AGENDA
PLANNING AND ZONING MEETING
December 17, 2020
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

COVID-19 precautions are in effect at Planning and Zoning meetings. Entrance to the meeting is through the east door of City Hall on David street. Face coverings are encouraged, seating has been gridded into six foot distances. Written comments are encouraged and may be submitted by mail to City of Casper Planning Commission, 200 North David Street, Casper WY 82601; or by Email at dhardy@casperwy.gov.

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.

2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
   - Clearly state your name and address.
   - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
   - Please do not repeat the same statements that were made by a previous speaker.
   - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
   - Please do not address Applicants or other audience members directly.
   - Please make your comments at the podium and directed to the Planning and Zoning Commission.

3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

I. CALL TO ORDER

II. MINUTES: November 19, 2020

III. PUBLIC HEARINGS:

A. **PLN-20-022** – **(Tabled – June 18, 2020)** Proposed Amendment to the New Delta Addition Subdivision Agreement, dated August 3, 1999, to remove all land use restrictions identified in Sections 2.1 and 2.2 of the New Delta Addition Subdivision Agreement, located generally at the northeast corner of East 15th Street and Wyoming Boulevard. Applicant: True Land Realty, LLC and Wyoming Orthopaedic Institute, LLC. ***(Not scheduled to be reviewed in December)***

B. **PLN-20-029-RZ** – A plat creating the Trails West Estate No. 4 Addition, consisting of a vacation and replat of Lots 1-4, Block 16, Cottonwood Addition, the W1/2 of Lot 15 and Lots 16-19, Block 17, Trails West Estates, and Lot 20A, Block 17, Trails West Estates No. 3, and Lots 8-14, Block 17, Trails West Estates No. 2, and the Westerly Portion of Indian Scout Drive,; AND a petition for a zone change of (existing) Lots 1-4, Block 16, Cottonwood Addition, from Zoning Classification PUD (Planned Unit Development) to R-1 (Residential Estates). Applicant: Anij Indigo, Trustee of the Anij Indigo Living Trust, dated April 11, 2018, and Charles J. Pater. ***(P&Z continued to the December 17, 2020 meeting)***

C. **PLN-20-025-R** – A plat creating Highland Park Cemetery Addition No. 2, consisting of a vacation and replat of Highland Park Cemetery, and incorporating un-platted portions of the N1/2SE1/4 of Section 10 T33N, R79W, 6th PM, Natrona County, Wyoming. Applicant: City of Casper.

D. **PLN-20-037-R** – A plat creating Kensington Heights Addition No. 2, consisting of a vacation and replat of Kensington Heights Addition No. 1, Lots 5, 6 & Tract B, Block 4. Applicant: Kensington Heights Investments, LLC.

E. **PLN-20-038-C** – A request for a Conditional Use Permit to construct an accessory dwelling unit (ADU) within a detached garage, in an R-2 (One Unit Residential) zoning district, on Lot 10, Block 137, Casper Addition, located at 904 South Lincoln Avenue. Said detached garage, if approved, is proposed to exceed the maximum height limitation of the Municipal Code, because the peak height will be approximately two (2) feet taller than the primary structure/residence. Applicant: Deborah Ann Gillihan (Clark).

IV. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Zone Change at 2671 South Robertson Road to C-2 (General Business)
Replat to create the Mesa Del Sol IV Addition
Replat to create the Kinco Addition No. 2

V. SPECIAL ISSUES:

A. New Commissioner Appointments
B. Presentation to Outgoing Commissioners

VI. COMMUNICATIONS:

A. Commission
B. Community Development Director
C. Council Liaison
D. OYD and Historic Preservation Commission Liaisons
   1) Minutes from November 9, 2020, Historic Preservation Commission Meeting (attached)
   2) Minutes from November 23, 2020, Old Yellowstone Advisory Committee Meeting (attached)
E. Other Communications

VII. ADJOURNMENT

PLANNING AND ZONING MEETING
THURSDAY, NOVEMBER 19, 2020
CITY COUNCIL CHAMBERS

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday November 19, 2020, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:	Bob King Susan Frank Fred Feth Terry Wingerter Chuck Davis
Absent Members:	Randy Hein Erik Aune
Others present:	Craig Collins, City Planner Dee Hardy, Administrative Support Technician Wallace Trembath, Deputy City Attorney Bob Hopkins, Council Liaison Latisha Lewis, 2230 East 17th Street

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the October 15, 2020 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the October 15, 2020 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the October 15, 2020 meeting. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

II. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-20-036-C – Petition for a Conditional Use Permit to increase the capacity of a home-based childcare from eight (8) children to a maximum of fifteen (15) children (Family Child Care Center/Zoning Review), on Lot 38, Block 1, Sage Knolls, located at 2230 East 17th Street. Applicant: Latisha Lewis, dba 307 Playhouse.

Craig Collins, City Planner presented the staff report and entered six (6) exhibits into the record for this case. The staff report recommends the following Conditions:

1. The applicants shall maintain a minimum of two (2) open, paved, off-street parking spaces for use by daycare customers to load and unload children off-street, during the hours when the daycare is in operation.

2. Pursuant to Section 17.12.140(A)(2) of the Municipal Code, signage for all home-based childcares shall be limited to only signage that is non-illuminated, attached flush with the dwelling, and not exceeding one square foot in area.

3. The family childcare center is approved as a secondary, accessory use of the property. The primary use of the property shall remain single-family residential, which is a permitted use in the R-1 (Residential Estate) zoning district. Therefore, the operator of the family childcare center must live at the subject property. If the operator of the family childcare center is found not to be residing on the premises, the Conditional Use Permit may be immediately revoked by the City, pursuant to Section 17.12.240(J) of the Casper Municipal Code.

4. Pursuant to Section 17.12.240(M)(3) of the Casper Municipal Code, the Conditional Use Permit shall be granted to the childcare provider, and shall not attach to the land. The Conditional Use Permit shall not be transferred from one location to another, and shall not be transferrable from one childcare provider to another.

Chairman King opened the public hearing and asked for the person representing the case to come forward and explain the application.

Latisha Lewis, 2230 East 17th Street, spoke in favor of this case.

Chairman King asked Ms. Lewis if the four (4) Conditions listed in the staff report were acceptable.

Ms. Lewis replied that the four (4) Conditions listed in the staff report were acceptable.

Mr. Wingerter asked if the children attending her daycare were from the area, and did any walk to her home from school?

Ms. Lewis advised that the children attending her day care live nearby her home, and at the present time there are not any that walk to her home from school.

Mr. Davis inquired about the fencing around her backyard and if it was a privacy fence?

Ms. Lewis advised that the fence was a privacy fence on three (3) sides and chain link on one side, where her deck is located.

Mr. Frank asked for clarification that Ms. Lewis did not want fifteen (15) children in her home at all times, but she needed the increase, in the number of children, to accommodate overlapping time with part-time children?

Ms. Lewis stated she needed the increase, in the number of children, to accommodate overlapping times. She noted that there is a very slim chance there would be fifteen (15) children there at one time.

Chairman King asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no one to speak Chairman King closed the public hearing and entertained a motion to approve, deny or table PLN-20-036-C.

Ms. Frank made a motion to approve case PLN-20-036-C with Conditions #1-4, for the two (2) Reasons, and Findings A-F listed in the staff report. The motion was seconded by Mr. Wingerter.

Discussion:

Mr. Feth asked staff if the letter sent in opposition from Mr. Bennett stated why he was opposed?

Mr. Collins advised that he did not speak with Mr. Bennett and did not have an answer.

Chairman King noted that Mr. Bennett lives a block away from the daycare.

Mr. Feth inquired about the number of children in the nearby home and commercial daycares?

Mr. Collins stated the number of daycares in the immediate area was the only information solicited.

All those present voted aye with the exception of Mr. Davis who voted nay. Motion Carried.

IV. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:
There were none.

B. Community Development Director:
Dee Hardy, Administrative Support Technician, invited the Planning and Zoning Commission, and prospective Commissioners to a training to be held Wednesday, December 2, 2020, 12:00 noon, Downstairs Meeting room. She stated that WYOPASS will provide the training, and lunch will be served.

C. Council Liaison:
Bob Hopkins stated he appreciates the Commission and thanked them for all the work that they do. He noted that home daycares are needed now during the pandemic.

D. OYD and Historic Preservation Commission Liaisons
Mr. Feth stated that he did not have anything to report this evening.

Casper Historic Preservation Commission Liaison
Mr. Wingerter advised that the Commission is working on an App with Casper College. He asked Mr. Collins if Dr. McGinley attended a previous meeting to share his plans for the former Wells Fargo Bank Building?

Mr. Collins advised that Dr. McGinley did attend the October 19, 2020 Historic Preservation Meeting to share his plans for the former bank building. He stated that there are not any plans to tear down the tower.

Chairman King and Ms. Frank both complimented the Minutes for the Casper Historic Preservation Commission with the details of Dr. McGinley's plans.

E. Other Communications:
Mike McIntosh introduced himself to the Commission. He will be joining the Planning and Zoning Commission in January, 2021.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, December 17, 2020.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Wingerter to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:32 p.m.

Chairman

Secretary

December 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **PLN-20-029-RZ** – A plat creating the Trails West Estates No. 4 Addition, consisting of a vacation and replat of Lots 1-4, Block 16, Cottonwood Addition, the W1/2 of Lot 15 and Lots 16-19, Block 17, Trails West Estates, and Lot 20A, Block 17, Trails West Estates No. 3, and Lots 8-14, Block 17, Trails West Estates No. 2, and the Westerly Portion of Indian Scout Drive; AND a petition for a zone change of (existing) Lots 1-4, Block 16, Cottonwood Addition, from Zoning Classification PUD (Planned Unit Development) to R-1 (Residential Estates). Applicant: Anij Indigo, Trustee of the Anij Indigo Living Trust, dated April 11, 2018, and Charles J. Pater. ***(P&Z continued to the December 17, 2020 meeting).***

Recommendation:
If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating Trails West Estates No. 4 meets the minimum requirements of the Municipal Code, staff recommends approval, with a "do pass" recommendation to City Council, with the following condition:

1. Whispering Springs Road shall be constructed to City standard specifications as a public street, including the construction of a fifty (50) foot minimum (radius) cul-de-sac at the terminus, within one (1) year, unless Whispering Springs Road is formally vacated as a public right-of-way.

Code Compliance:
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. At the time the staff report was prepared**, staff previously received one (1) written public comment on this case; however, the author of that letter is now a co-applicant for this request.**

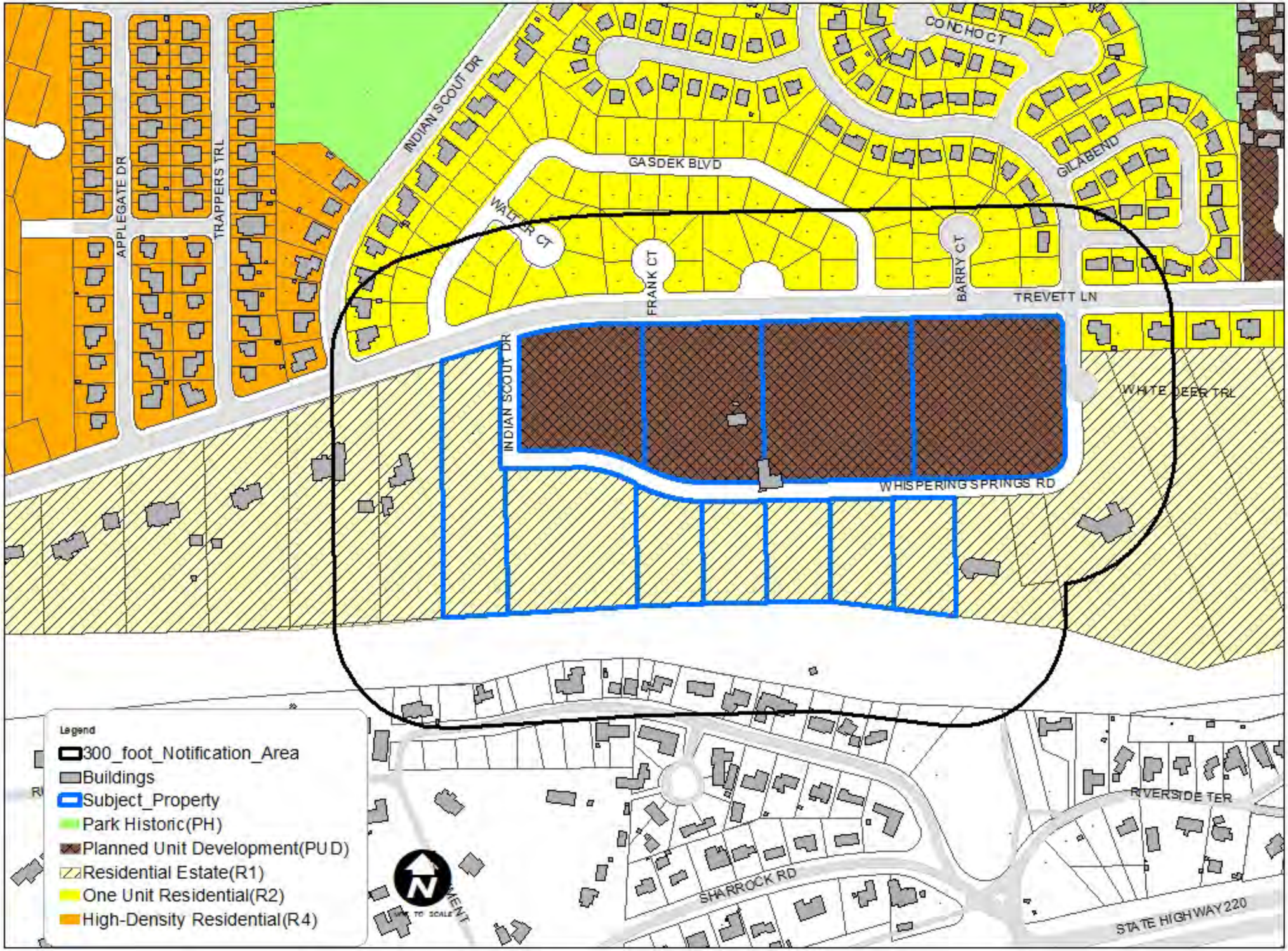
Summary:
In October, the Planning and Zoning Commission considered a replat creating the Trails West Estates No. 4 Addition, and voted to continue the request to the December 17th public hearing in order to encourage the broadening of the application to include the properties of an adjacent owner, Charles Pater. As per the directive of the Planning and Zoning Commission, the area involved in the plat has been enlarged significantly, and neighboring property owners have been re-notified of the changes.

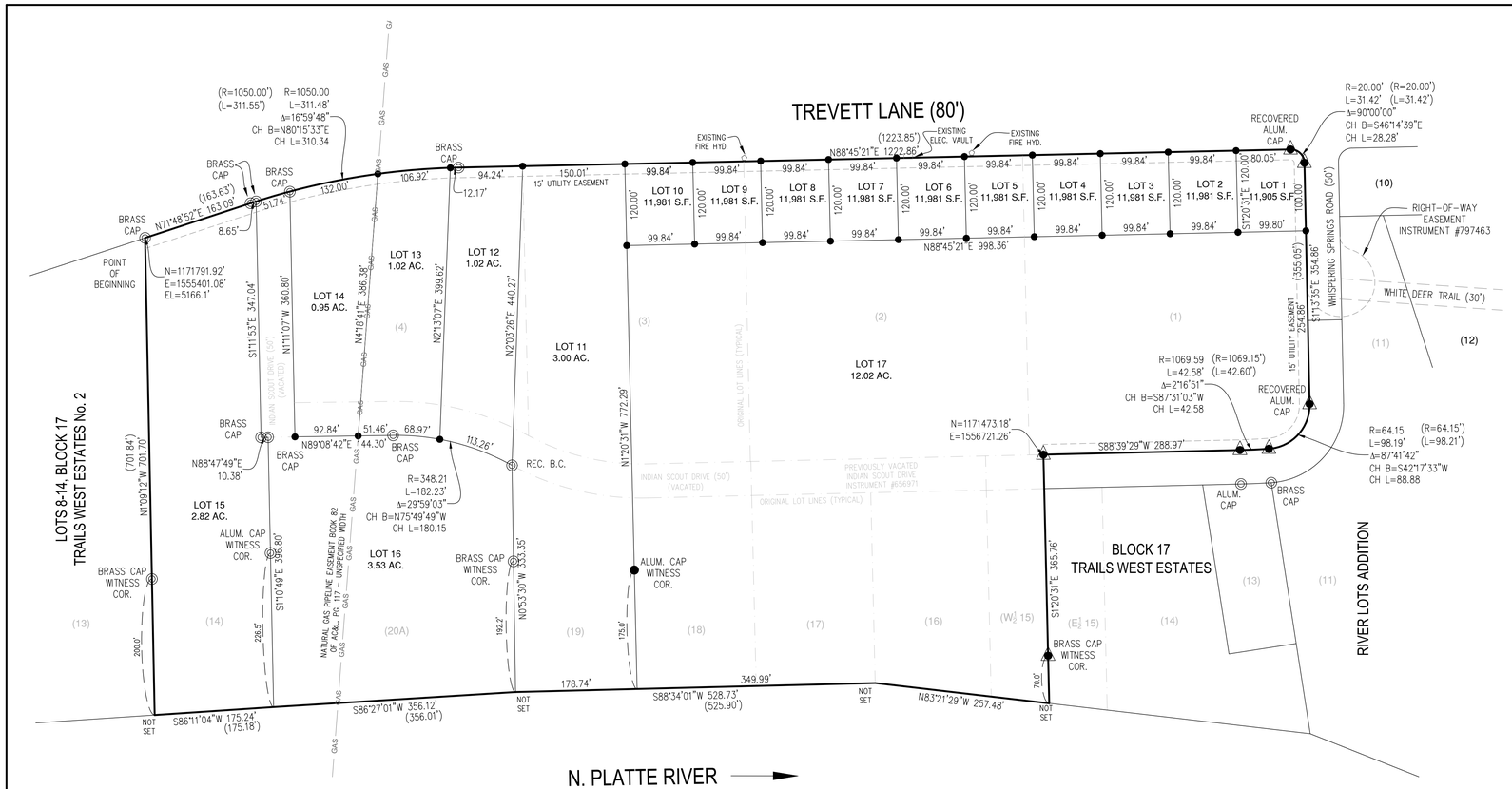
The revised plat now encompasses 27.11-acres, more or less, vacates the western portion of Indian Scout Drive, and is creating seventeen (17) newly configured residential lots. In that the property involved currently consists of both R-1 (Residential Estate) and PUD (Planned Unit Development) zoning, the application also includes a zone change to consolidate all the zoning into R-1 (Residential Estate). All proposed lots in the newly configured subdivision are currently undeveloped, with the exception of Lot 17, which is Mr. Pater's current residence. All proposed lots meet or exceed the minimum 9,000 square foot lot minimum in the R-1 (Residential Estate) zoning district, and all have direct access/frontage on a public street.

Staff has included one recommended condition that requires the construction of Whispering Springs Road, including a cul-de-sac at the west end, if the street is not vacated within one (1) year. Currently, Whispering Springs Road terminates at the intersection of White Deer Trail, and the undeveloped right-of-way to the south of that intersection functions as more of a private driveway to Mr. Pater's property than a public roadway. Mr. Pater has expressed a desire to vacate Whispering Springs Road; however, in order to move this plat forward, the City staff suggests the deferral of the vacation to a later date. If the street vacation doesn't occur within a year, the Whispering Springs will be required to be constructed to in order to comply with Fire Department public street/access requirements.

Trails West Estates No. 4

Trails West Estates No. 4





VICINITY MAP
NO SCALE

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

LEGEND

- SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED
- (311.55') RECORD INFORMATION

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

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2020.

ATTEST: _____ SECRETARY

_____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____, DULY PASSED,
ADOPTED AND APPROVED THIS _____, DAY OF _____, 2020.

ATTEST: _____ CITY CLERK

_____ MAYOR

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____ CITY ENGINEER

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____ CITY SURVEYOR

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, CHARLES J. PATER AND ANIJ INDIGO, TRUSTEE OF THE ANIJ INDIGO LIVING TRUST, DATED APRIL 11, 2018, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING VACATION AND REPLAT OF LOTS 1 – 4, BLOCK 16, COTTONWOOD ADDITION, THE WEST ½ OF LOT 15 AND ALL OF LOTS 16 – 19, BLOCK 17, TRAILS WEST ESTATES, LOT 20A, BLOCK 17, TRAILS WEST ESTATES NO. 3 AND LOT 14 OF LOTS 8 – 14, BLOCK 17, TRAILS WEST ESTATES NO. 2, AND THE WESTERLY PORTION OF INDIAN SCOUT DRIVE, CITY OF CASPER, WYOMING, BEING A SUBDIVISION OF A PORTION OF THE NE¼SW¼ AND THE NW¼SE¼ OF SECTION 22, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE NORTHEAST CORNER OF LOT 13, OF LOTS 8–14, BLOCK 17, TRAILS WEST ESTATES NO. 2, AND A POINT IN THE SOUTHERLY LINE OF TREVETT LANE;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE, N.71°48'52"E., 163.09 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE ALONG THE ARC OF A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, AND THROUGH A CENTRAL ANGLE OF 16°59'48", EASTERLY 311.48 FEET, AND THE CHORD OF WHICH BEARS N.80°15'33"E., AND DISTANCE OF 310.34 FEET TO A POINT OF NON–TANGENCY;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF SAID TREVETT LANE, N.88°45'21"E., 1222.86 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF WHISPERING SPRINGS ROAD AND A POINT OF CURVATURE;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL AND THE SOUTHWESTERLY LINE OF SAID WHISPERING SPRINGS ROAD ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AND THROUGH A CENTRAL ANGLE OF 90°00'00", SOUTHEASTERLY 31.42 FEET, AND THE CHORD OF WHICH BEARS S.46°14'39"E., AND DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE OF SAID WHISPERING SPRINGS ROAD, S.1°13'35"E., 354.86 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL AND THE NORTHWESTERLY LINE OF SAID WHISPERING SPRINGS ROAD ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 64.15 FEET, AND THROUGH A CENTRAL ANGLE OF 87°41'42", SOUTHWESTERLY 98.19 FEET, AND THE CHORD OF WHICH BEARS S.42°17'33"W., AND DISTANCE OF 88.88 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF SAID WHISPERING SPRINGS ROAD ALONG THE ARC OF A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 1069.59 FEET, AND THROUGH A CENTRAL ANGLE OF 2°16'51", WESTERLY 42.58 FEET, AND THE CHORD OF WHICH BEARS S.87°31'03"W, AND DISTANCE OF 42.58 FEET TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF SAID WHISPERING SPRINGS ROAD, S.88°39'29"W., 288.97 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY LINE OF SAID WHISPERING SPRINGS ROAD WITH THE WESTERLY LINE EXTENDED NORTHERLY OF THE EAST ½ OF LOT 15, OF BLOCK 17, TRAILS WEST ESTATES;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL AND THE WESTERLY LINE AND LINE EXTENDED OF SAID EAST ½ OF LOT 15, BLOCK 17, TRAILS WEST ESTATES, S.1°20'31"E., 365.76 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT WITHIN THE NORTH PLATTE RIVER;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, N.83°21'29"W., 257.48 FEET TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL, S.88°34'01"W., 528.73 FEET TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL, S.86°27'01"W., 356.12 FEET, TO A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL, S.89°11'04"W., 175.24 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND THE SOUTHEASTERLY CORNER OF LOT 13, LOTS 8–14, BLOCK 17, TRAILS WEST ESTATES No. 2 AND A POINT LOCATED WITHIN THE NORTH PLATTE RIVER;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF SAID LOT 13, LOTS 8–14, BLOCK 17, TRAILS WEST ESTATES No. 2, N.01°09'12"W., 701.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.11 ACRES MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS–OF–WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "TRAILS WEST ESTATES NO. 4" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "15' UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

ANIJ INDIGO, TRUSTEE OF THE
ANIJ INDIGO LIVING TRUST,
dated APRIL 11, 2018
5648 CYPRESS CREEK DRIVE
GRANT, FL 32949

_____
ANIJ INDIGO – TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANIJ INDIGO, TRUSTEE OF THE ANIJ INDIGO LIVING TRUST, dated APRIL 11, 2018, THIS _____ DAY OF _____, 2020

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

CHARLES J. PATER
6505 TREVETT LANE
CASPER, WYOMING 82604

_____
CHARLES J. PATER – OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES J. PATER, OWNER THIS _____ DAY OF _____, 2020

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:488,489.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°36'56.384", AND THE COMBINED FACTOR IS 0.9997599.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

I, STEVEN J. GRANGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 15092, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN OCTOBER, 2020, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO WYOMING STATE PLANE COORDINATE SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor
Steven J. Granger
15092
Date
WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN J. GRANGER THIS_____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

VACATION AND REPLAT
OF LOTS 1–4, BLOCK 16, COTTONWOOD ADDITION,
THE W1/2 OF LOT 15 AND LOTS 16–19, BLOCK 17, TRAILS WEST ESTATES,
AND LOT 20A, BLOCK 17, TRAILS WEST ESTATES No. 3, AND
LOT 14 OF LOTS 8 – 14, BLOCK 17, TRAILS WEST ESTATES NO. 2
AND THE WESTERLY PORTION OF INDIAN SCOUT DRIVE
AS THE

PLAT OF

TRAILS WEST ESTATES No. 4

TO THE CITY OF CASPER, WYOMING
BEING PORTIONS OF THE NE1/4SW1/4, AND THE NW1/4SE1/4,
SECTION 22, T.33N., R.80W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #20-263

M:\Land 2020\Surveying\20-263 Chuck Pater\Survey Plats\20-263 Pater Replat.dwg, 12/10/2020, Bill

December 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **PLN-20-025-R** – A plat creating Highland Park Cemetery Addition No. 2, consisting of a vacation and replat of Highland Park Cemetery, and incorporating un-platted portions of the N1/2SE1/4 of Section 10 T33N, R79W, 6th PM, Natrona County, Wyoming. Applicant: City of Casper**.**

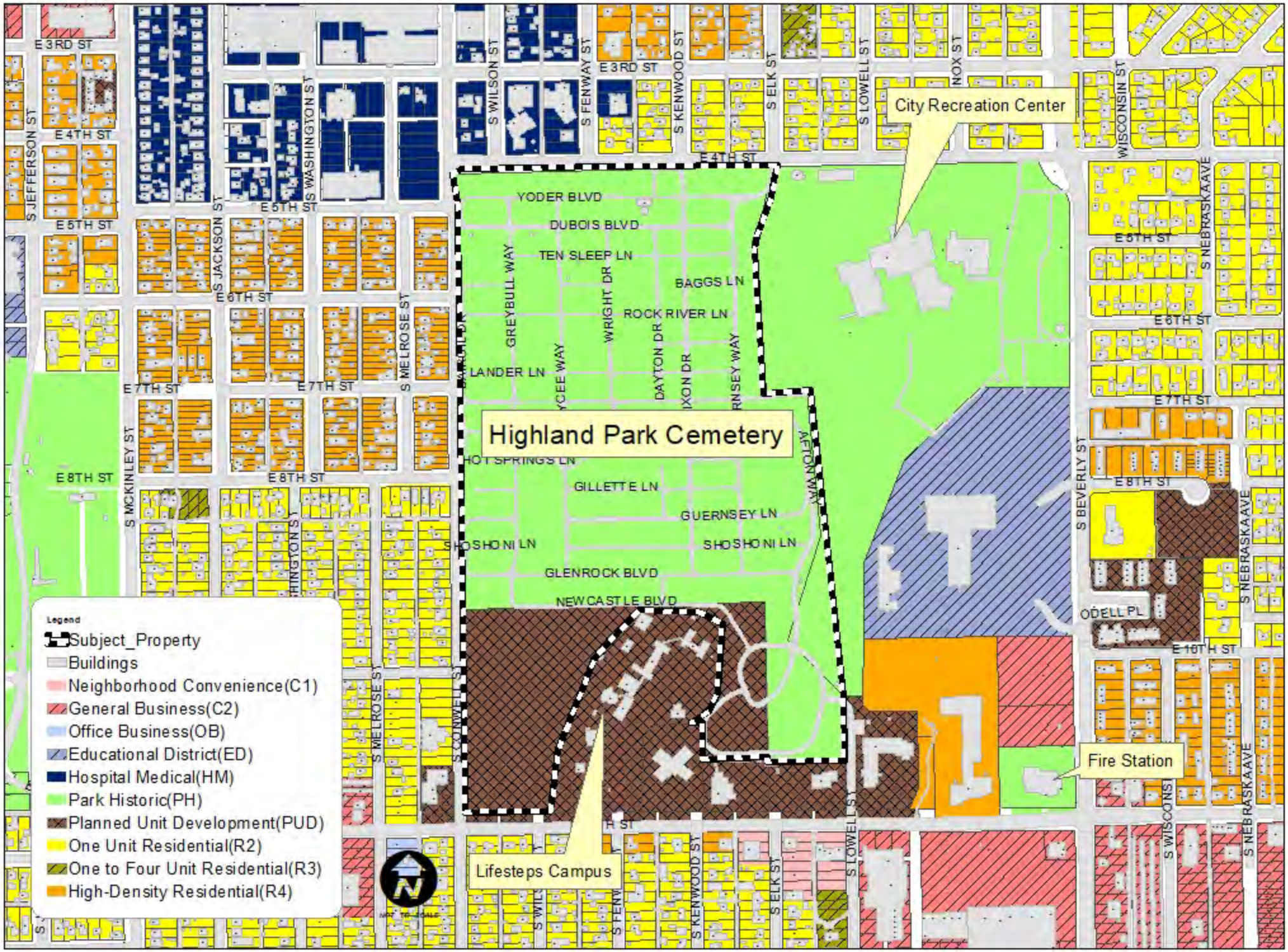
Recommendation:
If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating Highland Park Cemetery Addition No. 2 meets the minimum requirements of the Municipal Code, staff recommends approval, with a "do pass" recommendation to City Council.

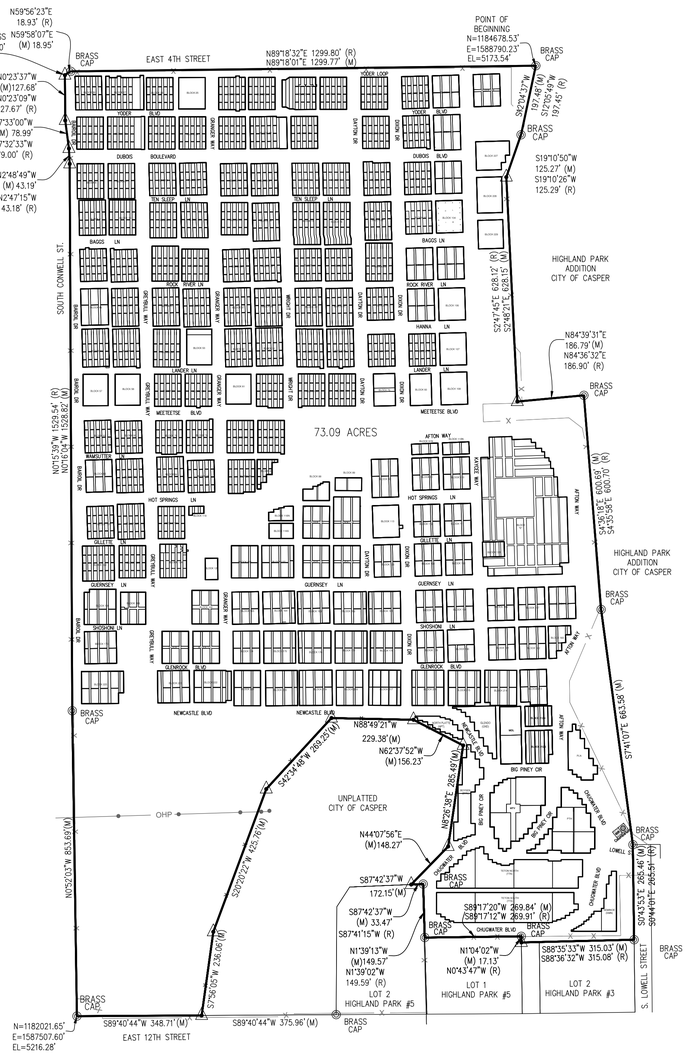
Code Compliance:
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. At the time the staff report was prepared**, staff has not received any written public comments on this case.**

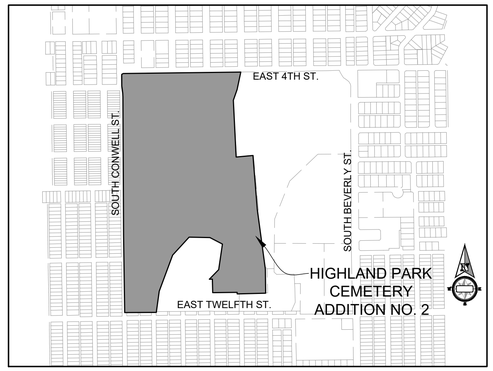
Summary:
The City of Casper is the applicant for the requested plat creating the Highland Park Cemetery Addition No. 2. The area involved encompasses 73.09-acres, more or less, of a mix of both platted and unplatted properties, located generally east of South Conwell Street, between East 4th Street and East 12th Street. The purpose of the plat is to clarify legal descriptions of approximately 29,450 burial plots, and to incorporate previously unplatted property into the cemetery at the south end. Pursuant to Title 35, Chapter 8 of the Wyoming State Statutes, cemeteries are required to be formally platted as legal subdivisions.

Highland Park Cemetery Addition No. 2

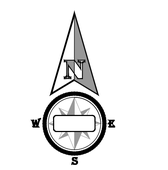
Highland Park Cemetery Addition No. 2







VICINITY MAP
NO SCALE



0 200' 400'

SCALE: 1" = 200'

LEGEND

▲ SET BRASS CAP

◎ FOUND MONUMENT AS NOTED

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

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS _____ DAY OF _____, 2020.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____, DULY PASSED, ADOPTED AND APPROVED THIS _____, DAY OF _____, 2020.

ATTEST: _____ CITY CLERK _____ MAYOR

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____ CITY ENGINEER

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____ CITY SURVEYOR

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:217,099.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°42'03.907", AND THE COMBINED FACTOR IS 0.999779.
4. DISTANCES: U.S. SURVEY FOOT
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }SS
COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JANUARY, 2018, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }SS
COUNTY OF NATRONA }

THE UNDERSIGNED, CITY OF CASPER, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A VACATION AND REPLAT OF HIGHLAND PARK CEMETERY PLAT AND INCLUDING UNPLATTED PORTIONS OF THE N½SE¼ OF SECTION 10, T.33N., R.79W. AND SITUATE WITHIN THE S½NE¼ AND THE N½SE¼, OF SECTION 10, T.33N., R.79W., 6TH P.M., CITY OF CASPER, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE HIGHLAND PARK CEMETERY PLAT MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S12°04'37"W, A DISTANCE OF 197.48 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S19°10'50"W, A DISTANCE OF 125.27 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S02°48'21"E, A DISTANCE OF 628.15 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N84°39'31"E, A DISTANCE OF 186.79 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S04°36'18"E, A DISTANCE OF 600.69 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S07°41'07"E, A DISTANCE OF 663.58 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°43'53"E, ALONG THE WEST LINE OF SOUTH LOWELL STREET, A DISTANCE OF 265.46 FEET TO THE SOUTHEAST CORNER OF THE HIGHLAND PARK CEMETERY PLAT ALSO BEING THE NORTHEAST CORNER OF LOT 2, HIGHLAND PARK ADDITION NO. 3, MONUMENTED BY A BRASS CAP;

THENCE S88°35'33"W, ALONG THE NORTH LINE OF LOT 2, HIGHLAND PARK ADDITION NO. 3, A DISTANCE OF 315.03 FEET TO THE NORTHWEST CORNER OF HIGHLAND PARK ADDITION NO. 3, MONUMENTED BY A BRASS CAP;

THENCE N01°04'02"W, ALONG THE EAST LINE OF HIGHLAND PARK ADDITION NO. 5, A DISTANCE OF 17.13 FEET TO THE NORTHEAST CORNER OF LOT 1, HIGHLAND PARK ADDITION NO. 5, MONUMENTED BY A BRASS CAP;

THENCE S89°17'20"W, ALONG THE NORTH LINE OF LOT 1, HIGHLAND PARK ADDITION NO. 5, A DISTANCE OF 269.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, HIGHLAND PARK ADDITION NO. 5, MONUMENTED BY A BRASS CAP;

THENCE N01°39'13"W, ALONG THE EAST LINE OF LOT 2, HIGHLAND PARK ADDITION NO. 5, A DISTANCE OF 149.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, HIGHLAND PARK ADDITION NO. 5, MONUMENTED BY A BRASS CAP;

THENCE S87°42'37"W, ALONG THE NORTH LINE OF SAID LOT 2, HIGHLAND PARK ADDITION NO. 5, A DISTANCE OF 33.47 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N44°07'56"E, A DISTANCE OF 148.27 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N08°26'38"E, A DISTANCE OF 285.49 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N62°37'52"W, A DISTANCE OF 156.23 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N88°49'21"W, A DISTANCE OF 229.38 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S42°34'48"W, A DISTANCE OF 269.25 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S20°20'22"W, A DISTANCE OF 425.76 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S07°56'05"W, A DISTANCE OF 236.06 FEET TO A POINT LOCATED ON THE NORTH LINE OF EAST TWELFTH STREET, MONUMENTED BY A BRASS CAP;

THENCE S89°40'44"W, ALONG THE NORTH LINE OF EAST TWELFTH STREET, A DISTANCE OF 348.71 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N00°52'03"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 853.69 FEET TO THE SOUTHWEST CORNER OF HIGHLAND PARK CEMETERY PLAT, MONUMENTED BY A BRASS CAP;

THENCE N00°16'04"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 1528.82 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N02°48'49"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 43.19 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N07°33'00"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 78.99 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N00°23'37"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 127.68 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP WITNESS CORNER;

THENCE N59°56'23"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH CONWELL STREET, A DISTANCE OF 18.93 FEET TO THE NORTHWEST CORNER OF HIGHLAND PARK CEMETERY PLAT, MONUMENTED BY A BRASS CAP;

THENCE N89°18'01"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF EAST 4TH STREET, A DISTANCE OF 1299.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 73.09 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "HIGHLAND PARK CEMETERY ADDITION NO. 2". ALL PERIMETER ROADS AND STREETS, AS SHOWN HEREON, HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC. THE INTERIOR STREETS SHOWN HEREON ARE INTERNAL DRIVEWAYS FOR THE USE OF ACCESSING FACILITIES AND FUNCTIONS, WITHIN THE CEMETERY PROPERTY.

TRACEY L. BELSER – CITY CLERK STEVEN FREEL – MAYOR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TRACEY L. BELSER, CITY CLERK AND BY STEVEN FREEL, MAYOR OF THE CITY OF CASPER, THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

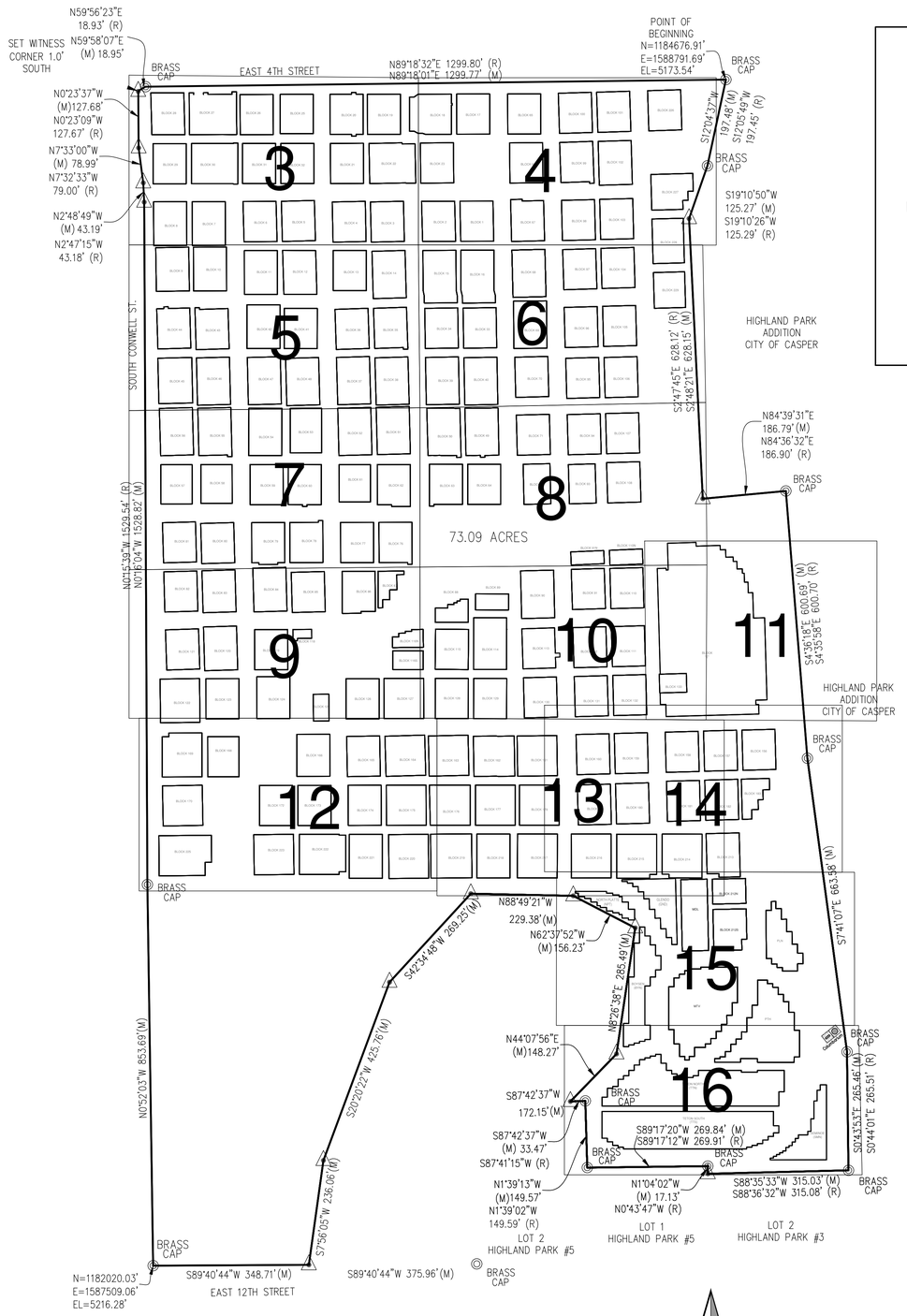
HIGHLAND PARK CEMETERY ADDITION NO. 2

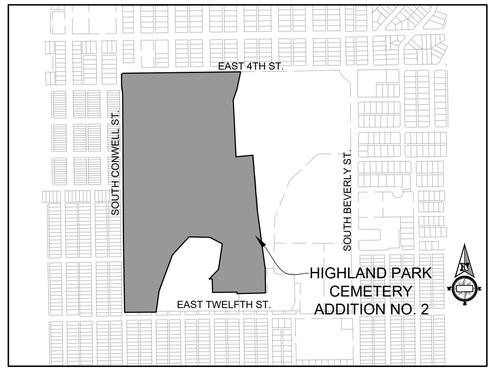
AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 1 OF 17

W.O. #17-250

M:\Land 2017\Surve\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 3/20/2020, Bill





VICINITY MAP
NO SCALE

LEGEND

▲ SET BRASS CAP

◎ FOUND MONUMENT AS NOTED

cepi

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

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

EAST 4TH STREET

N89°18'01"E 1299.77' (M)

N59°58'07"E 18.95' (M)

N0°23'37"W 127.68' (M)

SOUTH CONWELL ST.

BAROIL DR

N7°33'00"W 78.99' (M)

N2°48'49"W 43.19' (M)

N0°16'04"W 1528.82' (M)

YODER BLVD

DUBOIS BOULEVARD

GRANGER WAY

TEN SLEEP LN

BLOCK 28

BLOCK 27

BLOCK 26

BLOCK 25

BLOCK 20

BLOCK 19

BLOCK 29

BLOCK 30

BLOCK 31

BLOCK 32

BLOCK 21

BLOCK 22

BLOCK 8

BLOCK 7

BLOCK 6

BLOCK 5

BLOCK 4

BLOCK 3

LEGEND

▲ SET BRASS CAP

◎ FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 3 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

EAST 4TH STREET

S89°18'01"W 1299.77' (M)

YODER LOOP

BLOCK 18

BLOCK 17

BLOCK 65

BLOCK 100

BLOCK 101

BLOCK 226

YODER BLVD

DAYTON DR

BLOCK 23

BLOCK 66

DIXON DR

BLOCK 99

BLOCK 102

BLOCK 227

DUBOIS BLVD

BLOCK 2

BLOCK 1

BLOCK 67

BLOCK 98

BLOCK 103

BLOCK 228

TEN SLEEP LN

A G K O

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 4 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

LEGEND

- SET BRASS CAP
- FOUND MONUMENT AS NOTED

cepi

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 5 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

TEN SLEEP LN

BLOCK 15

BLOCK 16

BLOCK 68

BLOCK 97

BLOCK 104

BLOCK 229

BAGGS LN

BLOCK 34

BLOCK 33

BLOCK 69

BLOCK 96

BLOCK 105

ROCK RIVER LN

WRIGHT DR

BLOCK 39

BLOCK 40

BLOCK 70

DAYTON DR

DIXON DR

BLOCK 95

BLOCK 106

HANNA LN

LEGEND

- SET BRASS CAP
- FOUND MONUMENT AS NOTED

cepi

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 6 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, BH

BAIROIL DR

WRIGHT DR

LANDER LN

GREYBULL WAY

GRANGER WAY

MEETEETSE BLVD

WAMSUTTER LN

N0°16'04"W 1528.82' (M)

BLOCK 56

BLOCK 55

BLOCK 54

BLOCK 53

BLOCK 52

BLOCK 51

BLOCK 57

BLOCK 58

BLOCK 59

BLOCK 60

BLOCK 61

BLOCK 62

BLOCK 81

BLOCK 80

BLOCK 79

BLOCK 78

BLOCK 77

BLOCK 76

LEGEND

▲ SET BRASS CAP

◎ FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 7 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, BH

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #17-250

WAMSUTTER LN

BAIROIL DR

SOUTH CONWELL ST.

N0°16'04"W 1528.82' (M)

BLOCK 82

BLOCK 83

BLOCK 84

BLOCK 85

BLOCK 86

BLOCK 87

HOT SPRINGS LN

BLOCK 118

BLOCK 116N

BLOCK 116S

BLOCK 121

BLOCK 120

BLOCK 119

GILLETTE LN

GREYBULL WAY

BLOCK 122

BLOCK 123

BLOCK 124

BLOCK 125

BLOCK 126

BLOCK 127

GUERNSEY LN

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 9 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

BLOCK 91N

BLOCK 88

BLOCK 89

BLOCK 90

BLOCK 91

BLOCK 110

KAYCEE WAY

HOT SPRINGS LN

BLOCK 116N

BLOCK 116S

BLOCK 115

BLOCK 114

BLOCK 113

BLOCK 112

BLOCK 111

GILLETTE LN

BLOCK 127

BLOCK 128

BLOCK 129

BLOCK 130

BLOCK 131

BLOCK 132

BLOCK 133

DAYTON DR

DIXON DR

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 10 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

AFTON WAY

BLOCK 91N

BLOCK 110N

KAYCEE WAY

AFTON WAY

SPRINGS LN

GILLETTE LN

BLOCK 91

BLOCK 110

BLOCK 112

BLOCK 111

BLOCK 131

BLOCK 132

BLOCK 133

BLOCK "E"

LOT 37

LOT 36

LOT 31

LOT 30

LOT 33

LOT 34

LOT 35

LOT 28

LOT 29

LOT 26

LOT 27

LOT 22

LOT 23

LOT 24

LOT 25

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 41

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

S4°36'18"E 600.69' (M)

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 11 OF 17

W.O. #17-250

GUERNSEY LN

SHOSHONI LN

NEWCASTLE BLVD

GLENROCK BLVD

GREYBULL WAY

GRANGER WAY

BAROIL DR

SOUTH CONWELL ST.

N0°16'04"W 1528.82' (M)

1,569.69' (M)

BLOCK 169

BLOCK 168

BLOCK 166

BLOCK 165

BLOCK 164

BLOCK 170

BLOCK 172

BLOCK 173

BLOCK 174

BLOCK 175

BLOCK 225

BLOCK 223

BLOCK 222

BLOCK 221

BLOCK 220

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 12 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

GUERNSEY LN

GUERNSEY LN

SHOSHONI LN

DIXON DR

GLENROCK BLVD

NEWCASTLE BLVD

BLOCK 163

BLOCK 162

BLOCK 161

BLOCK 160

BLOCK 159

BLOCK 158

BLOCK

BLOCK 176

BLOCK 177

BLOCK 178

BLOCK 179

BLOCK 180

BLOCK 181

BLOCK

BLOCK 219

BLOCK 218

BLOCK 217

BLOCK 216

BLOCK 215

BLOCK 214

BLOC

N88°49'21"W 229.38' (M)

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 13 OF 17

W.O. #17-250

GUERNSEY LN

SHOSHONI LN

GLENROCK BLVD

DIXON DR

AFTON WAY

BLOCK 156

BLOCK 157

BLOCK 158

BLOCK 159

BLOCK 160

BLOCK 179

BLOCK 180

BLOCK 181

BLOCK 182

BLOCK 183

BLOCK 213

BLOCK 214

BLOCK 215

BLOCK 216

S4°36'16"E 600.69' (M)

S7°41'07"E 663.58' (M)

LEGEND

▲ SET BRASS CAP

◎ FOUND MONUMENT AS NOTED

cepi

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 14 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, BIII

NORTH PLATTE (NPT)

GLENDO (GND)

MDL

BLOCK 212N

BLOCK 212S

PLN

BOYSEN (BYN)

MTV

PTH

NEWCASTLE BLVD

AFTON WAY

BIG PINEY CIR

CHUGWATER BLVD

Columbarium

N89°51'59"W 31.71'

N87°38'54"W 12.40'

S88°06'58"W 12.25'

N77°54'10"W 11.54'

N89°38'18"W 11.52'

N62°37'52"W 156.23' (M)

S77°56'11"W 48.75'

N44°36'12"E 34.65'

S27°27'47"E 19.64'

N70°39'22"W 57.93'

S14°53'47"W 39.68'

N85°20'47"W 44.77'

N8°26'38"E 285.49' (M)

S7°41'07"E 663.58' (M)

N82°35'17"W 24.22'

N57°07'30"W 53.69'

S45°35'47"W 14.16'

N0°01'34"W 12.00'

N0°01'28"W 8.00'

LEGEND

- SET BRASS CAP
- FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, BM

MTV

PTH

TETON NORTH
(TTN)

TETON SOUTH
(TTS)

SEMINOE
(SMN)

LOT A

LOT B

LOT C

LOT D

LOT E

CHUGWATER BLVD

BIG PINEY CIR

BIG PINEY

LOWELL ST

Columbarium

N8°26'36"E 285.49' (M)

N44°07'56"E 148.27' (M)

S87°42'37"W 33.47' (M)

N1°39'13"W 149.57' (M)

N1°39'02"W
149.59' (R)

N89°17'20"E 269.84' (M)

N1°04'02"W 17.13' (M)

S88°35'33"W 315.03' (M)

S0°43'53"E 265.46' (M)

S87°41'07"E 663.58' (M)

LEGEND

SET BRASS CAP

FOUND MONUMENT AS NOTED

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

0 20' 40'

SCALE: 1" = 20'

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS

HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

SHEET 16 OF 17

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 1/17/2018, Bill

Parcel Line Table

Line #	Length	Direction
L1	10.00	S89°39'28"W
L2	3.96	N0°20'33"W
L3	3.98	S0°20'32"E
L4	10.00	S89°39'28"W
L5	4.00	N0°20'33"W
L6	5.66	S0°20'32"E
L7	10.00	S89°39'28"W
L8	10.00	N89°39'35"E
L9	4.00	S0°12'32"E
L10	10.00	S89°47'28"W
L11	4.00	N0°12'32"W
L12	16.00	S89°47'31"W
L13	16.00	N89°47'28"E
L14	4.00	N0°12'15"W
L15	10.00	N89°47'28"E
L16	4.00	S0°12'15"E
L17	10.00	N89°52'50"E
L18	11.97	N54°40'26"E
L19	2.00	N89°52'56"E
L20	4.00	S0°07'10"E
L21	2.00	S89°52'49"W
L22	6.32	N71°41'12"W
L23	10.00	S89°52'49"W
L24	11.03	N62°35'15"W
L25	10.00	S89°52'49"W
L26	10.00	S87°59'06"W
L27	4.00	N2°00'55"W
L28	1.21	S0°00'54"W
L29	10.00	N89°59'06"W
L30	10.00	S89°59'06"E

Parcel Line Table

Line #	Length	Direction
L32	4.06	S1°33'48"E
L34	12.21	S15°17'45"E
L35	16.00	S0°50'52"E
L37	16.00	N0°50'52"W
L38	13.26	N14°05'06"W
L39	12.04	N11°15'35"W
L40	16.00	N0°20'20"W
L41	16.00	S0°20'16"E
L42	11.96	S11°19'56"E
L43	16.00	N88°24'00"E
L44	4.00	N1°36'01"W
L45	10.00	N88°24'00"E
L46	4.00	S1°36'01"E
L47	10.00	N88°16'25"E
L48	4.00	S1°43'34"E
L49	10.01	S88°06'51"W
L50	4.00	N1°53'09"W
L51	10.00	S88°38'10"W
L52	4.00	N1°21'50"W
L53	10.00	N88°30'00"E
L54	6.14	S87°52'43"E
L55	10.00	N88°29'54"E
L56	6.06	S84°43'34"E
L57	10.00	N88°33'03"E
L58	5.97	S87°43'50"E
L59	10.00	N88°26'11"E
L60	6.07	S85°22'49"E
L61	10.00	N88°35'24"E
L62	10.00	S88°35'24"W
L63	4.65	N1°24'37"W

Parcel Line Table

Line #	Length	Direction
L64	15.75	S88°26'11"W
L65	6.18	N87°51'36"W
L66	10.00	S88°33'03"W
L67	5.96	N84°36'59"W
L68	10.00	S88°29'54"W
L69	6.14	N87°52'16"W
L70	10.00	S88°29'53"W
L71	10.00	S88°39'23"W
L72	6.63	N88°25'14"W
L73	10.00	S88°27'56"W
L74	6.94	N89°20'22"W
L75	10.00	S89°22'00"W
L76	5.13	N88°58'05"W
L77	10.00	S88°29'28"W
L78	5.58	S86°13'25"W
L79	10.00	S88°51'42"W
L80	10.00	N88°51'49"E
L81	4.89	N85°52'48"E
L82	16.75	N88°29'27"E
L83	3.76	N0°38'00"W
L84	10.00	N89°22'00"E
L85	4.25	S0°38'29"E
L86	5.28	N88°27'56"E
L87	10.00	N88°27'56"E
L88	6.98	S88°34'18"E
L89	10.00	N88°39'16"E
L90	4.00	S0°01'47"W
L91	10.00	N89°58'14"W
L92	4.00	N0°04'27"W
L93	4.00	S0°09'08"W

Parcel Line Table

Line #	Length	Direction
L94	10.00	N89°50'51"W
L95	4.00	N0°09'09"E
L96	16.00	N89°47'53"E
L97	4.00	N0°12'07"W
L98	4.00	S0°11'49"E
L99	16.00	N89°48'11"E
L100	4.00	N0°11'49"W
L101	10.00	N89°48'11"E
L102	4.00	S0°11'49"E
L103	10.00	S89°52'59"W
L104	4.00	N0°07'00"W
L105	8.00	N0°20'25"W
L106	16.00	N89°39'35"E
L107	16.00	N89°39'38"E
L108	16.00	N89°39'34"E
L109	10.00	N89°39'27"E
L110	4.00	S0°20'26"E
L111	8.00	S0°00'10"W
L112	14.00	N89°59'43"W
L113	4.00	S0°00'10"W
L114	14.40	N89°13'25"E
L115	8.00	N0°46'31"W
L116	14.40	N89°13'25"E
L117	4.00	N0°46'39"W
L118	14.40	N89°13'25"E
L119	4.00	N0°46'39"W
L120	25.80	N89°13'26"E
L121	10.00	S89°39'19"W
L122	5.00	S0°20'47"E
L123	10.00	S1°54'41"E

Parcel Line Table

Line #	Length	Direction
L124	8.00	N88°05'15"E
L125	17.19	S1°54'40"E
L126	11.59	N88°05'12"E
L127	10.00	S1°54'47"E
L128	4.00	N88°05'06"E
L129	20.05	S1°54'40"E
L130	7.92	N88°31'03"E
L131	20.00	S1°28'56"E
L132	3.98	S1°28'59"E
L133	9.96	N88°17'49"E
L134	4.90	S1°30'15"E
L135	9.90	S1°40'08"E
L136	6.20	N88°25'05"E
L137	21.33	N89°08'46"E
L138	6.89	S89°48'54"E
L139	21.33	N89°08'28"E
L140	5.64	S84°51'26"E
L141	5.00	S89°08'29"W
L142	9.96	S88°44'26"W
L143	21.33	S89°08'28"W
L144	5.64	N84°51'27"W
L145	21.33	S89°08'28"W
L146	6.90	N89°48'58"W
L147	21.33	S89°08'46"W
L148	15.00	N89°52'10"E
L149	8.40	N0°07'50"W
L150	10.00	N88°37'55"E
L151	7.51	S88°18'43"E
L152	15.00	S88°39'31"W
L153	21.92	S1°20'27"E

Parcel Line Table

Line #	Length	Direction
L154	11.33	S88°39'35"W
L155	21.94	S1°20'30"E
L156	15.00	S88°28'51"W
L157	21.00	S1°20'29"E
L158	2.05	S0°01'31"E
L159	15.01	N89°59'19"E
L160	14.99	S89°59'19"W
L161	5.94	S0°01'31"E
L162	15.71	S89°59'57"W
L163	8.40	S0°00'04"E
L164	8.40	N0°04'45"E
L165	15.28	N89°55'13"W
L166	8.40	S1°24'30"E
L167	7.00	N89°59'43"W
L168	4.00	S0°00'09"W
L169	7.00	N89°59'52"W
L170	4.00	S0°00'09"W
L171	10.00	S1°54'47"E
L172	12.00	N88°05'11"E
L173	10.00	S1°54'47"E
L174	7.00	S1°54'47"E
L175	16.24	N88°05'15"E

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

LINE TABLE

VACATION & REPLAT OF
HIGHLAND PARK CEMETERY PLAT &
INCLUDING UNPLATTED PORTIONS OF THE
N½SE¼ OF SECTION 10, T.33N., R.79W., 6TH P.M.
AS
HIGHLAND PARK CEMETERY ADDITION NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE S½NE¼ AND THE N½SE¼ OF
SECTION 10 T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #17-250

M:\Land 2017\Survey\17-250 Highland Cemetery\Survey Plats\HPC REVISED.dwg, 3/20/2020, Bill

December 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

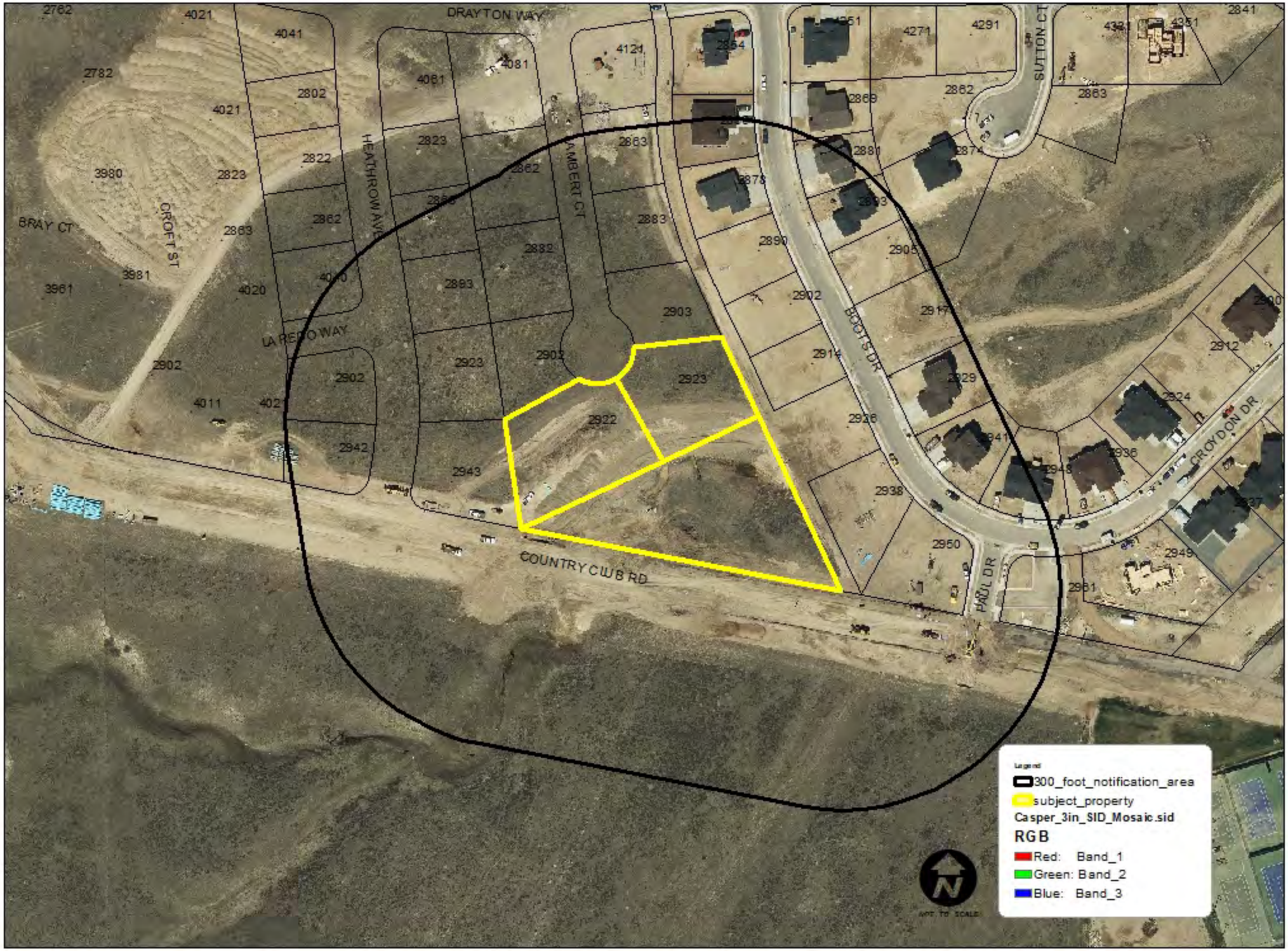
SUBJECT: **PLN-20-037-R** – A plat creating Kensington Heights Addition No. 2, consisting of a vacation and replat of Kensington Heights Addition No. 1, Lots 5, 6 & Tract B, Block 4. Applicant: Kensington Heights Investments, LLC.

Recommendation:
If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating Kensington Heights Addition No. 2 meets the minimum requirements of the Municipal Code, staff recommends approval, with a "do pass" recommendation to City Council.

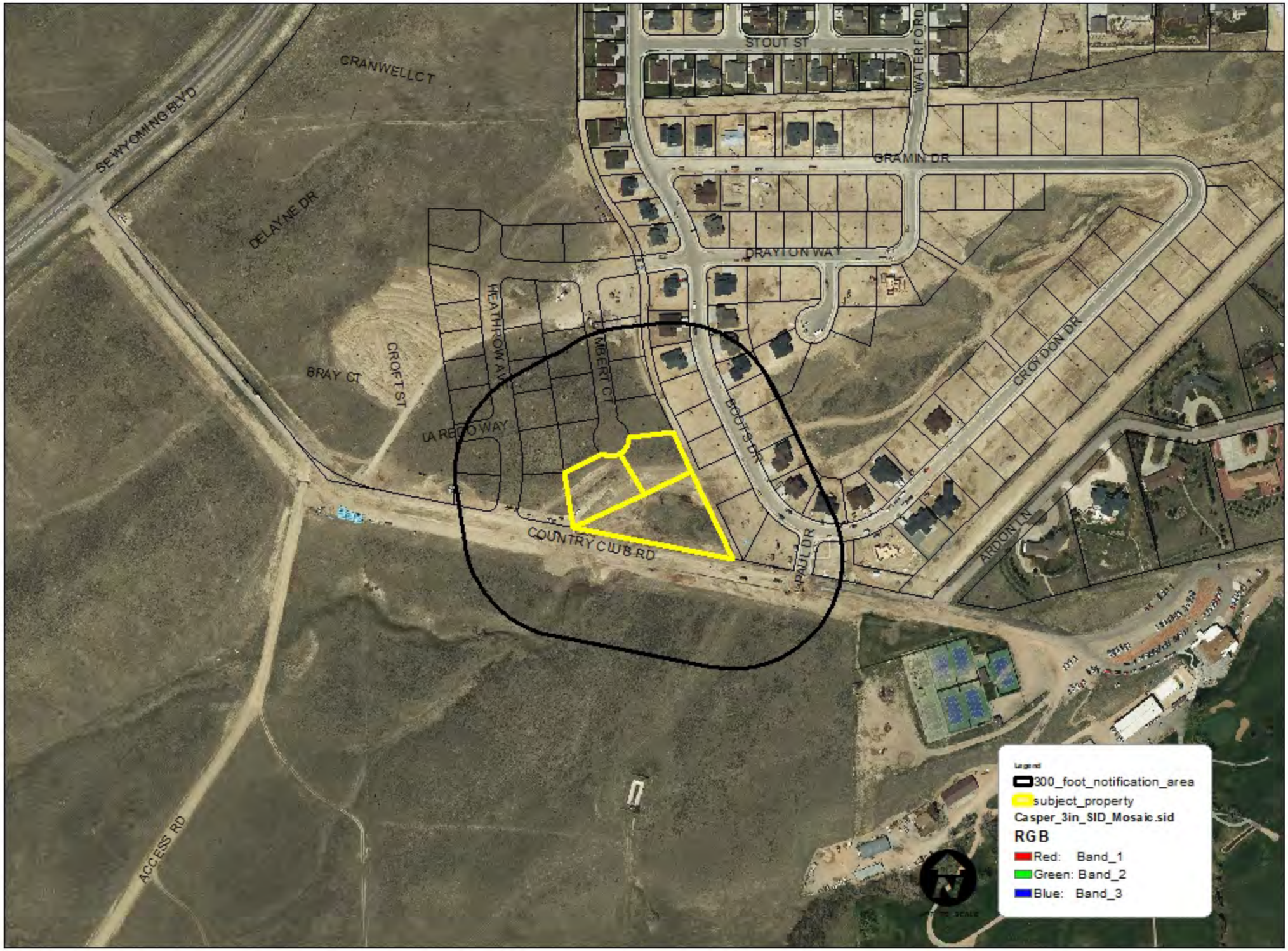
Code Compliance:
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. At the time the staff report was prepared**, staff has not received any written public comments on this case.**

Summary:
An application has been received for a vacation and replat creating Kensington Heights Addition No. 2. The replat involves three (3) platted, but undeveloped lots, encompassing 2.18-acres, more or less, located north of Country Club Road, at the south end of Lambert Court. Two (2) of the lots are developable, and one (1) is a drainage/detention lot. The property is zoned R-2 (One Unit Residential). The purpose of the replat is to enlarge the two (2) developable lots (proposed Lots 1 & 2), by incorporating portions of the drainage/detention lot into them. The minimum lot size in the R-2 (One Unit Residential) zoning district is 4,000 square feet, and all proposed lots in Kensington Heights Addition No. 2 exceed that requirement.

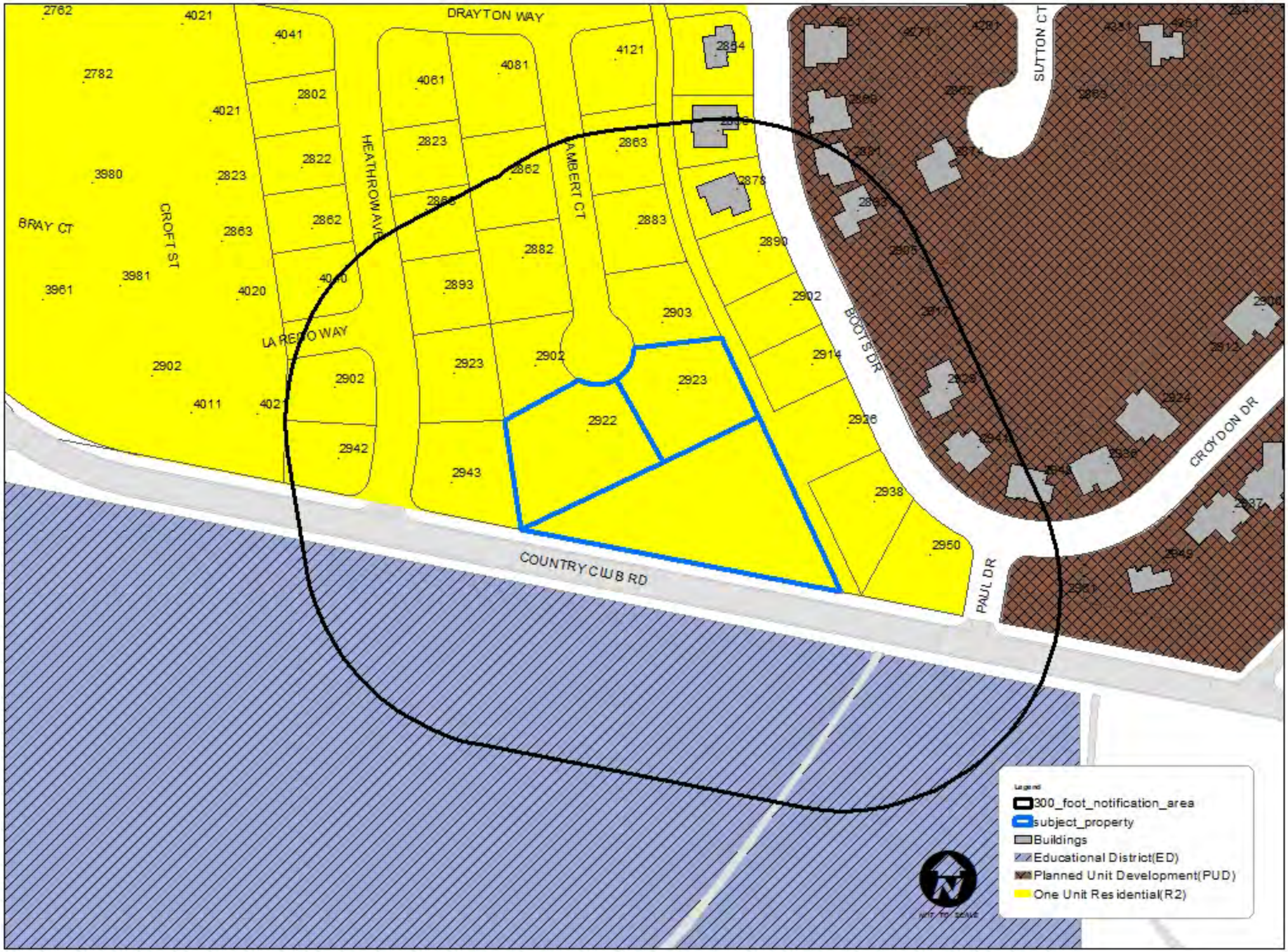
Kensington Heights Addition No. 2

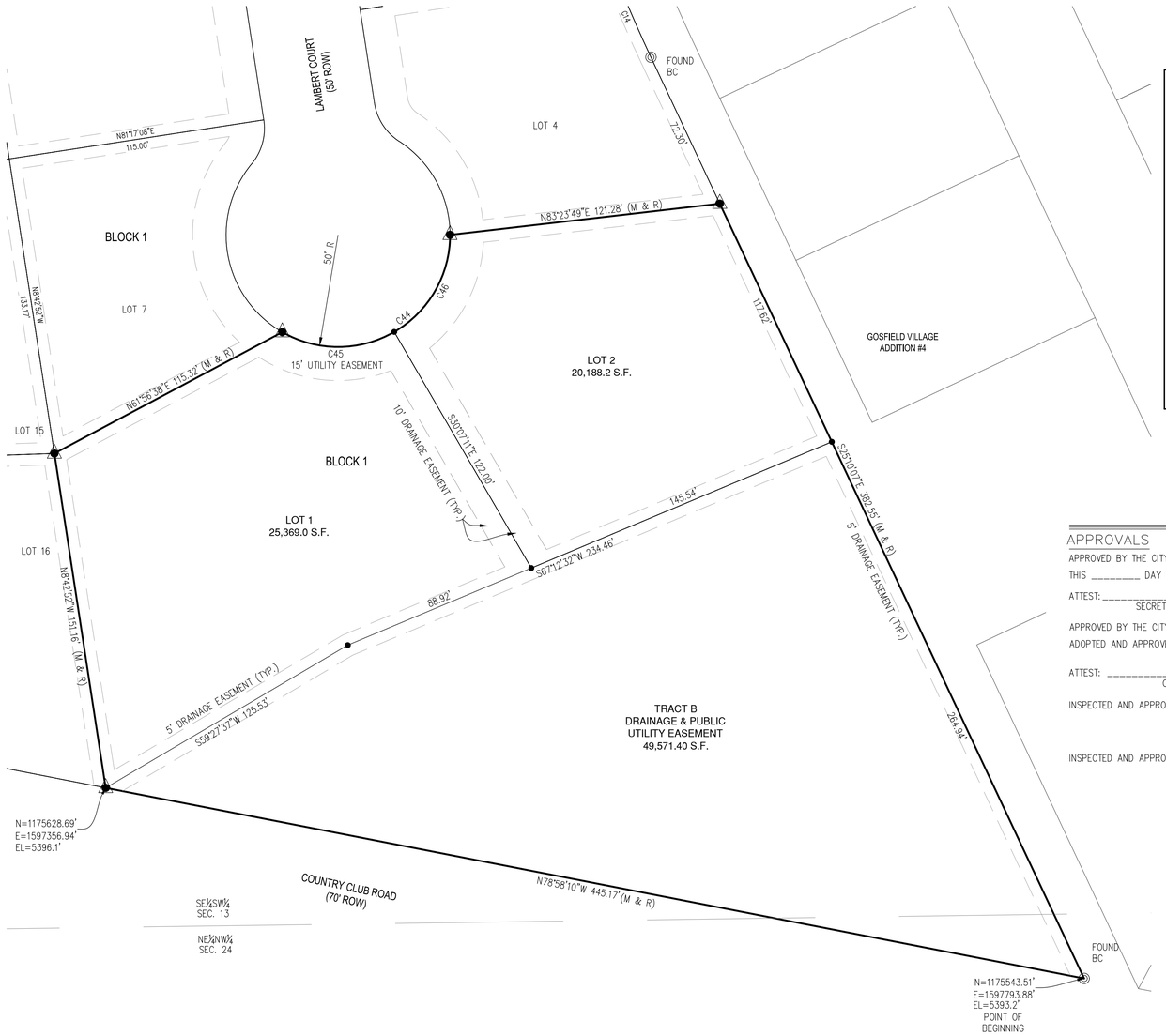


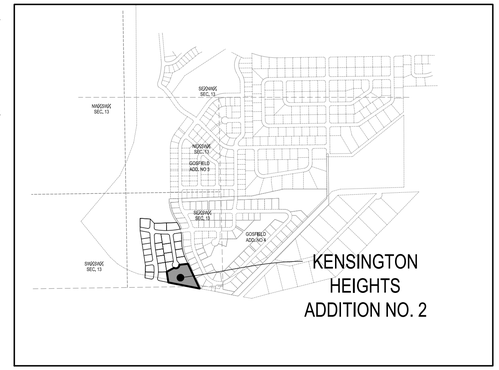
Kensington Heights Addition No. 2



Kensington Heights Addition No. 2







VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2020.

ATTEST: _____ _____
SECRETARY CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED,
ADOPTED AND APPROVED THIS _____, DAY OF _____, 2020.

ATTEST: _____ _____
CITY CLERK MAYOR

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____
CITY ENGINEER

INSPECTED AND APPROVED THIS _____, DAY OF _____, 2020.

_____
CITY SURVEYOR

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, KENSINGTON HEIGHTS DEVELOPMENT, LLC, AND KENSINGTON HEIGHTS INVESTMENTS, LLC DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE SE¼SW¼ OF SECTION 13 AND THE NE¼NW¼ OF SECTION 24, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, ALSO KNOWN AS KENSINGTON HEIGHTS ADDITION NO. 1, LOTS 5, 6 AND TRACT B, BLOCK 1, TO THE CITY OF CASPER, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B, LOCATED ON THE NORTHERLY LINE OF COUNTRY CLUB ROAD, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N78°58'10"W, ALONG THE SOUTHERLY LINE OF THE PARCEL AND THE NORTHERLY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 445.17 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 16, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N08°42'52"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 16, A DISTANCE OF 151.16 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE CORNER COMMON TO LOTS 7, 15 AND 16, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N61°56'38"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 115.32 FEET TO A POINT ON THE WESTERLY LINE OF LAMBERT COURT, MONUMENTED BY A BRASS CAP;

THENCE ALONG THE SOUTHERLY LINE OF LAMBERT COURT AND THE NORTHERLY LINE OF THE PARCEL AND A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 120°00'00", A DISTANCE OF 104.72 FEET, HAVING A CHORD BEARING OF N59°52'48"E, A DISTANCE OF 86.60 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, KENSINGTON HEIGHTS ADDITION NO. 1, MONUMENTED BY A BRASS CAP;

THENCE N83°23'49"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 121.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S25°10'07"E, ALONG THE EASTERLY LINE OF THE PARCEL AND THE WESTERLY LINE OF GOSFIELD VILLAGE ADDITION NO. 4, A DISTANCE OF 382.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.18 ACRES MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "KENSINGTON HEIGHTS ADDITION NO. 2" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. A FIVE FOOT WIDE DRAINAGE EASEMENT IS LOCATED ALONG THE BACK AND SIDE LINE OF EACH LOT FOR GENERAL LOT SURFACE DRAINAGE. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREWOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

KENSINGTON HEIGHTS DEVELOPMENT, LLC
421 SOUTH CENTER STREET
CASPER, WYOMING 82601

_____
LISA BURRIDGE – MANAGING MEMBER OF
KENSINGTON HEIGHTS DEVELOPMENT, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS DEVELOPMENT, LLC, THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

KENSINGTON HEIGHTS INVESTMENTS, LLC
421 SOUTH CENTER STREET
CASPER, WYOMING 82601

_____
LISA BURRIDGE – MANAGING MEMBER OF
KENSINGTON HEIGHTS INVESTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF KENSINGTON HEIGHTS INVESTMENTS, LLC, THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

NOTES

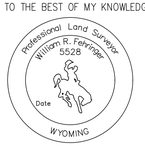
1. ERROR OF CLOSURE EXCEEDS 1: 330,035.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°43'23.79", AND THE COMBINED FACTOR IS 0.999782.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CURVE TABLE (M & R)					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH B	CH L
C44	50.00'	104.72'	120°00'00"	N59°52'48"E	86.60
C45	50.00'	52.36'	60°00'00"	N89°52'48"E	50.00
C46	50.00'	52.36'	60°00'00"	N29°52'48"E	50.00

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH, 2020, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

0 30' 60'
SCALE: 1" = 30'

LEGEND

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

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

VACATION AND REPLAT
OF THE
KENSINGTON HEIGHTS ADDITION NO. 1,
LOTS 5, 6 & TRACT B, BLOCK 1
AS THE

KENSINGTON HEIGHTS ADDITION NO. 2

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE SE¼SW¼, SECTION 13,
AND THE NE¼NW¼ SECTION 24, T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING

W.O. #20-276

December 11, 2020

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner

SUBJECT: **PLN-20-038-C** – A request for a Conditional Use Permit to construct an accessory dwelling unit (ADU) within a detached garage, in an R-2 (One Unit Residential) zoning district, on Lot 10, Block 137, Casper Addition, located at 904 South Lincoln Avenue. Applicant: Deborah Ann Gillihan (Clark).

Recommendation:

The Planning and Zoning Commission **may** approve the requested Conditional Use Permit after consideration of public testimony and the facts of the case, as presented during the public hearing:

1. If all minimum regulations/standards of the Municipal Code are satisfied; and,

2. After consideration of any relevant factors, including, but not limited to those articulated in Section 17.12.240(H) *(outlined below),* and upon finding that the request is in keeping with the two (2) findings listed in Section 17.12.240(G), *(outlined below).*

Should the Planning and Zoning Commission vote to approve the requested Conditional Use Permit, staff recommends the inclusion of the following two (2) conditions:

1. Either the principal dwelling unit, or the accessory dwelling unit, shall always be occupied by the owner of the property, or their immediate family member.

2. A minimum of four (4) off-street parking spaces (two (2) per dwelling unit) shall be provided on the property.

Code Compliance:

Staff has completed all public notice requirements of Section 17.12.240 of the Casper Municipal Code pertaining to Conditional Use Permits, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **Staff has not received any public comments on the proposal.**

APPLICABLE REGULATIONS & STANDARDS

- Section 17.08 – Definitions: "Accessory Dwelling Unit" means a habitable living unit added to, created within, or detached from a single-family dwelling unit that provides basic

requirements for living, sleeping, eating, cooking and sanitation. Either the principal dwelling unit or the accessory dwelling unit must be occupied by an owner of the property, or an immediate family member of the property owner. An accessory dwelling unit shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.

- Section 17.32.030 – "Accessory Dwelling Unit" listed as a Conditional Use in the R-2 (One Unit Residential) zoning district.

- Section 17.12.080 – A minimum of two (2) off-street parking spaces are required per dwelling unit.

- Section 17.12.240(I) – In any case in which a Conditional Use Permit has not been exercised and the work completed within one (1) year from the date of issuance, such permit shall be void, and have no further force or effect.

RELEVANT FACTORS

Section 17.12.240(H) - In making its findings, the Commission shall consider any relevant factors, including, but not limited to, the following, if applicable to the proposed use:

a. Area and height to be occupied by buildings or other structures.

b. Density of the proposed use in terms of units per acre and the number of offices, employees, occupants, or all three.

c. Volume of business in terms of the number of customers per day.

d. Increased traffic congestion or hazard caused by the use which may be over and above normal traffic for the area, as determined by the City Engineer and Community Development Director.

e. Location of use with respect to the same or similar uses within a three hundred foot (300') radius of the perimeter of the described property.

f. Any other criteria affecting public health, safety, and welfare, as provided for by written rules of the Commission.

REQUIRED FINDINGS

Section 17.12.240(G) of the Casper Municipal Code states that no conditional use permit shall be granted unless the Commission finds the following:

1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;

2. The Conditional Use is designed to be compatible with adjacent land uses and the area of its location.

GUIDANCE ON CONDITIONS

Pursuant to Section 17.12.240(I) of the Casper Municipal Code, the Commission may impose reasonable conditions on a Conditional Use Permit, including, but not limited to, time limitations, requirements that one or more things be done before construction is initiated, or conditions of an ongoing nature. By way of illustration, not limitation, the following limitations or modifications can be placed upon a Conditional Use Permit, to the extent that such conditions are necessary to ensure compliance with the criteria of Section 17.12.240(G) and (H):

1. Size and location of site;
2. Street and road capacities in the area;
3. Ingress and egress to adjoining public streets;
4. Location and amount of off-street parking;
5. Internal traffic circulation systems;
6. Fencing, screening, and landscaped separations;
7. Building bulk and location;
8. Usable open space;
9. Signs and lighting; and,
10. Noise, vibration, air pollution and other environmental influences.

Summary:

Deborah Ann Gillihan has applied for a Conditional Use Permit to construct an accessory dwelling unit (ADU) within a detached garage, in an R-2 (One Unit Residential) zoning district, located at 904 South Lincoln Avenue. The applicant proposes to replace an existing detached garage with a 26'x32' garage, including a 541 square foot residential loft. The property is a located at the southwest corner of the intersection of Divine Avenue and South Lincoln Avenue, and is approximately 8,400 square feet in size. The minimum lot size in the R-2 (One Unit Residential) zoning district is 4,000 square feet.

The concept of "Accessory Dwelling Units" was added to the Municipal Code in 2008 in order to address society's changing housing needs, by providing for concepts such as caretaker residences, to allow for aging in place, or for situations where a family member may want to live somewhat independently, but may require periodic supervision/care. The purpose of allowing for ADU's as a Conditional Use, rather than as a permitted use, by right, was to prevent the general introduction of multi-family residential development into single-family areas. Staff has included a recommended condition of approval that reiterates the Code requirement that either the principal dwelling, or the accessory dwelling, must be occupied by either the property owner or their immediate family member, in perpetuity.

Sample Motion to Approve:

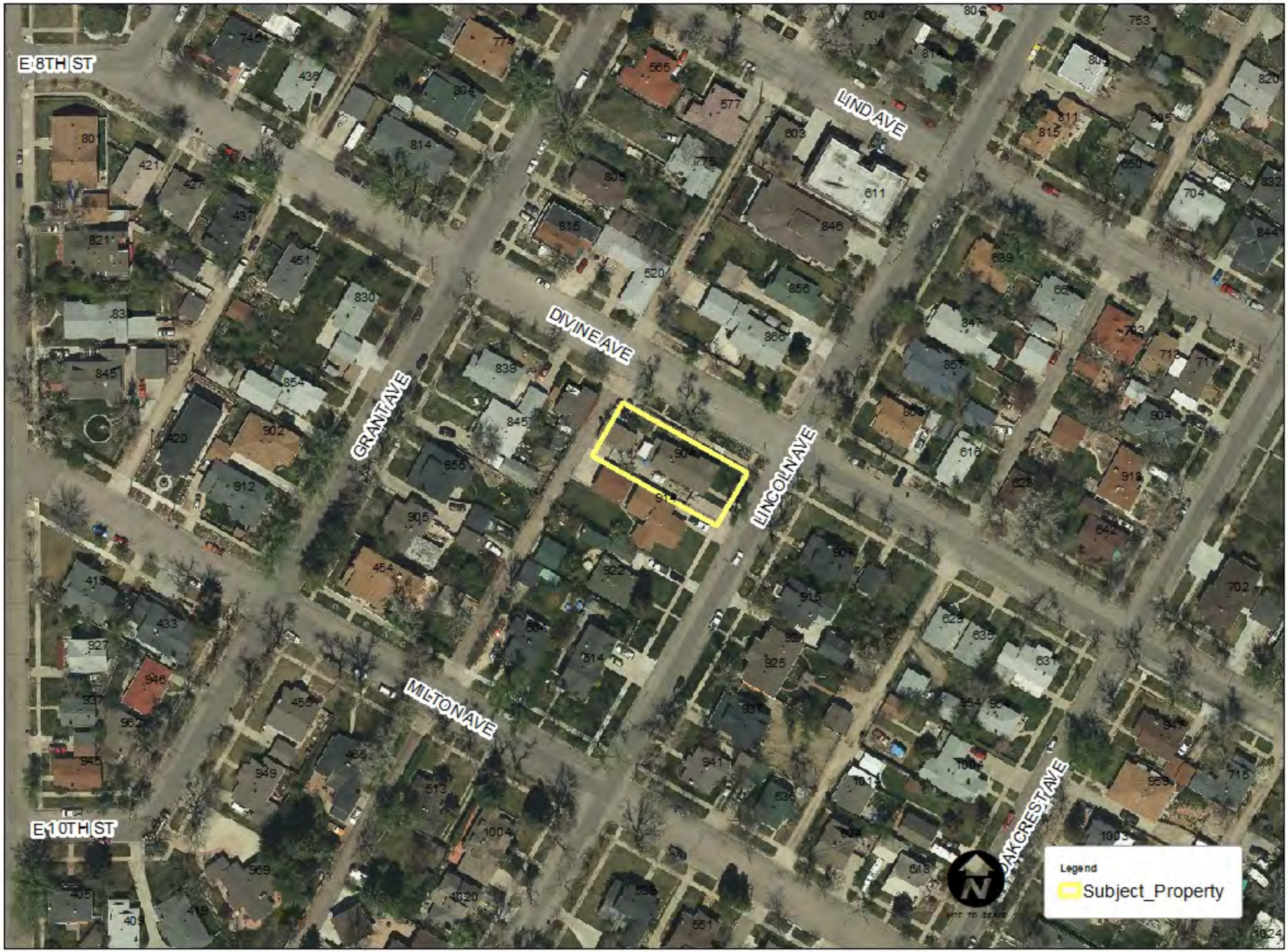
I note that the Planning and Zoning Commission has considered all relevant factors, including, but not limited to, those set forth in Casper Municipal Code Section 17.12.240(H), and find that the conditional use permit meets the two (2) findings required by Casper Municipal Code Section 17.12.240(G). On that basis, I move to **approve** Case #PLN-20-038-C, with the two (2) conditions stated in the staff report.

Sample Motion to Deny:

I move to **deny** Case #PLN-20-038-C, because the Conditional Use does not meet the two (2) findings required for approval under Section 17.12.240(G).

904 S Lincoln Ave

904 S Lincoln Ave



904 S Lincoln Ave Zoning

City of Casper
Planning Division
Conditional Use Permit Application

OWNER'S INFORMATION:

NAME: DEBORAH ANNE GILLIHAN (CLARK)

ADDRESS: 904 S LINCOLN AVE CASPER, WY 82601

TELEPHONE: (307)359-2733 EMAIL: DEB@VALUETHEWEST.COM

LOCATION OF REQUEST:

ADDRESS: 904 S. LINCOLN AVE CASPER, WY 82601

LEGAL DESCRIPTION: CASPER BLK 137 LOT 10

Number of Lots: 1 Size of Lots: 0.19 ACRES

Current Zoning: R2 Current Use: DETACHED GARAGE

Purpose for which the property is proposed to be used: DETACHED GARAGE WITH ACCESSORY DWELLING ABOVE GARAGE

Prior restrictions placed on the property: NONE

Floor area square footage: 760 GARAGE / 541 LOFT Number of Occupants or Employees: N/A

Building Footprint: 26X32 = 832 SQ FT Number of off-street parking spaces: N/A

A PLOT PLAN IS REQUIRED SHOWING:

(WHERE APPROPRIATE)

(lot size and dimensions)	(size and location of buildings)	off-street parking spaces
routes for ingress and egress	internal traffic control	fencing, screening, and landscaping
signs and lighting	(setback distances)	

The following owner's signature, or agent, signifies that all information on the application is accurate and correct to the best of the owner's knowledge, and that the owner has thoroughly read and understands all application information and requirements.

SIGNATURE OF PROPERTY OWNER: Deb Clark

DATE: 11/12/2020

SUBMIT TO:
Community Development Department
Planning Division
200 N David; RM 203
Casper, WY 82601
Phone: 307-235-8241
Fax: 307-235-8362
www.casperwy.gov
E-mail: dhardy@cityofcasperwy.com

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- PROOF OF OWNERSHIP
- $600 APPLICATION FEE (NON-REFUNDABLE)
- PLOT PLAN

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY:

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET LIST		
NUMBER	NAME	DATE ISSUED
1.00	EXISTING LOT PLAN	11/12/20
1.01	PROPOSED LOT PLAN	10/15/20
3.10	FOUNDATION PLAN	10/15/20
3.20	GARAGE FLOOR PLAN	10/15/20
3.21	DIMENSIONED GARAGE FLOOR	10/15/20
3.30	APARTMENT FLOOR PLAN	10/15/20
3.31	DIMENSIONED APT. FLOOR PLAN	10/15/20
3.32	FLOOR JOIST LAYOUT	10/15/20
3.33	REFLECTED CEILING PLAN	10/15/20
3.40	ROOF PLAN	10/15/20
5.01	ELEVATIONS	10/15/20
5.02	ELEVATIONS	10/15/20
6.10	SECTIONS	10/15/20
K1	KITCHEN LAYOUT	10/20/20

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

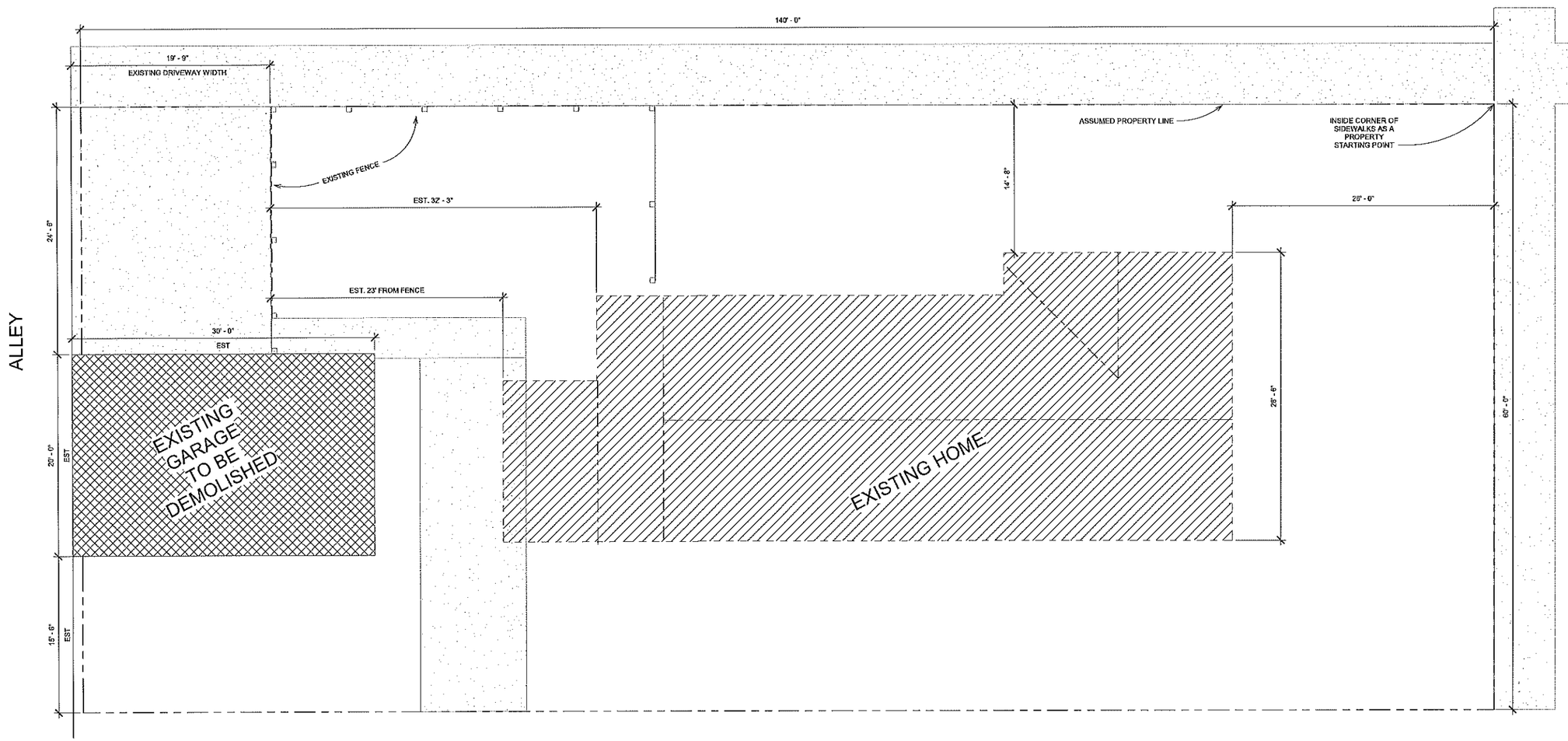
COVER

0.00

ONWERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION

DIVINE AVE



① PLOT PLAN EXISTING
3/16" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

EXISTING LOT PLAN

1.00

OWNERSHIP OF DOCUMENTS

This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY

NOT FOR CONSTRUCTION

GENERAL NOTES:

1. THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED WITHOUT SPECIFIC SITE LOCATION AND WITHOUT KNOWLWEDGE OF SOIL CONDITIONS. THE CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO VERIFY THE ADEQUACY OF THE FOOTING SYSTEM.

2. ADEQUACY OF THE FRAMING MEMBERS SHALL BE VERIFIED BY THE MANUFACTURER OF SUCH MEMBERS.

3. MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE DESIGNED BY THE SUBCONTRACTOR OF EACH SYSTEM. ALL WORK SHALL COMPLY WITH APPLICABLE CODES.

4. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD OR CONCRETE. EXTERIOR WALLS ARE TO FACE OF SHEATHING.

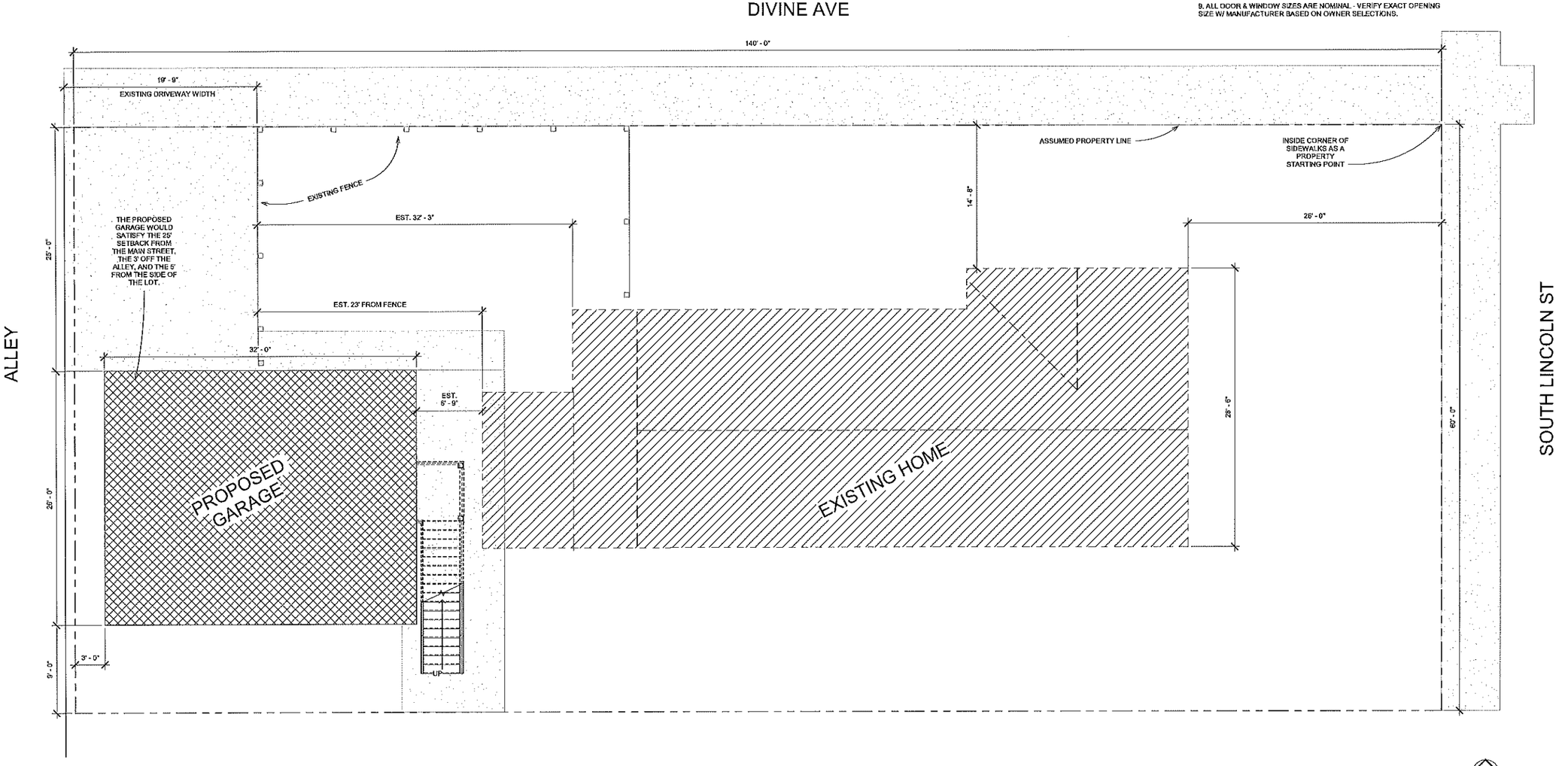
5. ALL INTERIOR WALLS ARE 2X4 FRAMING AND ALL EXTERIOR, PLUMBING & BEARING WALLS ARE 2X6 FRAMING U.N.O.

6. ALL FLOOR JOIST & LVL FRAMING TO BE VERIFIED BY MANUFACTURER SPECIFICATIONS.

7. DOUBLE JOIST WHERE PARALLEL WITH PARTITIONS ABOVE.

8. SEE TRUSS MANUFACTURER DRAWINGS FOR LAYOUT AND DETAILS.

9. ALL DOOR & WINDOW SIZES ARE NOMINAL - VERIFY EXACT OPENING SIZE W/ MANUFACTURER BASED ON OWNER SELECTIONS.



1 PLOT PLAN PROPOSED
3/15" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:

GARAGE UPDATE

CLARK

NO.	DESCRIPTION	DATE

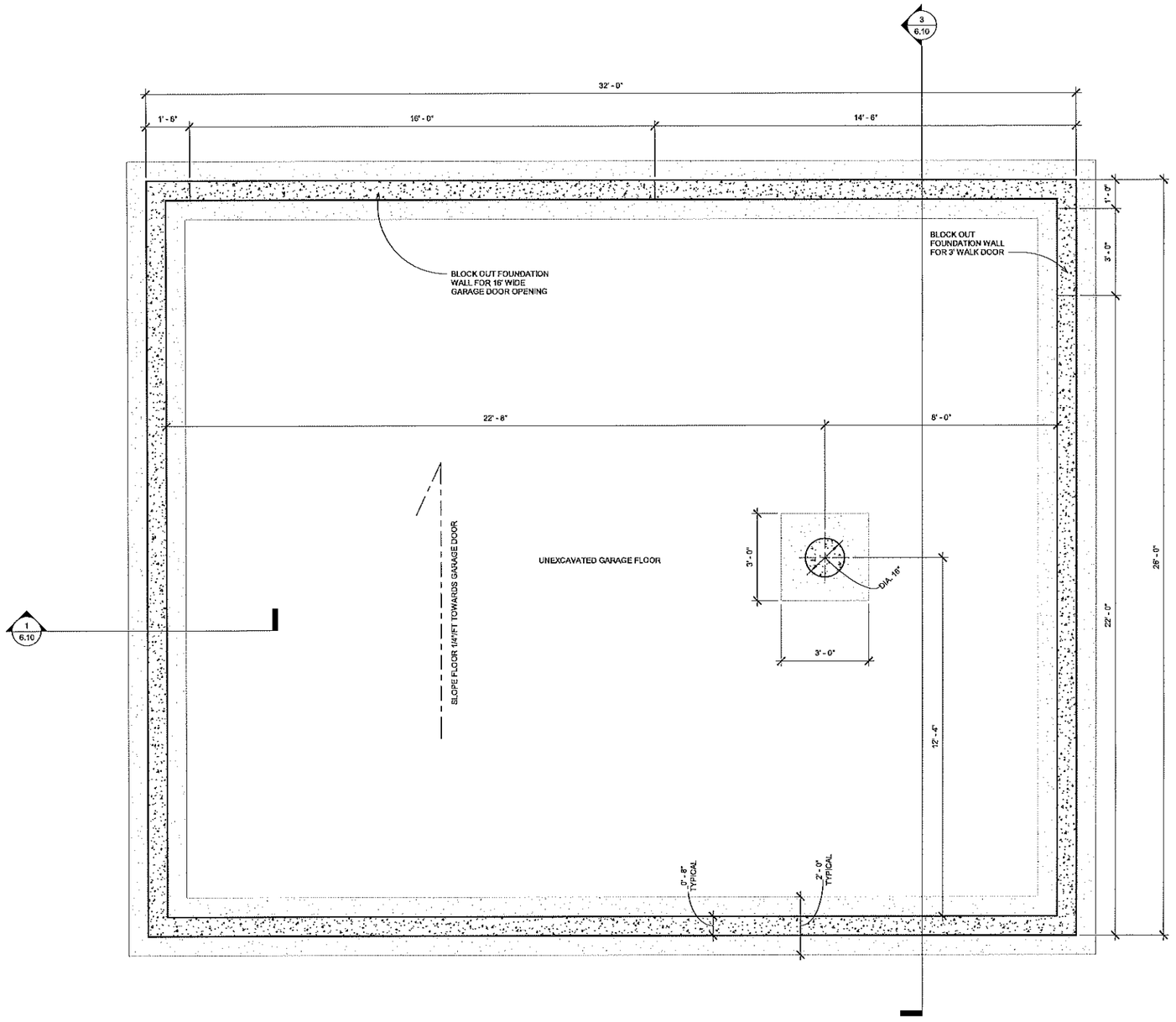
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

PROPOSED LOT PLAN

1.01

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 FOUNDATION
1/2" = 1'-0"

GENERAL NOTES:

1. THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED WITHOUT SPECIFIC SITE LOCATION AND WITHOUT KNOWLWEDGE OF SOIL CONDITIONS. THE CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO VERIFY THE ADEQUACY OF THE FOOTING SYSTEM.

2. ADEQUACY OF THE FRAMING MEMBERS SHALL BE VERIFIED BY THE MANUFACTURER OF SUCH MEMBERS.

3. MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE DESIGNED BY THE SUBCONTRACTOR OF EACH SYSTEM. ALL WORK SHALL COMPLY WITH APPLICABLE CODES.

4. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD OR CONCRETE. EXTERIOR WALLS ARE TO FACE OF SHEATHING.

5. ALL INTERIOR WALLS ARE 2X4 FRAMING AND ALL EXTERIOR, PLUMBING & BEARING WALLS ARE 2X6 FRAMING U.N.O.

6. ALL FLOOR JOIST & LVL FRAMING TO BE VERIFIED BY MANUFACTURER SPECIFICATIONS.

7. DOUBLE JOIST WHERE PARALLEL WITH PARTITIONS ABOVE.

8. SEE TRUSS MANUFACTURER DRAWINGS FOR LAYOUT AND DETAILS.

9. ALL DOOR & WINDOW SIZES ARE NOMINAL - VERIFY EXACT OPENING SIZE W/ MANUFACTURER BASED ON OWNER SELECTIONS.

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

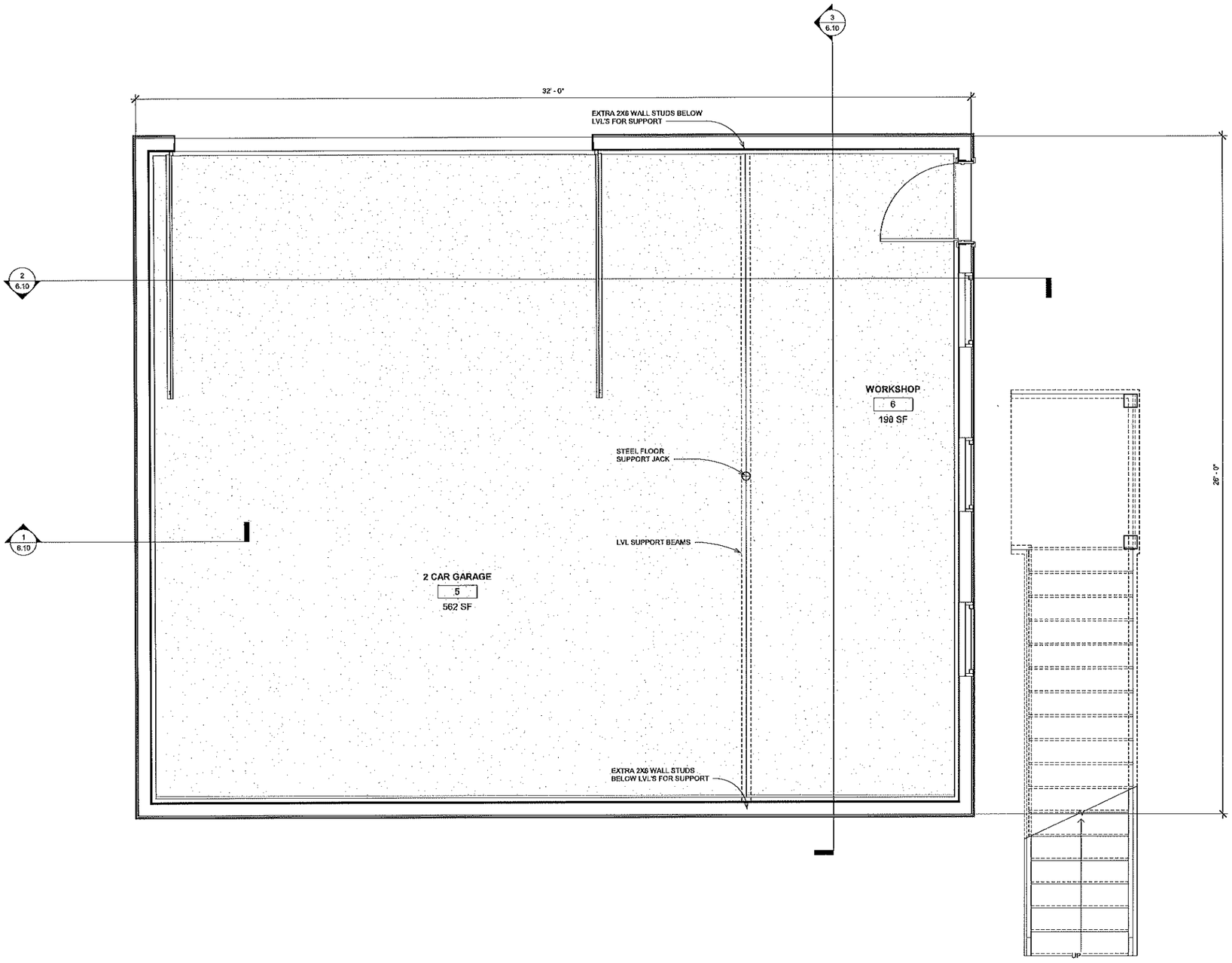
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

FOUNDATION PLAN

3.10

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 GARAGE FINISH FLOOR
1/2" = 1'-0"

GENERAL NOTES:

1. THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED WITHOUT SPECIFIC SITE LOCATION AND WITHOUT KNOWLWEDGE OF SOIL CONDITIONS. THE CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO VERIFY THE ADEQUACY OF THE FOOTING SYSTEM.

2. ADEQUACY OF THE FRAMING MEMBERS SHALL BE VERIFIED BY THE MANUFACTURER OF SUCH MEMBERS.

3. MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE DESIGNED BY THE SUBCONTRACTOR OF EACH SYSTEM. ALL WORK SHALL COMPLY WITH APPLICABLE CODES.

4. ALL WALL FRAMING DIMENSIONS ARE TO FACE OF STUD OR CONCRETE. EXTERIOR WALLS ARE TO FACE OF SHEATHING.

5. ALL INTERIOR WALLS ARE 2X4 FRAMING AND ALL EXTERIOR, PLUMBING & BEARING WALLS ARE 2X6 FRAMING U.N.O.

6. ALL FLOOR JOIST & LVL FRAMING TO BE VERIFIED BY MANUFACTURER SPECIFICATIONS.

7. DOUBLE JOIST WHERE PARALLEL WITH PARTITIONS ABOVE.

8. SEE TRUSS MANUFACTURER DRAWINGS FOR LAYOUT AND DETAILS.

9. ALL DOOR & WINDOW SIZES ARE NOMINAL - VERIFY EXACT OPENING SIZE W/ MANUFACTURER BASED ON OWNER SELECTIONS.

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

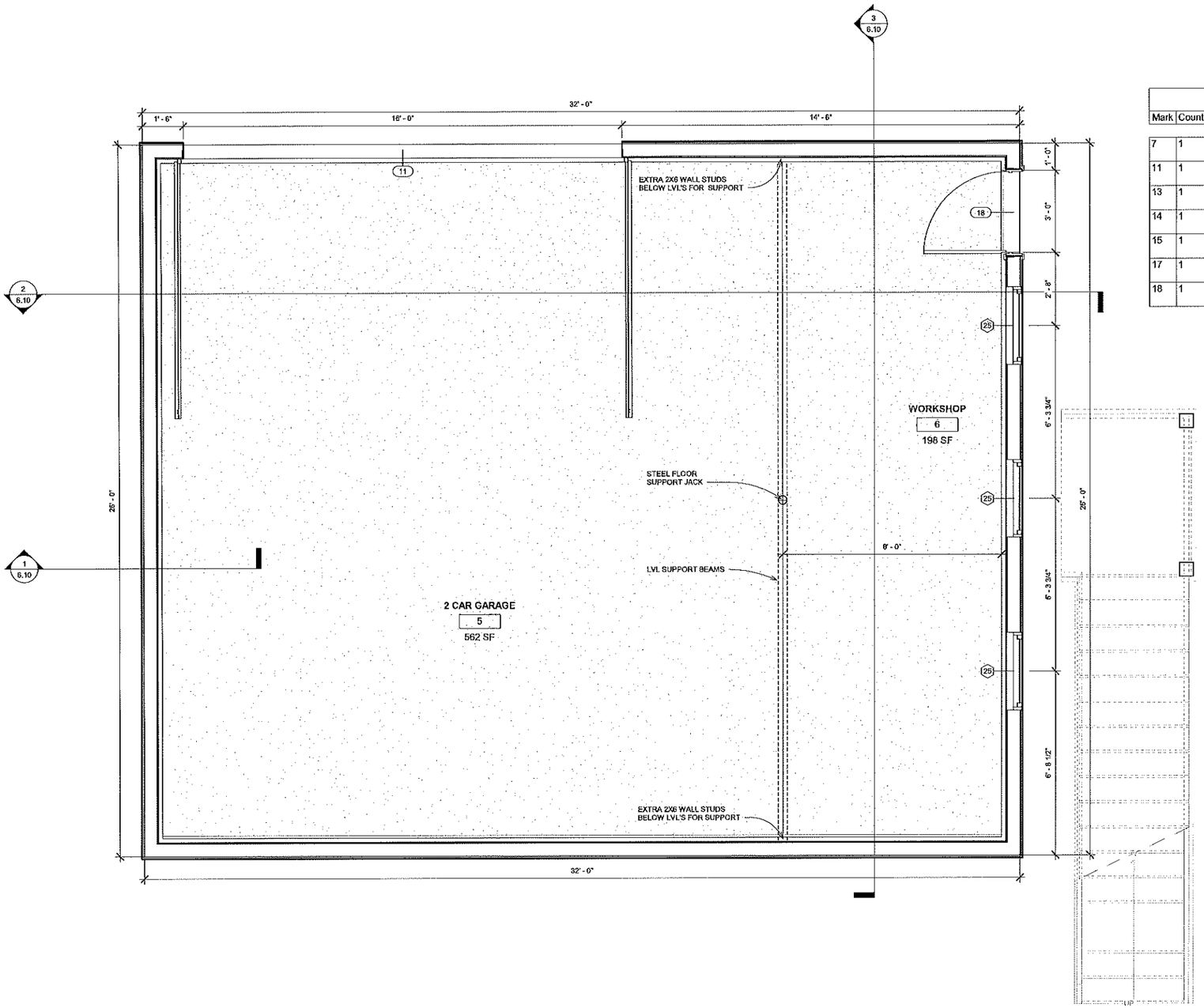
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

GARAGE FLOOR PLAN

3.20

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



DOOR SCHEDULE					
Mark	Count	Type	Description	Width	Height
7	1	Pocket_Door	SEE FLOOR PLAN FOR OPERATION	2' - 8"	7' - 0"
11	1	16'-0" X 8'-0" OHD	OVERHEAD DOOR OWNER TO DETERMINE R VALUE	0' - 0"	0' - 0"
13	1	36" x 80"	EXTERIOR DOOR SEE FLOORPLAN FOR OPERATION	3' - 0"	6' - 8"
14	1	Pocket_Door	SEE FLOOR PLAN FOR OPERATION	2' - 8"	7' - 0"
15	1	Pocket_Door	SEE FLOOR PLAN FOR OPERATION	2' - 8"	7' - 0"
17	1	Pocket_Door	SEE FLOOR PLAN FOR OPERATION	2' - 8"	7' - 0"
18	1	36" x 80"	EXTERIOR DOOR SEE FLOORPLAN FOR OPERATION	3' - 0"	6' - 8"

WINDOW SCHEDULE				
Type Mark	Count	Width	Height	Description
18	1	2' - 0"	2' - 0"	OCTAGANAL
24	3	4' - 0"	1' - 4"	FIXED
25	3	2' - 10"	3' - 0"	DOUBLE HUNG
26	2	2' - 10"	2' - 10"	

SQUARE FOOTAGE

GARAGE	562
+ WORKSHOP	198
TOTAL	760

1 DIMENSIONED GARAGE FINISH FLOOR
1/2" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

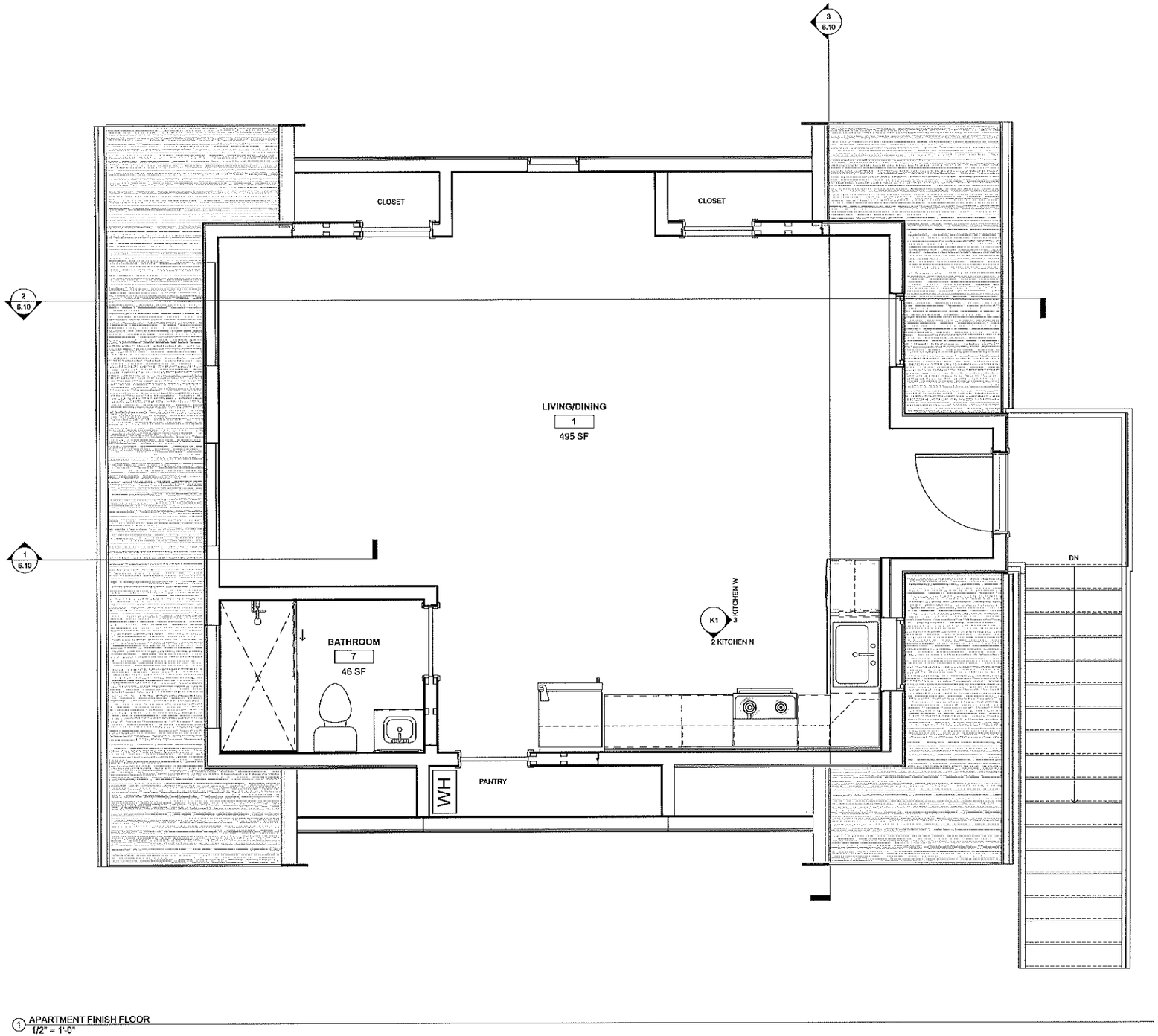
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

DIMENSIONED GARAGE FLOOR

3.21

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 APARTMENT FINISH FLOOR
1/2" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

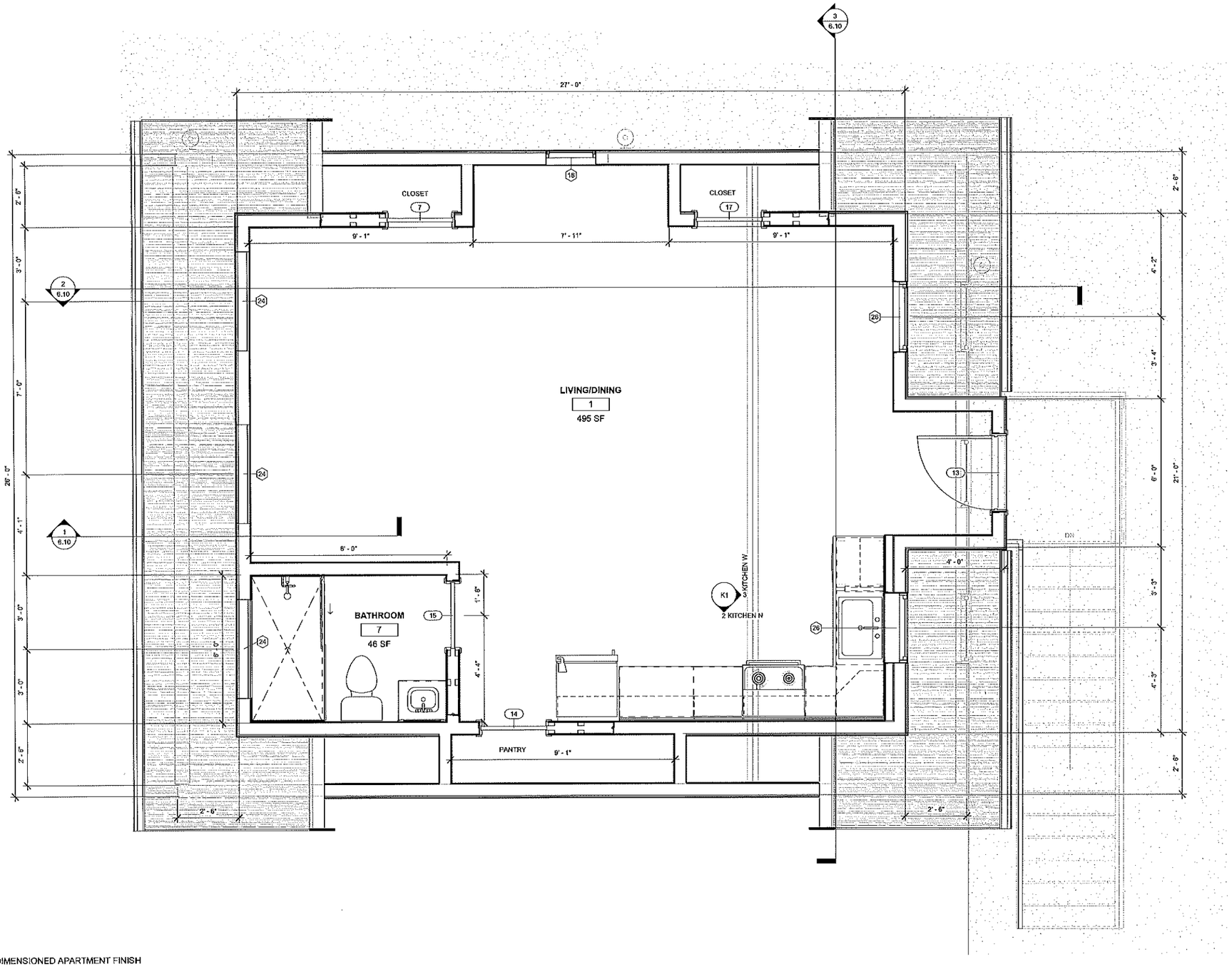
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JMM

APARTMENT FLOOR PLAN

3.30

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 DIMENSIONED APARTMENT FINISH FLOOR
1/2" = 1'-0"

SQUARE FOOTAGE

LIVING/DINING	495
+ BATHROOM	46
TOTAL	541

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

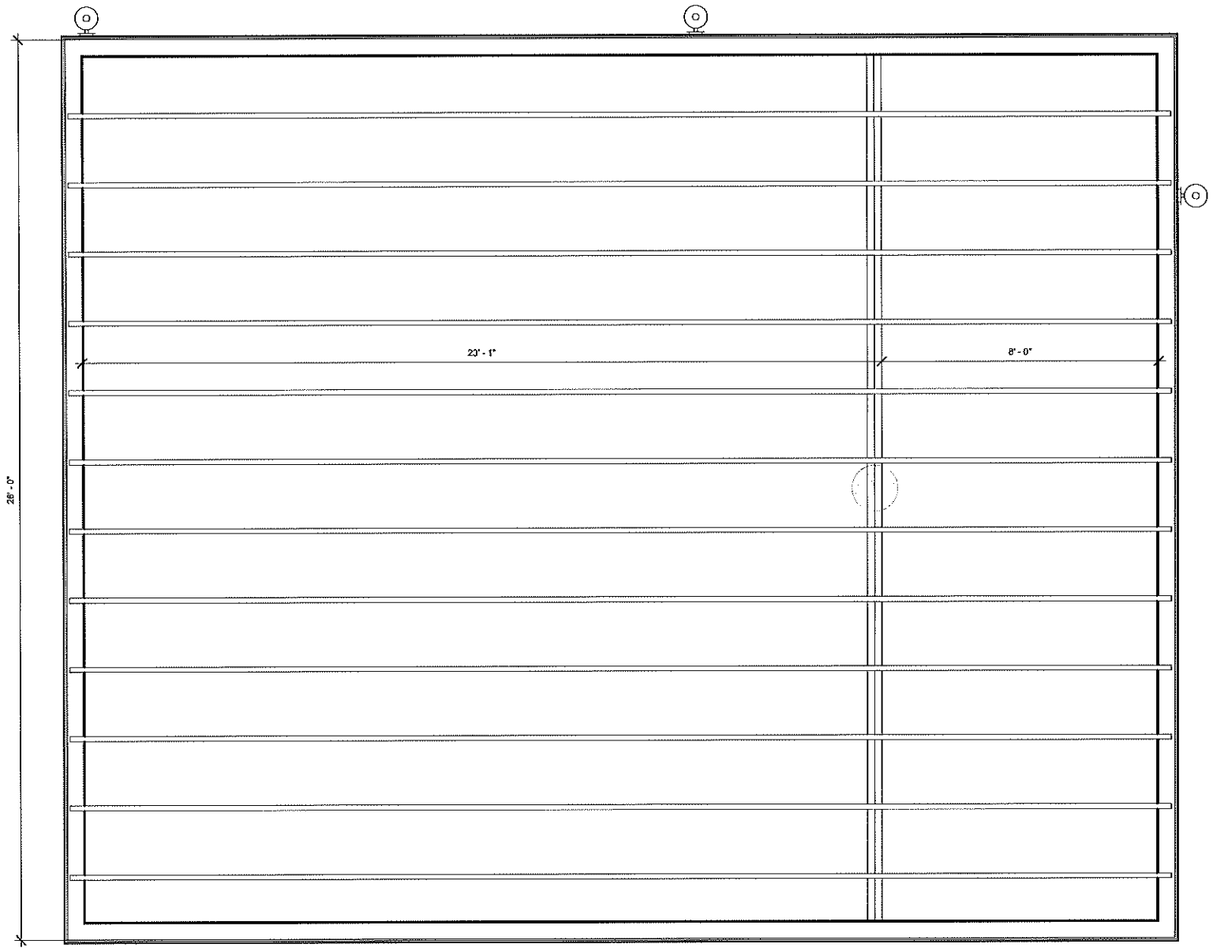
PROJECT NUMBER 20-009
DATE 11/12/2020
DRAWN BY JHM

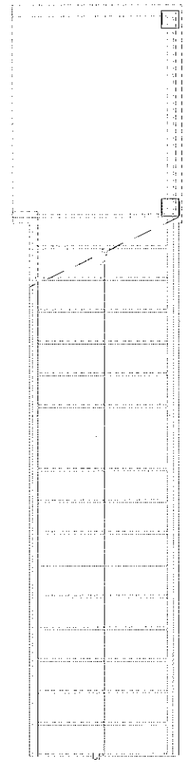
DIMENSIONED APT. FLOOR PLAN

3.31

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION





① FLOOR JOIST LAYOUT
1/2" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

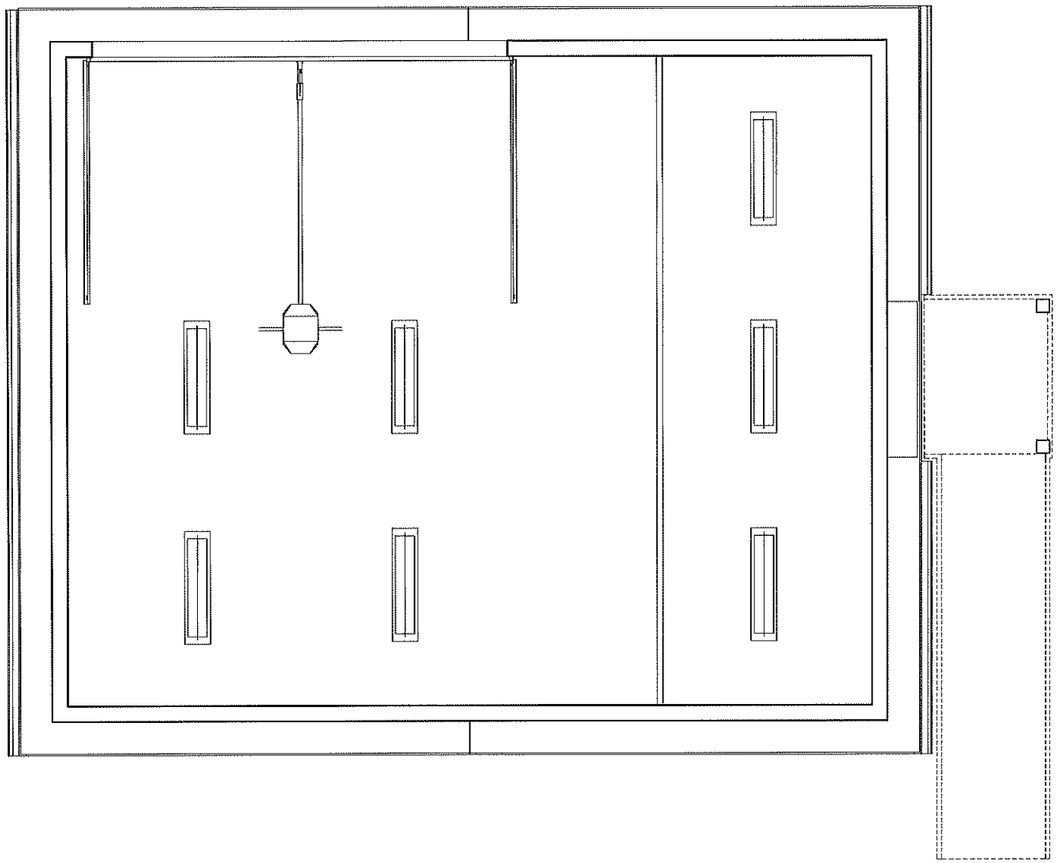
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

FLOOR JOIST LAYOUT

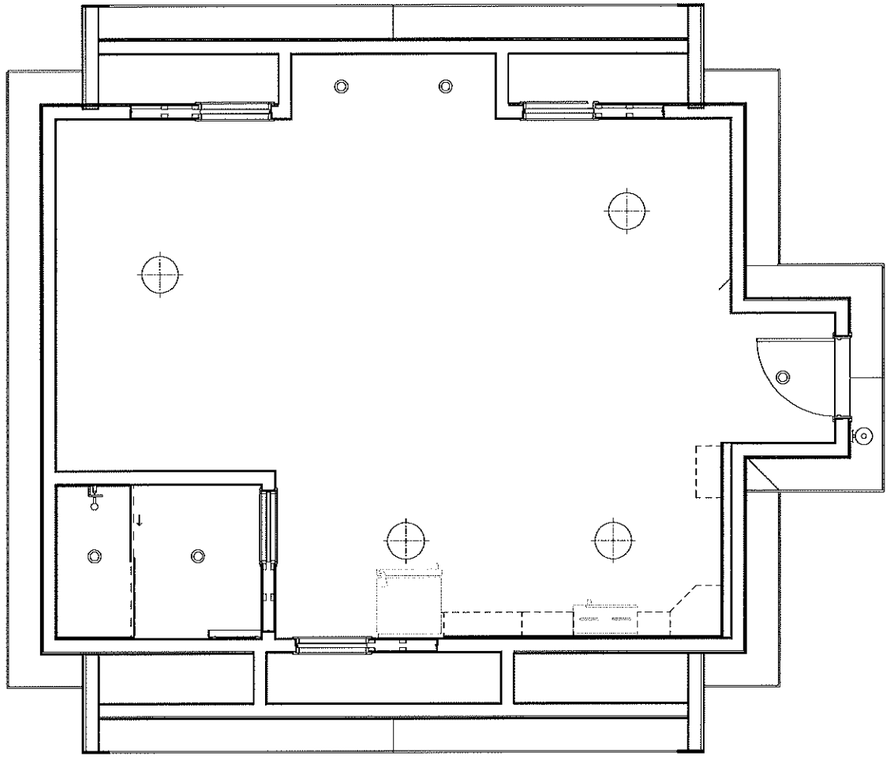
3.32

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



② GARAGE REFLECTED CEILING PLAN
3/8" = 1'-0"



① APARTMENT REFLECTED CEILING PLAN
3/8" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

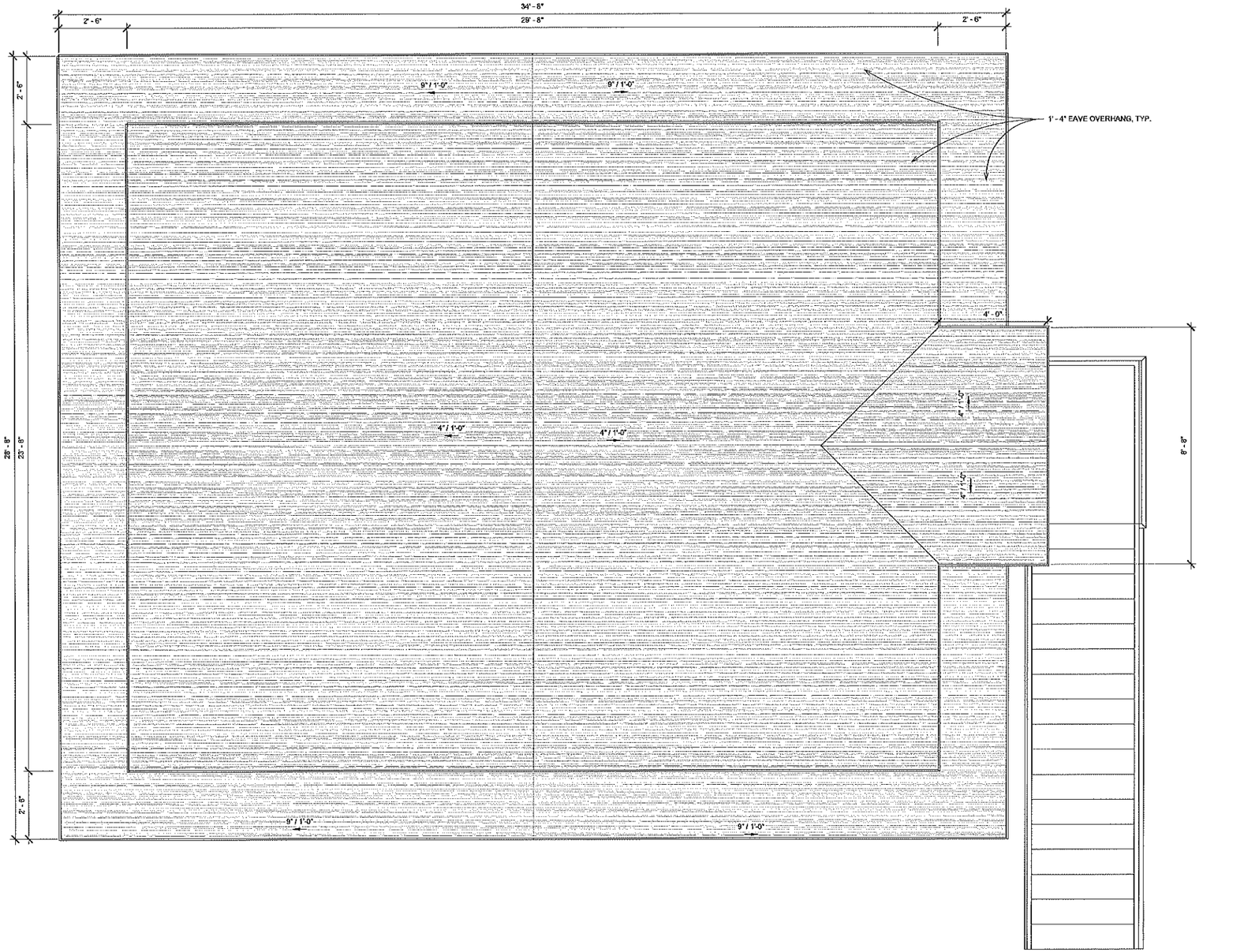
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JMM

REFLECTED CEILING PLAN

3.33

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 ROOF PEAK
1/2" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

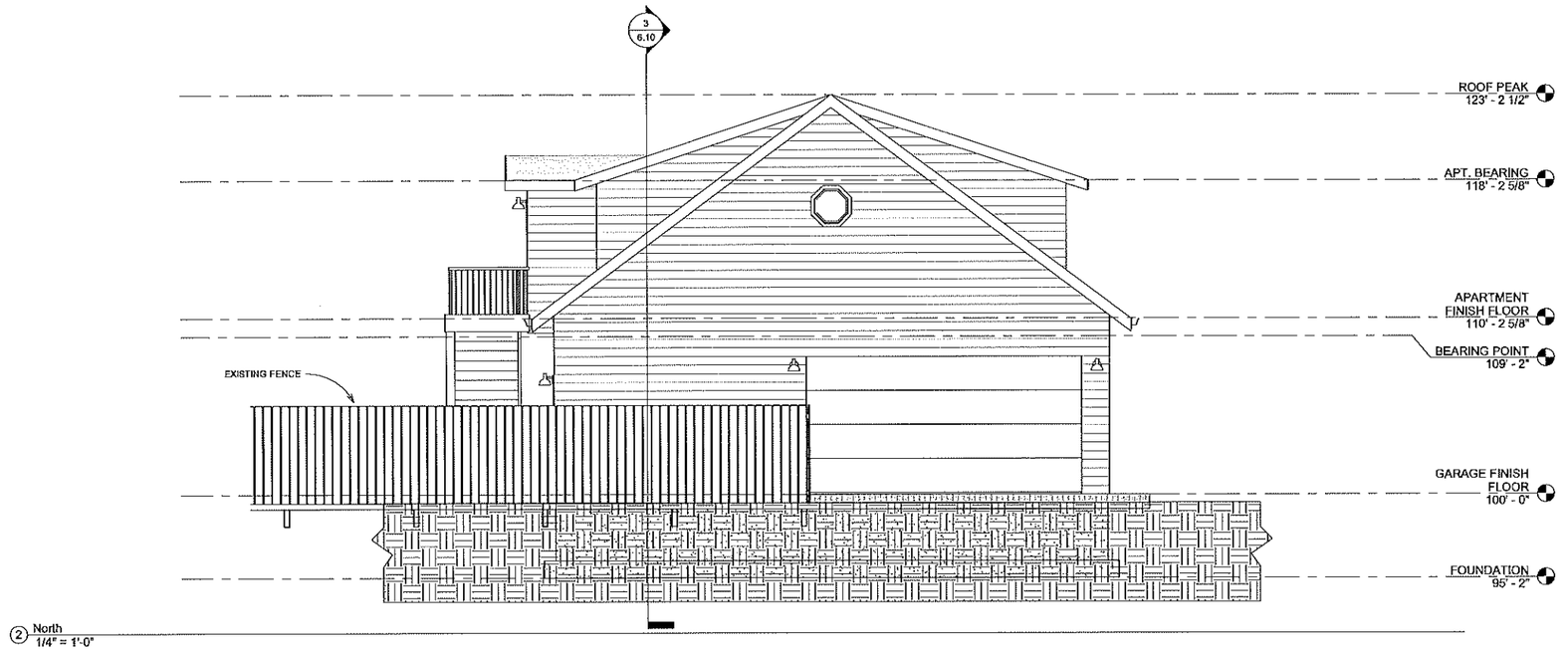
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JMM

ROOF PLAN

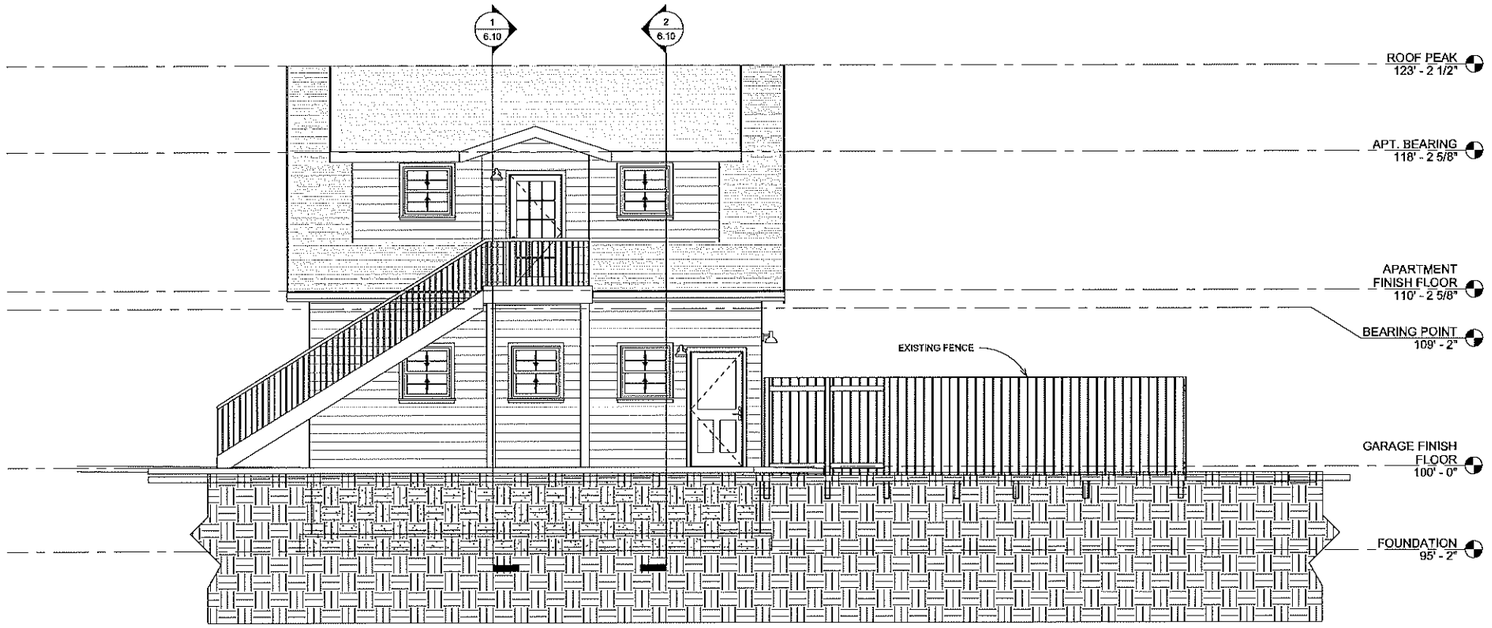
3.40

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



② North
1/4" = 1'-0"



① East
1/4" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:

GARAGE UPDATE

CLARK

NO.	DESCRIPTION	DATE

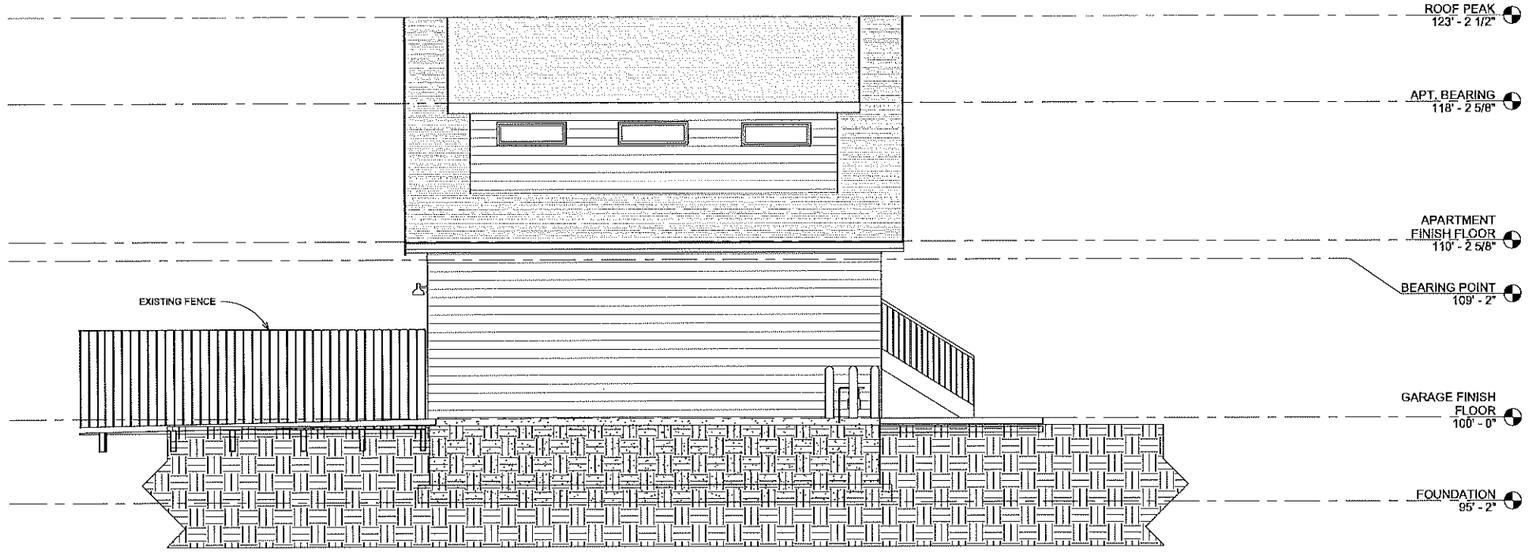
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

ELEVATIONS

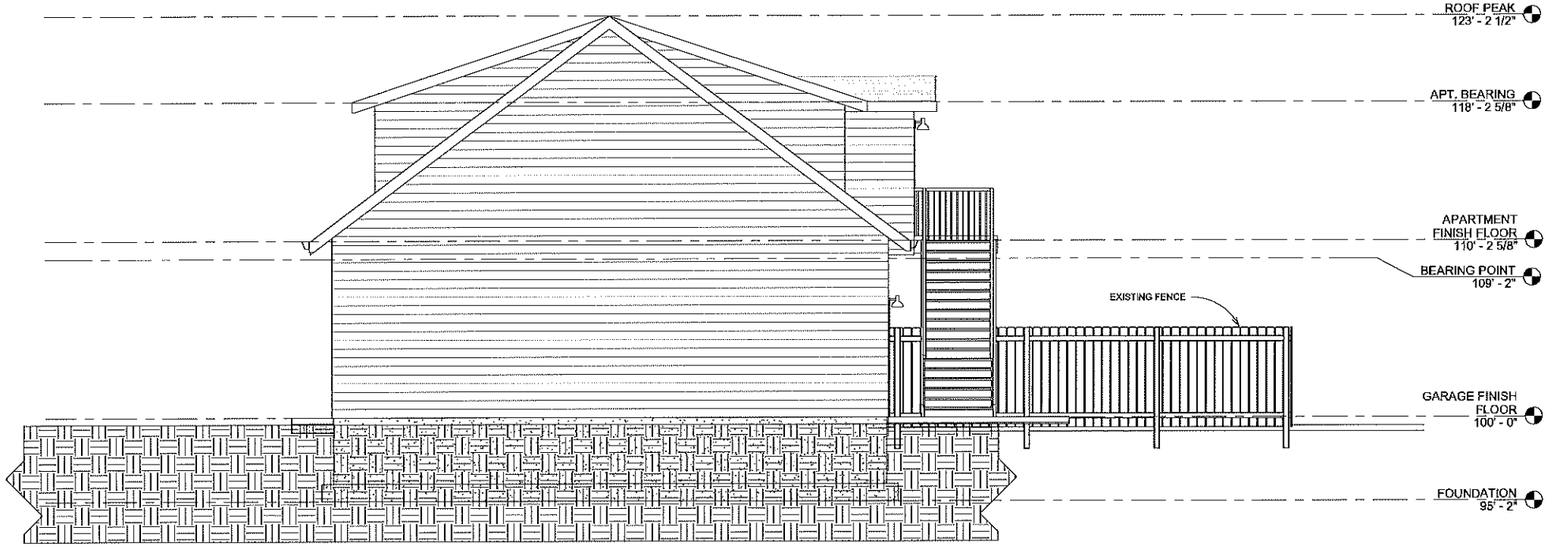
5.01

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

PRELIMINARY
NOT FOR CONSTRUCTION



1 West
1/4" = 1'-0"



2 South
1/4" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

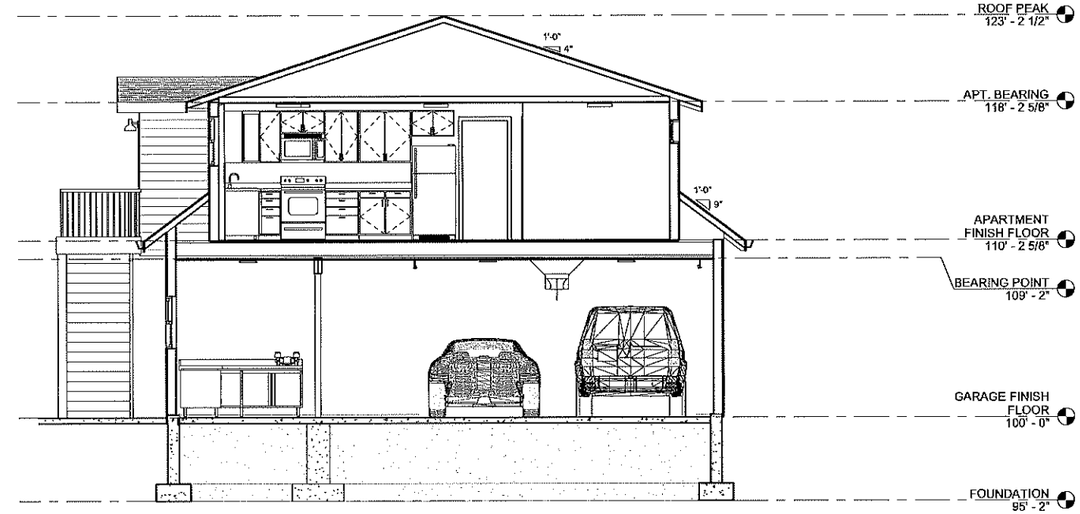
PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

ELEVATIONS

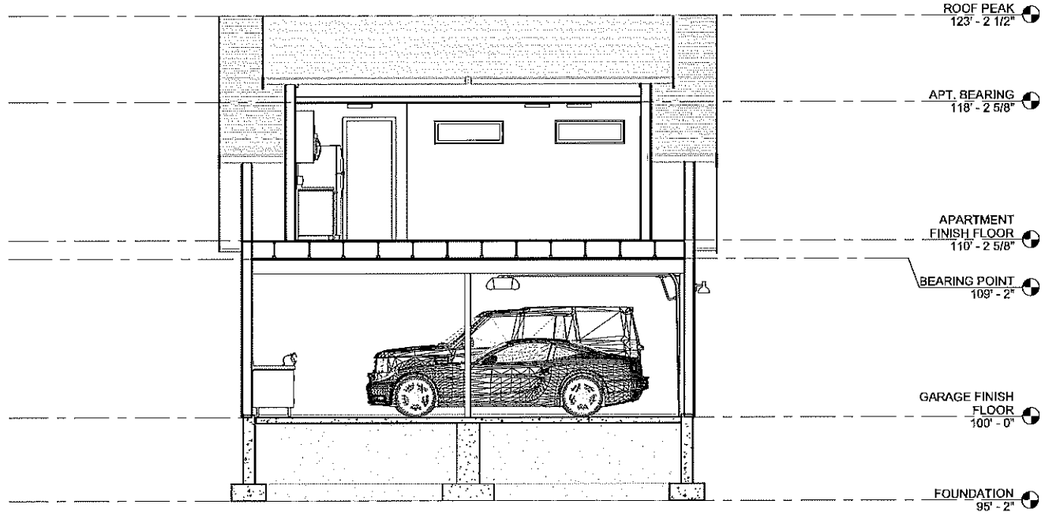
5.02

OWNERSHIP OF DOCUMENTS
This document, the ideas and designs incorporated herein as an instrument of professional service, is the property of Tandem Design + Build, LLC. It is not to be used in whole or in part of any other project without consent of Tandem Design + Build, LLC.

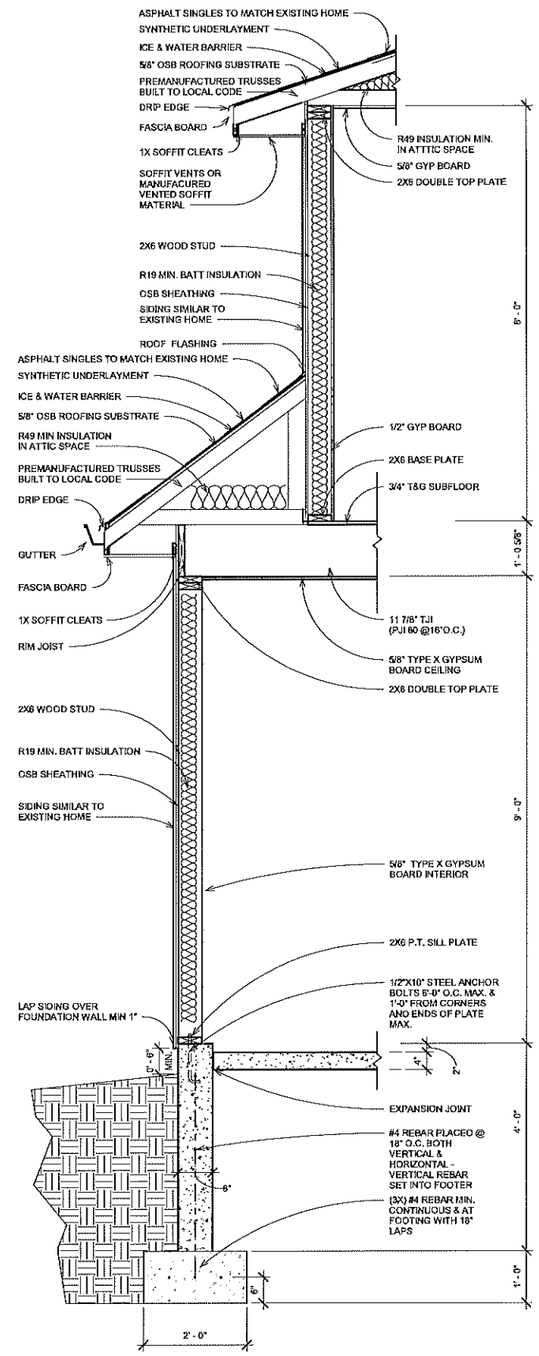
PRELIMINARY
NOT FOR CONSTRUCTION



② N SECTION
1/4" = 1'-0"



③ E SECTION
1/4" = 1'-0"



① WALL DETAIL SECTION
3/4" = 1'-0"

TANDEM DESIGN+BUILD
www.tandemdb.com

NEW PROJECT FOR:
GARAGE UPDATE
CLARK

NO.	DESCRIPTION	DATE

PROJECT NUMBER	20-009
DATE	11/12/2020
DRAWN BY	JHM

SECTIONS

6.10

CASPER HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
November 9, 2020

In attendance: Maureen Lee, Connie Hall, Anthony Jacobsen, Robin Broumley, Ann Berg, Paul Yurkiewicnz, Carolyn Buff, Pinky Ellis, John Lang

Absent: Jeff Bond

Staff: Liz Becher, Community Development Director
Craig Collins, City Planning Department

Liaison: Terry Wingerter, Planning and Zoning Commission

Guests: None

Maureen Lee called the meeting to order at 8:30 a.m., Via Zoom over the internet, as necessitated by the Governor's social distancing guidelines.

Approval of Minutes

Maureen Lee asked if everyone had read the minutes of the October 19, 2020 meeting and asked if there were any corrections.

Connie Hall moved to approve the October 19, 2020 minutes. Motion was seconded by Robin Broumley. Motion passed unanimously.

Introduction of Guests

There were not any guests in attendance.

New Business

OYD Art Project

Liz advised that the Old Yellowstone District (OYD), Advisory Committee and property owners, are working on a grant through the National Endowment of Arts. This grant will enable them to place some pieces of art along West Yellowstone. The City will be submitting the grant on behalf of The Old Yellowstone District Advisory Committee and OYD property owners. She noted that there will be a partnership with the Historic Preservation Commission, the Disability Council and

Art 321. A walking tour will take place later today looking at possible locations. This will be open to all Wyoming Artists and they are looking for art with an emphasis that is pertinent to this area.

Website Consultant Update

Craig met with a consultant to get bids for updating the website with a one-time revamp of the webpage and to meet with the subcommittee, every couple of months, to keep it updated. He also asked them to look at our social media to keep all of it working together. He advised that money could be found for this consulting work in the Planning Division budget.

Old Business

OYD Committee Update

Maureen advised that per the Agenda the last meeting was held October 5, 2020 and the next meeting will be November 23, 2020. She stated that there probably was not anything to report. Liz advised that the art project meetings have been held since the October 5 Committee meeting.

P&Z Commission

Terry Wingerter, Planning and Zoning Liaison, advised at the last meeting, a proposed replat had been continued to the December meeting to enable the two parties to work out some issues. Another item considered was a zone change on Robertson Road, for a proposed coffee shop.

Demolition Permits Burlington Avenue Properties

Liz presented photos and advised that all properties are in the same general area and six (6) structures will be demolished. Maureen asked for addresses of the structures. Liz stated the addresses are 1034, 1100, 1118, 1126, 1140, 1126 1/2 Burlington Avenue. Connie asked what was the purpose for demolishing the properties? Craig stated the purpose was to redevelop the area. Maureen asked if a demo permit was issued for T-J's bar and grill. Craig advised that TJ's Bar and Grill located at 2024 CY Avenue was issued a building permit to demo some walls. He noted that the building was constructed out of cinderblocks, with no historic value and it will be replaced with a barn style structure, that will be selling meat and liquor.

Sub-Committee reports

Strategic Plan Implementation

Craig stated this item is a placeholder. He noted that the website item will check off an item regarding implementation of the plan. He, also, referenced a grant application sent to the State Historic Preservation Office (SHPO) to identify, survey and document African American historical

assets that warrant preservation and recognition, and to facilitate future Historic Register listings. Craig noted this was another item listed on the check list of the Strategic Plan.

Ghost Signs (John and Connie)

John stated he had a video to show all of the ghost signs with music. He was unable to present it during the meeting, but will get it to staff to be presented next meeting. Maureen asked about a ghost sign that is being blasted away at the Nolan project. Liz advised that the Milos Auto ghost will be preserved. Liz asked Anthony to address ghost signs at the Nolan project. Anthony advised that they are trying to preserve what they can within that building. Paint is being cleaned off the brick and should ghost signs be found they will be preserved. Liz displayed some photos of the tile and a Packard's ghost sign within the Nolan building.

Brochures and Mobile App (Paul, Jeff, Ann and Robin)

Paul stated that he had contacted Charlotte Gruner, a Computer Science Instructor, and Jeff Sun, GIS Coordinator with Casper College about the app. There was interest in both areas about doing a community project. Paul noted that this is still in the development stage and there is no timeline. Paul suggested that Anthony connect with the GIS Dept at Casper College to aid with his mapping efforts.

GIS map of historic properties and surveyed properties for website (Jeff and Anthony)

Anthony advised that he did not have any new information for an update today.

Field Visits/Tours (Robin and Connie)

Robin had a tour scheduled for last month that did not take place. She stated that tours should be put on hold during the COVID Pandemic

Website (Maureen and Paul)

Maureen stated that nothing has happened with the website. Craig advised that the consultant will work with directly with the subcommittee on the webpage.

Social Media/Outreach/Education (Maureen, Paul and Ann)

Maureen advised that last month there were 213 likes and 214 followers; she checked today and there are 216 likes 227 followers. She has contacted Dan with Oil City News and the Casper Star-Tribune, but not heard back from them. Paul has enlisted the help of a friend that will go take some photos of buildings downtown to be placed on the Facebook page. He noted they were waiting for warmer weather. Craig asked Maureen if she had a chance to reach out to the Community in Colorado. Maureen advised that she had not had a chance to reach out to them.

Other Business

Terry advised that St Anthony's Church is 100 years old this year.

There was discussion about the opening on the Historic Preservation Commission.

Next meeting will be December 14, 2020 in Council Meeting Room, 200 North David Street.

Connie Hall made a motion to adjourn, and the motion was seconded by Robin Broumley. The motion unanimously passed.

Meeting adjourned at 9:20 a.m.

Respectfully submitted,

Dee Hardy
Administrative Support Technician

OLD YELLOWSTONE DISTRICT ADVISORY COMMITTEE MEETING
Monday, November 23, 2020
Via ZOOM

The OYD held its monthly meeting at 4:00 p.m., on Monday, November 23, 2020.

Members Present:	Fred Feth, Vice Chairman Patty McKenzie Linda Wolcott Bob Hopkins Karen Meyer Steve Freel (arrived late)
Members Absent:	Carol Martin, Randy Hein, Philip Rael
Liaisons Present:	Renee Hahn (ARAJPB), Connie Hall and John Lang (Casper Historic Preservation Commission)
Staff present:	Liz Becher

CALL TO ORDER

Vice-Chairman Feth ascertained a quorum and called the meeting to order at 4:20 p.m.

APPROVAL OF OCTOBER 5TH MINUTES

Vice-Chairman Feth asked for the approval of the October 5, 2020 meeting minutes. Councilman Hopkins moved to approve the minutes, Ms. Wolcott seconded. All voted aye; minutes were approved as written.

OLD BUSINESS:

State Office Building Update

Ms. Becher reported that the contractor for the project is participating in the weekly meetings on the Midwest Avenue reconstruction. They have about 80 employees who park near the job site each day, and Ms. Becher has requested that they do not park on Midwest because of the street project, nor block parking in front of the area businesses. A section of the State property will now be designated for the contractor employees to park.

Artwork for the OYD

Ms. Becher reported that the sub-committee has met about the art project for W. Yellowstone. The members include Carol, Renee, Tom Heald, Phillip, Randy, Connie & John, as well as Tina Gollnick (with City Parks), Tyler Cessor (ART 321), and Linda John (Casper's Council on Disabilities). The members will meet for a field trip to determine a location for the art piece, and begin to write the Request for Art proposal.

Midwest Avenue – Phase 2

Ms. Becher reported that Phase 2 (Elm – Walnut) reconstruction is going very well with the contractor, 71 Construction. They, and their subcontractors, have been communicating with the neighborhood businesses personally instead of reacting to calls. Weekly project status meetings are held each Tuesday at 3:00 at the Health Department.

Committee member renewals/appointments

Ms. Becher reported that Carol, Linda, Karen, Phillip, and Patty have re-applied, and Tyler Cessor (ART 321) and Jamie Haigler (Noland Feed) will be new applicants. Council will approve the appointments at their December 15th meeting.

NEW BUSINESS:

Property Activity in the OYD

Updates were shared about interest in the vacant land at Poplar and Collins; activity with the former Stalkups property (to include the removal of the dirt pile from the NCHS pool project); and the in-river project across from Jonah Bank.

OTHER BUSINESS

Historic Preservation Liaison Report

Ms. Hall reported that the subcommittees have been busy documenting ghost signs in Casper, producing a video, implementing the strategic plan, working with the Casper College GIS department to develop an app for historic buildings, and updating the HPC webpage. The HPC has one opening on their Board.

ARAJPB Liaison Report

Ms. Hahn reported that there is no new development at Platte River Commons.

Christmas Parade

Councilman Hopkins reported that the annual parade is a "go" for this Saturday.

Next Meeting

Ms. Becher and Councilman Hopkins are making plans for a Christmas get-together for the Committee (dependent on the health orders). Stay tuned…

ADJOURN:

A motion to adjourn was made. The business meeting adjourned at 4:55 p.m.

(Minutes prepared by Liz Becher)
Respectfully Submitted,

Steve Freel
Chairman