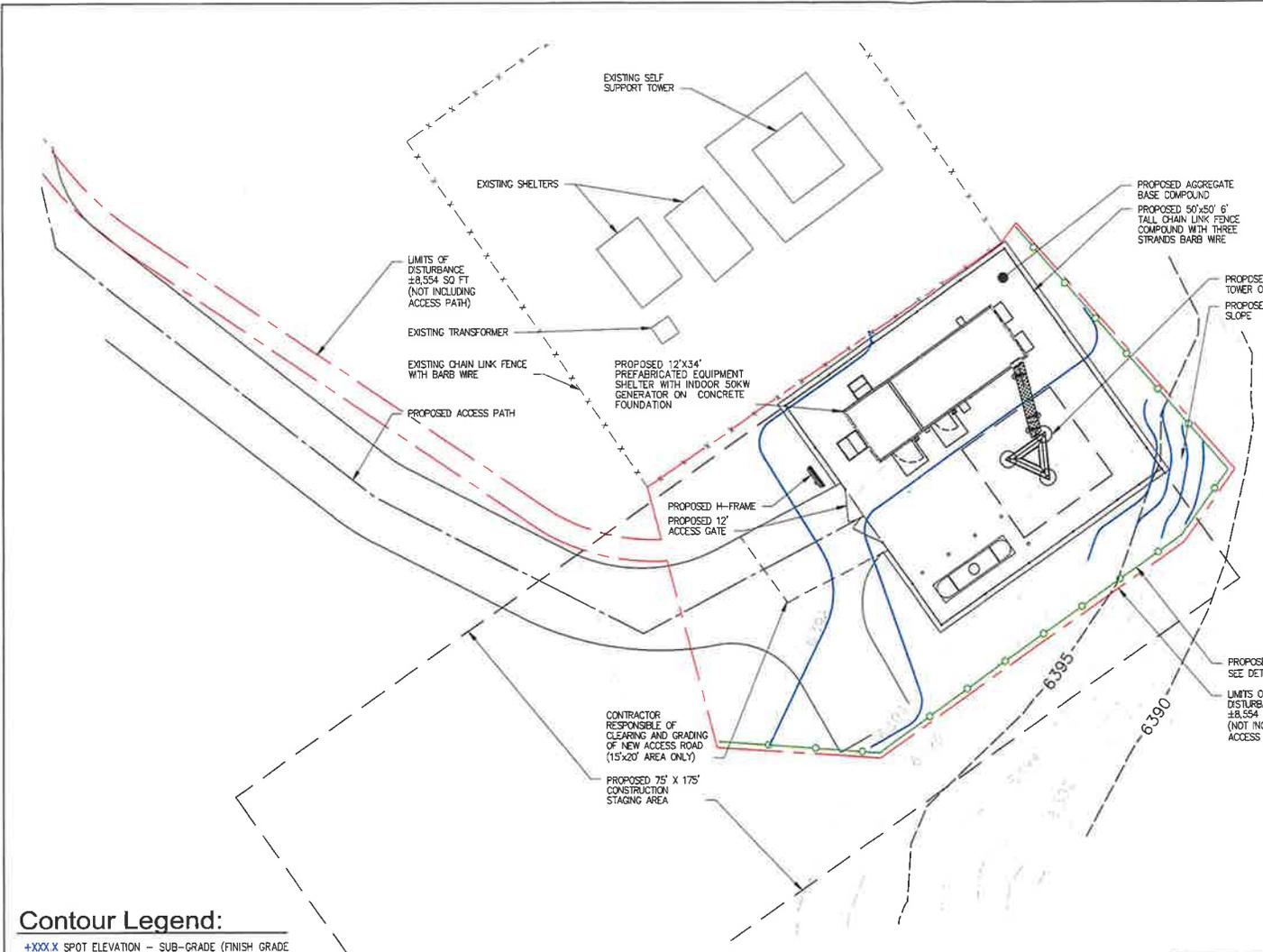
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ENLARGED AERIAL
 ALCOVA RESERVOIR
 SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR
 ALCOVA, WYOMING 82620

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 3. ALL CONSTRUCTION ACTIVITIES & MODIFICATIONS SHALL COMPLY WITH MOTOROLA R-56 STANDARDS, APRIL 2017 VERSION.

- NOTES:**
1. 12'x34' SHELTER DESIGN BY THERMABOND - SEE JOB NO. 1704-186A LATEST REVISION FOR SHELTER DRAWINGS.
 2. TOWER AND FOUNDATION DESIGN BY VALMONT STRUCTURES - SEE DRAWING #2875717 AND #287571F DATED 11-21-19 LATEST REVISION.
 3. G.C. TO ENSURE COMPLIANCE WITH MOTOROLA R-56 STANDARDS TO THE LATEST REVISION.
 4. G.C. TO RESTORE ALL YARDS AND DRIVES TO THEIR ORIGINAL STATE.
 5. VERIFY SHELTER DRAWINGS FOR EXACT UTILITY ENTRY POINTS PRIOR TO UTILITY CONDUIT INSTALLATION.
 6. G.C. TO LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. REPAIR ANY DAMAGED FACILITIES.

Contour Legend:

+XXXX.X SPOT ELEVATION - SUB-GRADE (FINISH GRADE OF SITE = 0.67' ABOVE SUB-GRADE)

EXIST. CONTOUR - MINOR

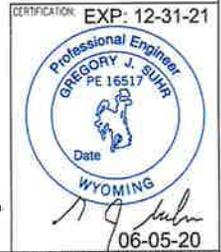
EXIST. CONTOUR - MAJOR

NEW CONTOUR

NEW SILT FENCE



ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



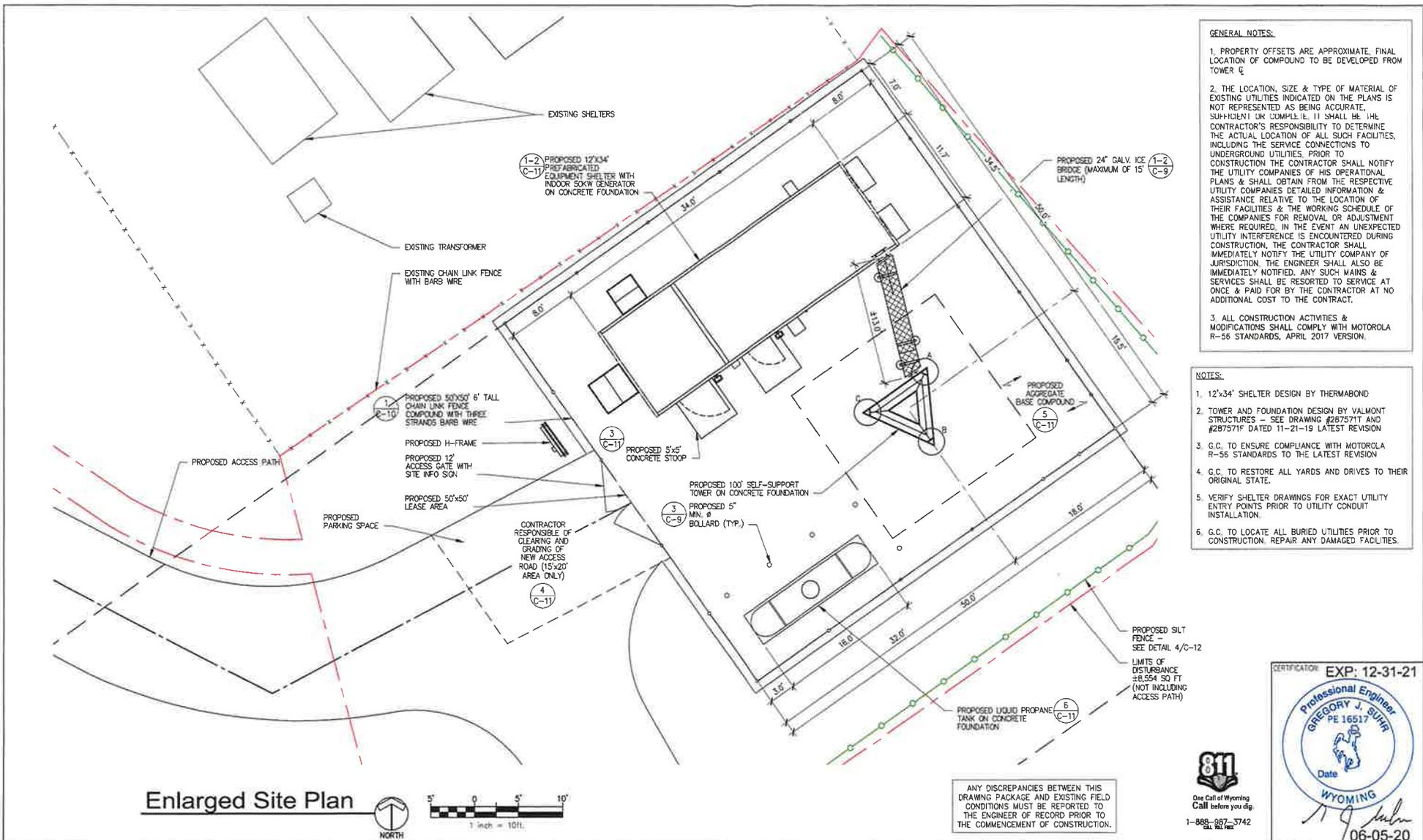
NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/05/20	ZONING DRAWING STAMPED	SAH	SAH	
F	06/01/20	ZONING DRAWING REVIEW	SAH	SAH	



SITE GRADING PLAN	
ALCOVA RESERVOIR	C-1.2
SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR	
ALCOVA, WYOMING 82620	
11 X 17 PAGE SIZE	

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GENERAL NOTES:

1. PROPERTY OFFSETS ARE APPROXIMATE. FINAL LOCATION OF COMPOUND TO BE DEVELOPED FROM TOWER G.
2. THE LOCATION, SIZE & TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE. SUFFICIENT WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF HIS OPERATIONAL PLANS & SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION & ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES & THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED. ANY SUCH MAINS & SERVICES SHALL BE RESTORED TO SERVICE AT ONCE & PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT.
3. ALL CONSTRUCTION ACTIVITIES & MODIFICATIONS SHALL COMPLY WITH MOTOROLA R-56 STANDARDS, APRIL 2017 VERSION.

NOTES:

1. 12'x34' SHELTER DESIGN BY THERMABOND
2. TOWER AND FOUNDATION DESIGN BY VALMONT STRUCTURES - SEE DRAWING #287571T AND #287571F DATED 11-21-19 LATEST REVISION
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6. G.C. TO LOCATE ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. REPAIR ANY DAMAGED FACILITIES.

Enlarged Site Plan

NORTH

1 inch = 10ft.

ANY DISCREPANCIES BETWEEN THIS DRAWING PACKAGE AND EXISTING FIELD CONDITIONS MUST BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

CERTIFICATE: EXP: 12-31-21

Professional Engineer
GREGORY J. SUHR
PE 16517
Date
WYOMING
06-05-20

811
One Call of Wyoming
Call before you dig
1-888-987-3742
call.761.net

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/05/20	ZONING DRAWING STAMPED	SAH	SAH	
F	06/01/20	ZONING DRAWING REVIEW	SAH	SAH	

MISSION 1
6302 Constitution Drive, Suite C
Fort Wayne, IN 46804

PYRAMID
Network Services, LLC

MOTOROLA
SOLUTIONS

WYO LINK
Public Safety Mobile Communications

ENLARGED SITE PLAN
ALCOVA RESERVOIR
SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR
ALCOVA, WYOMING 82620

C-2
11 X 17
PAGE SIZE

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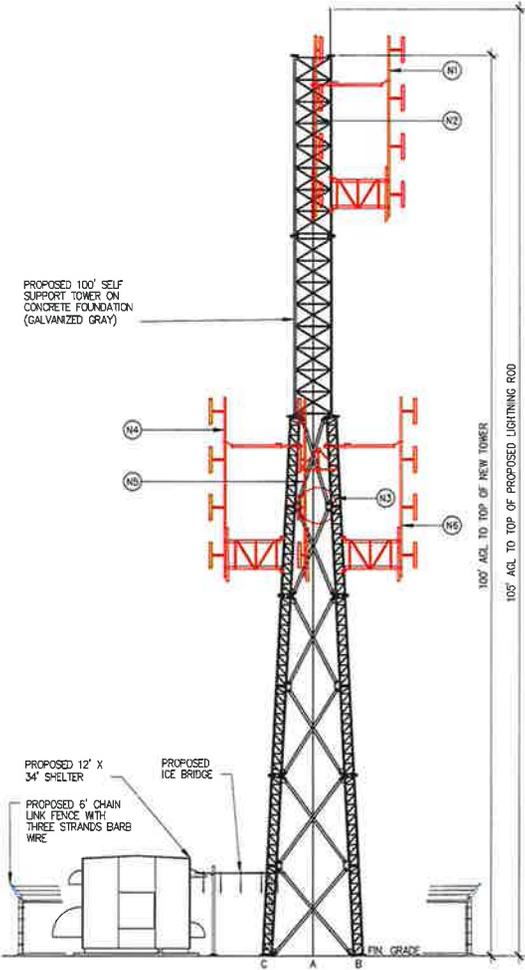
ALCOVA - 100' TOWER
 LAT: N 42° 31' 55.68"
 LON: W 106° 48' 51.57"

Antenna/Appurtenance Location Chart

E = EXISTING
 N = NEW
 F = FUTURE

ANTENNA INFORMATION											FEEDLINE INFORMATION				
ANTENNA ID	MANUFACTURER	MODEL	TYPE	LENGTH	BOTTOM ELEV	RAD CENTER	TOP ELEV.	AZIMUTH	DOWN TILT	QTY.	TYPE	MANUFACTURER	MODEL	SIZE	QTY.
N1	SINCLAIR	SD214-SF2P2LDF	RX1	20.0'	82.0'	92.0'	102.0'	N/A	N/A	1	COAX	COMMSCOPE	LDF4A-50A	1/2"	1
N2	SINCLAIR	SD214-SF2P2LDF	RX2	20.0'	82.0'	92.0'	102.0'	N/A	N/A	1	COAX	COMMSCOPE	LDF4A-50A	1/2"	1
N3	VALMONT	226469	ICE SHIELD	6.0'	-	55.0'	-	57.91	0	1	ELLIPTICAL	TBD	EWP52	N/A	1
	TBD	SST6	MW	6.0'	47.0'	50.0'	53.0'		-0.8°	1					
N4	SINCLAIR	SD214-SF2P2LDF	TX1	20.0'	42.0'	52.0'	62.0'	N/A	N/A	1	COAX	COMMSCOPE	LDF4A-50A	1/2"	1
N5	SINCLAIR	SD214-SF2P2LDF	TX2	20.0'	42.0'	52.0'	62.0'	N/A	N/A	1	COAX	COMMSCOPE	LDF4A-50A	1/2"	1
N6	SINCLAIR	SD214-SF2P2LDF	TX3	20.0'	42.0'	52.0'	62.0'	N/A	N/A	1	COAX	COMMSCOPE	LDF4A-50A	1/2"	1
PER WYO ANTENNA INFORMATION MATRIX V5															
REFER TO TOWER MANUFACTURER DRAWINGS FOR BEACON AND OBSTRUCTION LIGHTING HEIGHTS															

PROPOSED 100' SELF SUPPORT TOWER ON CONCRETE FOUNDATION (GALVANIZED GRAY)

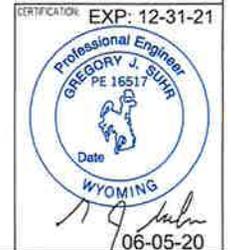


1 Tower Elevation
 NOT TO SCALE

2 ANTENNA CHART
 NOT TO SCALE

GENERAL NOTES:

- TOWER AND FOUNDATION DESIGN BY VALMONT STRUCTURES - SEE DRAWING #287571T AND #287571F DATED 11-21-19 LATEST REVISION
- ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP & BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION & NEAR ENTRY PORT ON THE SHELTER). ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 200 FEET.
- THE CONTRACTOR SHALL CONDUCT A FOR SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION & STIMULUS RESPONSE MEASUREMENTS RESULTS TO BE SUBMITTED TO MOTOROLA.
- DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE SHELTER.
- ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA, JUST BEFORE ENTERING THE SHELTER AS WELL AS INSIDE THE SHELTER, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. SEE EQUIPMENT & COAXIAL CABLE SCHEDULE FOR COLOR CODING SCHEME.



NO.	DATE	REVISIONS	BY	CHK	APP'D
0	06/05/20	ZONING DRAWING STAMPED	SAH	SAH	
F	06/01/20	ZONING DRAWING REVIEW	SAH	SAH	



TOWER ELEVATION AND ANTENNA INFORMATION
 ALCOVA RESERVOIR
 SOUTHERN NATRONA COUNTY, EAST OF ALCOVA RESERVOIR
 ALCOVA, WYOMING 82620

C-3
 11 X 17
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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.

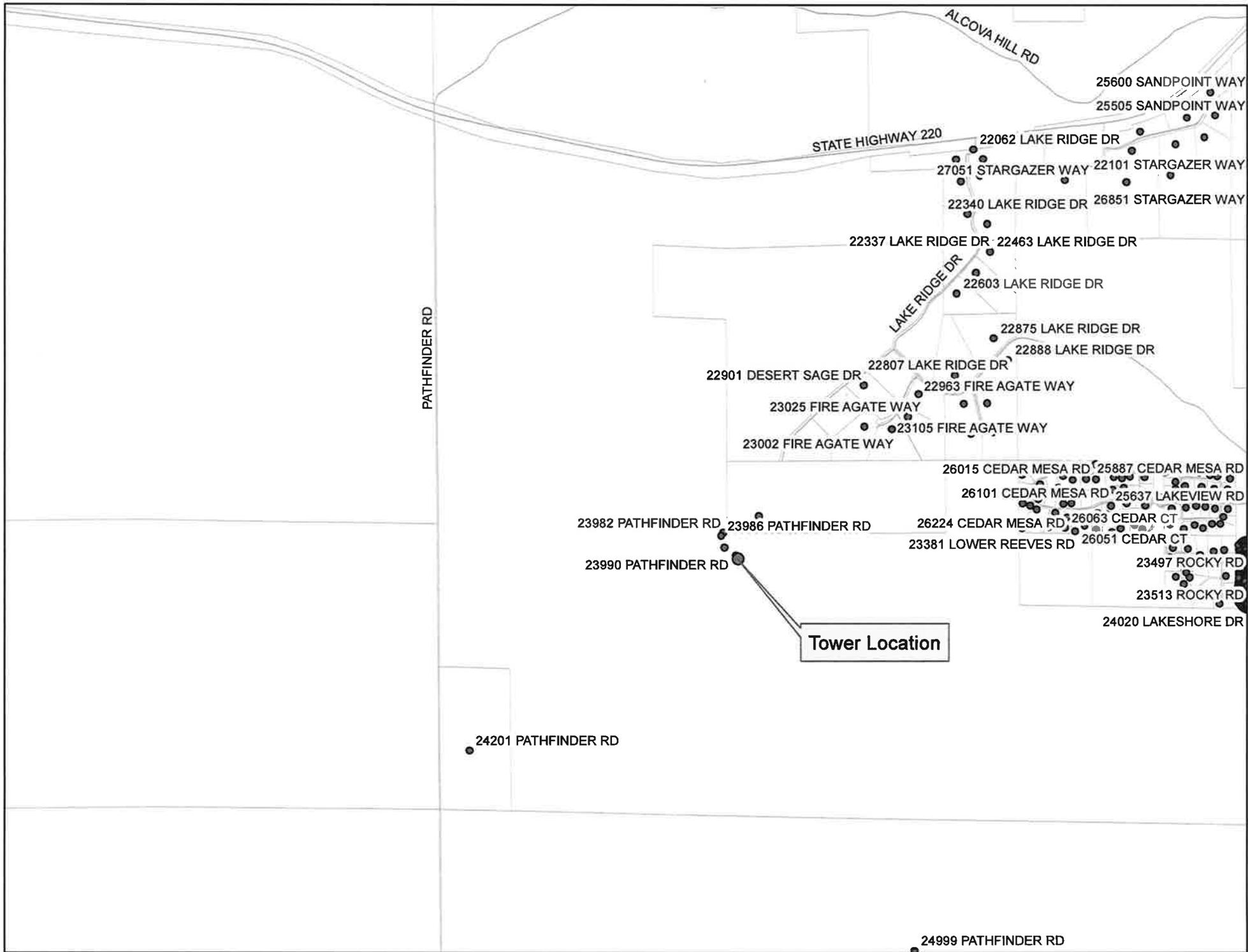
Recommendation

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





ALCOVA HILL RD

25600 SANDPOINT WAY
25505 SANDPOINT WAY

STATE HIGHWAY 220

22062 LAKE RIDGE DR
27051 STARGAZER WAY 22101 STARGAZER WAY
22340 LAKE RIDGE DR 26851 STARGAZER WAY

22337 LAKE RIDGE DR 22463 LAKE RIDGE DR

LAKE RIDGE DR

22603 LAKE RIDGE DR

22875 LAKE RIDGE DR
22888 LAKE RIDGE DR

22901 DESERT SAGE DR 22807 LAKE RIDGE DR
22963 FIRE AGATE WAY

23025 FIRE AGATE WAY
23105 FIRE AGATE WAY
23002 FIRE AGATE WAY

26015 CEDAR MESA RD 25887 CEDAR MESA RD

26101 CEDAR MESA RD 25637 LAKEVIEW RD

23982 PATHFINDER RD 23986 PATHFINDER RD

26224 CEDAR MESA RD 26063 CEDAR CT
23381 LOWER REEVES RD 26051 CEDAR CT

23990 PATHFINDER RD

23497 ROCKY RD
23513 ROCKY RD

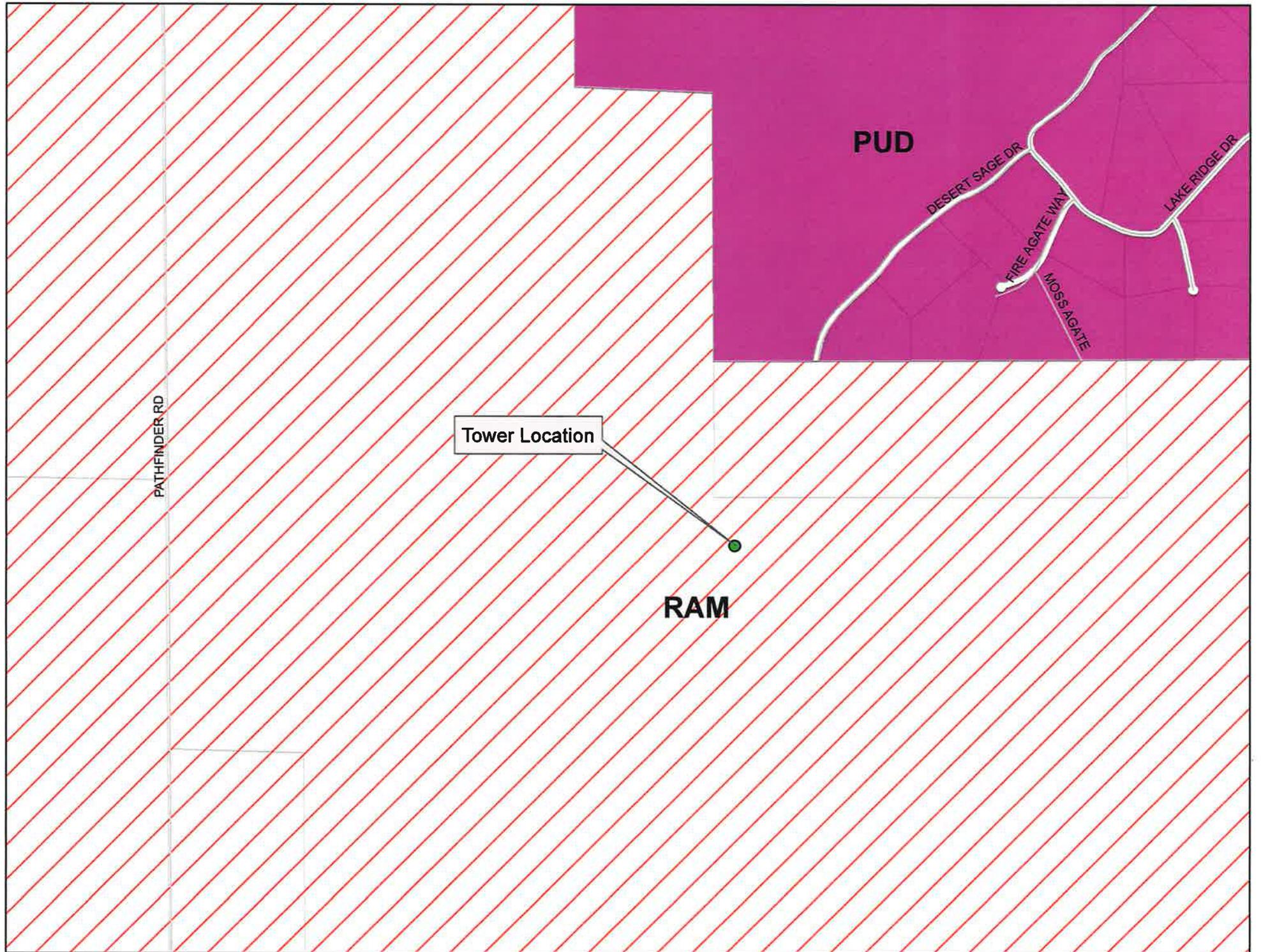
Tower Location

24020 LAKESHORE DR

PATHFINDER RD

24201 PATHFINDER RD

24999 PATHFINDER RD



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

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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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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: 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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From: UMR To: RR-1

Applicant Name: Ricky L. and Antoinette M. Hargrove

Applicant Address: 2811 Schlager Rd., Casper, WY. 82604

Applicant Phone: 307-262-6517

Owner Name: Ricky L. and Antoinette M. Hargrove

Owner Address: 2811 Schlager Rd., Casper, WY. 82604

Owner Phone: 307-262-6517

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 Lot 5, 19.56 Acres
Schlager subdivision

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

2811 Schlager Road, Casper WY 82604

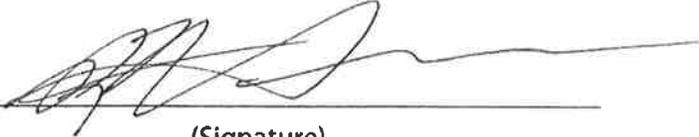
Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: Pioneer Water

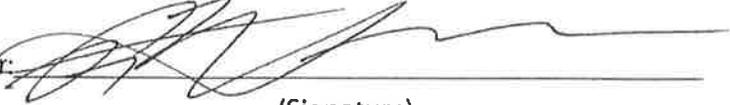
This property was purchased from: Billy Marvel

The date this property was purchased: Aug. 1995

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:  Date: 6-16-2020
(Signature)

Print Applicant Name: Ricky L. Hargrove

Owner:  Date: 6-16-2020
(Signature)

Print Owner Name: Ricky L. Hargrove

ZONE CHANGE APPLICATION

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Applicant Name:

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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:

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Applicant: Don R. Jelink
(Signature)

Date: June 18, 2020

Print Applicant Name: DON R. JELINK

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

ZONE CHANGE APPLICATION

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Applicant Phone:

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Source of Water:

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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.

Applicant: *EML*
(Signature)

Date: 6-17-20

Print Applicant Name: Edward Mayses Lowndes III

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

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

Print Applicant Name: Billy Mackay & Christina Y. Mackay

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

Print Owner Name: Billy Mackay & Christina Y. Mackay

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: 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

(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: Lillian E. Miller
(Signature)

Date: 6-18-20

Print Applicant Name: LILLIAN E. MILLER

Owner: _____
(Signature)

Date: _____

Print Owner Name: _____

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: 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

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: 
(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

(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: 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

(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: URM To: ~~RA~~ RR-1

Applicant Name: STEVEN MARC VENJOHN & DENISE SCARDINO

Applicant Address: 2780 Schlager RD CASPER WY 82604

Applicant Phone: 307-351-5117

Owner Name: SAME AS ABOVE

Owner Address: 2780 SCHLAGER RD CASPER WY 82604

Owner Phone: 307-351-5117

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.)

LOT 2, DOBOS SIMPLE SUBDIVISION, NATRONA COUNTY WYOMING

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

2780 Schlager RD CASPER WY 82604

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water: PIONEER WATER

This property was purchased from: MATTHEW + CRYSTAL KULL

The date this property was purchased: September 5, 2019

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: Steven M Venjohn
(Signature)

Date: 6/16/20

Print Applicant Name: STEVEN MARC 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
KUHU 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.

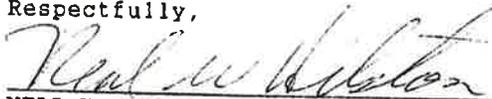
Based on my completed appraisal analysis, the contents of which are contained in the ensuing report, the market value of the "subject" as of November 17, 1994, is estimated to be:

\$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

P.O. Box 3115 • Casper, Wyoming 82602

TABLE OF CONTENTS

CONTINGENT AND LIMITING CONDITIONS 1

SUMMARY OF SALIENT FACTS AND CONCLUSIONS 7

LOCATION MAP OF THE SUBJECT 8

SUBJECT PICTURES 9

IDENTIFICATION OF THE SUBJECT 11

PURPOSE OF THE APPRAISAL 11

DATE OF THE APPRAISAL 11

DATE OF THE REPORT 11

DEFINITION OF MARKET VALUE 11

FUNCTION OF THE APPRAISAL 12

SCOPE OF THE APPRAISAL 12

ENVIRONMENTAL CONCERNS - SPECIAL LIMITING CONDITIONS 13

MARKETING PERIOD 14

LEGAL DESCRIPTION 15

PROPERTY RIGHTS APPRAISED 15

ASSESSED VALUE AND PROPERTY TAXES 15

OWNER OF RECORD AND SALES HISTORY 16

ZONING 16

CASPER, NATRONA COUNTY, WYOMING AREA ANALYSIS 17

NEIGHBORHOOD ANALYSIS 21

DESCRIPTION OF THE SUBJECT 21

 Improvements 22

 Soils 22

 Climatological Data 23

SUBJECT MAP 24

HIGHEST AND BEST USE 25

THE APPRAISAL PROCESS 28

APPROACHES TO VALUE 28

DISCLAIMER OF DIRECT SALES COMPARISON APPROACH 30

THE COST APPROACH 30

COMPARABLE LAND SALES AND PHOTOGRAPHS 32

TABLE OF CONTENTS - PAGE 2

COMPARABLE LAND SALES MAP	42
ABSTRACT OF COMPARABLE LAND SALES	43
ANALYSIS OF COMPARABLE LAND SALES	44
REPLACEMENT COST NEW OF THE IMPROVEMENTS	45
DEPRECIATION ALLOWANCE	48
VALUE ESTIMATE BY THE COST APPROACH	51
THE INCOME APPROACH	52
VALUE ESTIMATE BY THE INCOME APPROACH	56
RECONCILIATION AND FINAL ESTIMATE OF VALUE	57
CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS	58
QUALIFICATIONS OF THE APPRAISER	59
ADDENDA	
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).

RECORDED May 3 1972 AT 2:10 P.M. BOOK 59 OF Misc. PAGE 332 JOHN J. TUDIN COUNTY CLERK NO. 13981

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 no 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. Halland
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 August 28, 1976

E. L. McCarty
NOTARY PUBLIC

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.

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.**

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**

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

Neighborhood Characteristics Urban Suburban Rural

One-Unit Housing Trends Increasing Stable Declining
PRICE AGE One-Unit 100 %
Demand/Supply Shortage In Balance Over Supply \$ (000) (yrs) 2-4 Unit %

Neighborhood Boundaries **Those suburban properties located within a fifteen mile radius of the Central Business District of Casper.**
559 High 80 Commercial %
250 Pred. 30 Other %

Business District of Casper. **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.**

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.**

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) 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.

General Description One One with Accessory Unit Foundation Concrete Slab Crawl Space Exterior Description materials/condition Interior materials/condition

of Stories **One** Full Basement Partial Basement Foundation Walls **Concrete/New** Floors **See Page 3**

Type Det. Att. S-Det./End Unit Basement Area **None** sq.ft. Roof Surface **Comp/New** Trim/Finish **None**

Design (Style) **Ranch** Outside Entry/Ext Sump Pump Window Type **Vinyl/New** Bath Floor **See Page 3**

Year Built **2010** Evidence of Infestation **No Evid** Storm Sash/Insulated **Yes/New** Bath Wainscot **See Comments**

Effective Age (Yrs) **1 Year** Dampness Settlement Screens **Yes/New** Car Storage None

Attic None Heating FWA HWBB Radiant Amenities Woodstove(s) # **Driveway # of Cars 4+**

Drop Stair Stairs Other Fuel Gas Fireplace(s) # **Driveway Surface Gravel**

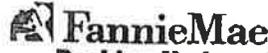
Floor Scuttle Cooling Central Air Conditioning Patio/Deck **Wood** Porch **Wood** Carport **# of Cars 2**

Finished Heated Individual Other Pool Other Att. Det. 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 82804
Legal Description EAST PART OF LOT 4, SCHLAGER County NATRONA
Assessor's Parcel No. 0804100000410 Tax Year 1998 R.E. Taxes \$ 821.50 Special Assessments \$ 93.55
Borrower DAVID/TERRI MEYER Current Owner DAVID L. MEYER & WIFE Occupant: [X] 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 [X] 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 [X] Rural Property values [X] Increasing [] Stable [] Declining
Build up [] Over 75% [X] 25-75% [] Under 25% Demand/supply [X] Shortage [] In balance [] Over supply
Growth rate [] Rapid [X] Stable [] Slow Marketing time [] Under 3 mos. [X] 3-6 mos. [] Over 6 mos.
Neighborhood boundaries See Attached Addendum.
Single family housing PRICE \$ (000) AGE (yrs) 80 Low 0
Condominium housing PRICE \$ (000) AGE (yrs) N/A Low N/A
Predominant [] [] [] []

Dimensions NO SURVEY FURNISHED, AREA PER CNTY REC. Site area 9.58 ACRES Shaps RECTANGULAR
Specific zoning classification and description F&R-FARM AND RANCH
Zoning compliance [X] 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): [X] Present use [] Other use, attach description.

Utilities Public [] Other [] Public [] Other [] Off-site Improvements Type Public [] Private []
Electricity [X] Water [X] PIONEER Street ASPHALT
Gas [] NONE TYPICAL Sanitary sewer [] SEPTIC-TYP. Alley NONE-TYPICAL
Are there any apparent adverse site conditions (easements, encroachments, special assessments, etc.)? [] Yes [X] No If Yes, attach description.

Source(s) used for physical characteristics of property: [] Interior and exterior inspection [X] Exterior inspection from street [] Previous appraisal file
[X] MLS [X] 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 [X] No
Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? [X] 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 [X] 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 [X] 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 6 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.

Table with 4 columns: FEATURE, SUBJECT, SALE 1, SALE 2, SALE 3. Rows include: 2938 N. 10 MILE ROAD, 625 N. 6 MILE ROAD, 4585 SKYLINE ROAD, 1833 N GRASS CREEK. Features include Proximity to Subject, Sales Price, Price/Gross Liv. Area, Value Adjustments, Room Count, etc.

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 [X] "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 [X] 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

ZC20-1

STAFF REPORT: Trish Chavis
July 9, 2020

For

August 11, 2020
Planning and Zoning Commission

And

August 18, 2020
Board of County Commissioner Meeting

Applicant: Stephanie and William Cundall on behalf of various landowners

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.

Location and Zoning

Dobos Lot 1 – William and Stephanie Cundall (applicant)

Dobos Lot 2 – Steven Venjohn & Denise Scardino

Kuhn Lot 1 – Lee Anne Bayne

Kuhn Lot 2 – Jeffrey Tarcha

Schlager Lots 3A & 3B – Donald Jelinek

Schlager Lot 4 E Pt – David Meyer

Schlager Lot 4 S/2 W/2 – Lea Robinett

Schlager Lot 4 N/2 W/2 – Billy Mackay

Schlager Lot 5 – Ricky Hargrove

Schlager Lot 2A – Barbara Gilmore

Schlager Lots 2B, 9A, & 9B – Edward Lowndes

Schlager Lots 10A & 10B – Lillian Miller

Adjacent zoning is: Urban Agriculture

Background

Schlager Subdivision was approved in 1972 with a mix of agricultural and industrial zoning. In 1983, the subdivision was rezoned to Rural Mixed.

In 2000, with the approval of the *2000 Zoning Resolution*, the Rural Mixed Zoning District became Urban Mixed Residential (UMR).

Kuhn Subdivision was platted in 2005 and Dobos was platted in 2008. Both of these subdivisions were originally part of Schlager Subdivision.

According to the landowners in this area, residents have always kept agricultural and 4-H animals. Due to a recent request for zoning, the residents were informed that agricultural and 4-H animals are not a permitted use in UMR. Rather than 11 Conditional Use Permit applications for Light Agriculture, it was agreed that a zone change would comply with Development Plan and achieve the landowner's goals of allowing animals and 4-H activities.

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 #3.

The land may have been rezoned to Urban Mixed Residential as a mistake. The fact is that all of the properties in the Schlager Subdivision and subsequent lot splits have historically been used and are currently being used as rural residential properties, including housing and raising of livestock and horses.

Copies of appraisals have been provided showing that two of the subject properties, noting that at the time the properties were appraised, they show Urban Agriculture and Rural Mixed.

The property owners are requesting the zone change so they may legally enjoy the use of their properties.

Staff finding of fact: The 2016 Natrona County Development Plan includes the subject land described in the zone change application to be within Neighborhood 12 (Casper Canal). The Development Plan for this area is to maintain agricultural land and county roads.

The zone change will increase the minimum lot size for the area and support the Development Plan with low density residential development.

The minimum district size is 15-acres in Rural Residential, the applicant is requesting above the minimum acreage required to not be considered a spot zone.

The Goals and Policies of the Board of County Commissioners are to: (1) assure that future development will not adversely affect adjacent land use; (2) protect the property rights of the individual to the degree that they do not infringe upon the property right of others; (3) accommodate the desires of neighboring landowners and the views of the general public while at the same time protecting the rights of individual property owners. This application was for sixteen (16) lots owned by eleven (11) landowners.

Public Comment

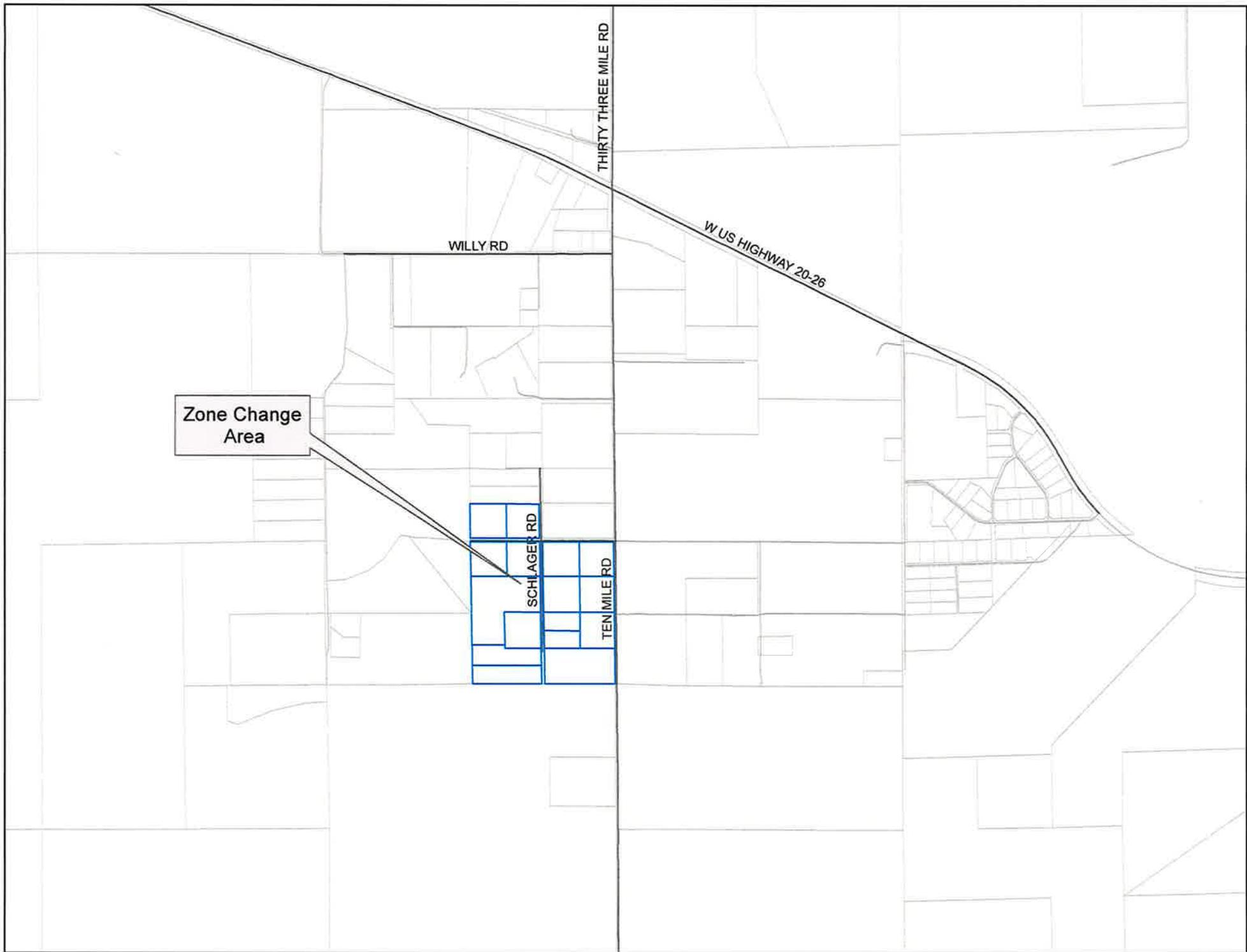
As of the date of this staff report, there have been no written comments received. Staff did receive two verbal comments in favor of this agenda item.

Staff sent the public notice to 44 neighbors within 1 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 Urban Mixed Residential (UMR) to Rural Residential One (RR-1).

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

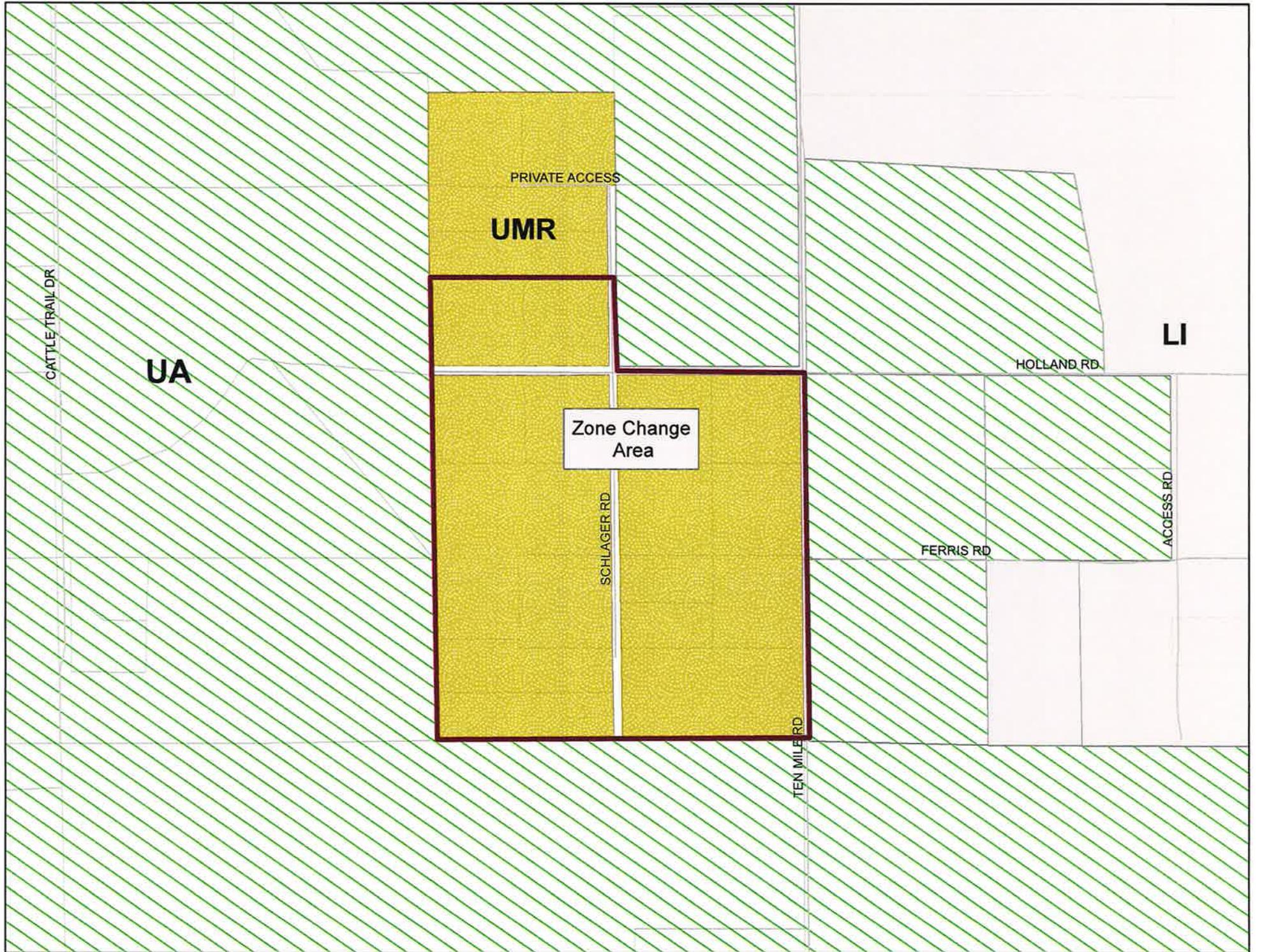
THIRTY THREE MILE RD

WILLY RD

W US HIGHWAY 20-26

SCHLAGER RD

TEN MILE RD



PRIVATE ACCESS

UMR

UA

Zone Change Area

LI

CATTLE TRAIL DR

SCHLAGER RD

FERRIS RD

HOLLAND RD

ACCESS RD

TEN MILE RD











From: [Vic Backus](#)
To: [Trish Chavis](#)
Subject: Re: ZC20-1 request to change coming. Schlager, Dobos, Kuhn subdivisions
Date: Monday, July 13, 2020 10:56:30 AM

CAUTION: Please be cautious. This email originated from outside the County. Use your Phish Alert button to report suspicious email or call your IT support team. Do not forward suspicious emails.

To Natrona County Planning and Zoning Commission,

I would like the commission to zone the 16 lots to restrict the number of cattle that the owners may graze on the lots. As an adjacent property owner, cattle containment has been an issue.

I would also like the commission to look into Instrument No. 851831. A 60 ft utility easement was established from Schlager Rd. to the east boundary line of my property; which was also part of the old Schlager properties. Would this 60 ft easement, double what a normal 30 ft utility easement is, indicate that an access road was established. A Pioneer water hydrant and an electric line are both located adjacent to my east boundary line, I would like the commission to look into making this a right of way if it has not already been established. This area of Natrona County is developing nicely and this would open more properties for future development. Thank you for your consideration.

Victor Backus
2955 Cattle Trail Dr
Casper, WY 82604
(307) 259-1278

On Jul 13, 2020, at 10:24 AM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

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

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