

**AGENDA
PLANNING AND ZONING MEETING**

May 19, 2022

6:00 P.M.

COUNCIL CHAMBERS

CITY HALL, 200 NORTH DAVID

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: Consideration of P & Z Commission Minutes from April 21, 2022

III. PUBLIC HEARINGS:

SUB-177-2022 – A vacation and replat of Lot 1, The Plaza Addition No. 2, to create **The Plaza Addition No. 3**, (Sunrise Shopping Center Property). Applicant: Casper Sunrise LLC.

SUB-178-2022 & **ZOC-179-2022**– A vacation and replat of Lots 7-15 and Nicklaus Drive, Eagle Valley Addition, and Lots 1 & 2, Ihli Addition, to create **Eagle Valley Addition No. 2**, located south of Palmer Drive and east of Casper Mountain Road. A zone change of proposed Lots 9-10, Eagle Valley Addition No. 2 from R-2 (One Unit Residential) to C-2 (General Business) has also been requested. Applicants: Benjamin & Michal Hansuld.

SUB-180-2022 – a vacation and replat of Wolf Creek Nine Addition, Tract A and Lots 8-37 as the **Greystone At Wolf Creek Subdivision**, located north of West 38th Street and west of Aspen Place. Applicant: B1 Properties, LLC.

IV. SPECIAL ISSUES:

V. COMMUNICATIONS:

A. Commission

B. Community Development Director

C. Council Liaison

D. OYD and Historic Preservation Commission Liaisons

1) Minutes from the May 09, 2022, Historic Preservation Commission Meeting

2) Old Yellowstone Advisory Committee Minutes – No Meeting in April

E. Other Communications

VI. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY APRIL 21, 2022
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 April 21, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Maribeth Plocek
 Terry Wingerter
 Carol Johnson
 Ken Bates
 Mike McIntosh
 Joe Hutchison

Absent Members: Vickery Fales-Hall
 Bruce Knell, Council Liaison

Others present: Craig Collins, City Planner
 Kristie Turner, Administrative Assistant III
 Wallace Trembath, Deputy City Attorney

I. MINUTES OF THE PREVIOUS MEETING

Chairperson Bates asked if there were additions or corrections to the minutes of the March 17, 2022, Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the March 17, 2022, Planning & Zoning Commission meeting.

Ms. Johnson made a motion to approve the minutes of the March 17, 2022, meeting. The motion was seconded by Mr. Wingerter

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

SUB-168-2022 – A vacation and replat of Tract A, Kensington Heights Addition No. 4 to create the Kensington Heights Addition No. 5 (located south of Centennial Village Drive and east of Wyoming Boulevard). Applicant: Kensington Heights Development, LLC.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case.

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

Jason Lewis, 421 S. Center Street, spoke as representative for this case.

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

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny or table SUB-168-2022 regarding the vacation and replat.

Mr. Wingerter made a motion to approve case SUB-168-2022 with the two (2) conditions listed in the staff report. The motion was seconded by Ms. Johnson

All those present voted aye. Motion carried

Our second case this evening:

SUB-166-2022 & ZOC-167-2022 – a vacation and replat of Lots 7-13, 27-29, and Portions of Lots 6, 14 and 26, Sunrise Hills No. 3 Addition, and a Portion of Tract C, Sunrise Hills No. 12 Addition, to create the Harmony Hills Addition No. 4 (located east of Poplar Street and south of Yesness Court). Additionally, the proposal involves a requested zone change of the proposed Harmony Hills Addition No. 4 from C-2 (General Business) to R-2 (One Unit Residential). Applicant: High Plains Investments, LLC.

Craig Collins, City Planner presented the staff report and entered 7 exhibits into the record for this case.

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

Jason Lewis, 421 S. Center Street, spoke as representative for this case.

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

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny or table SUB-166-2022 regarding the vacation and replat.

Ms. Johnson made a motion to approve case SUB-166-2022 with the three (3) conditions listed in the staff report with the third condition amended by staff on the record. The motion was seconded by Mr. Wingerter

All those present voted aye. Motion carried

Chairperson Bates entertained a motion to approve, deny or table ZOC-167-2022 regarding the zoning.

Ms. Plocek made a motion to approve case ZOC-167-2022. The motion was seconded by Ms. Johnson

All those present voted aye. Motion carried

III. SPECIAL ISSUES:

There were none.

IV. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

There were none.

C. Council Liaison:

There were none.

D. OYD and Historic Preservation Commission Liaisons:

There were none.

E. Other Communications:

Bart Rea addressed the Commission about an annexation from 2020. Mr. Trembath stated that the Commission was not the forum for Mr. Rea's questions and the matter should be addressed through another avenue.

V. ADJOURNMENT:

Chairperson Bates adjourned the meeting at 6:30pm.

Chairperson

Secretary

May 13, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-177-2022** – A vacation and replat of Lot 1, The Plaza Addition No. 2, to create **The Plaza Addition No. 3**, (*Sunrise Shopping Center Property*). Applicant: Casper Sunrise LLC.

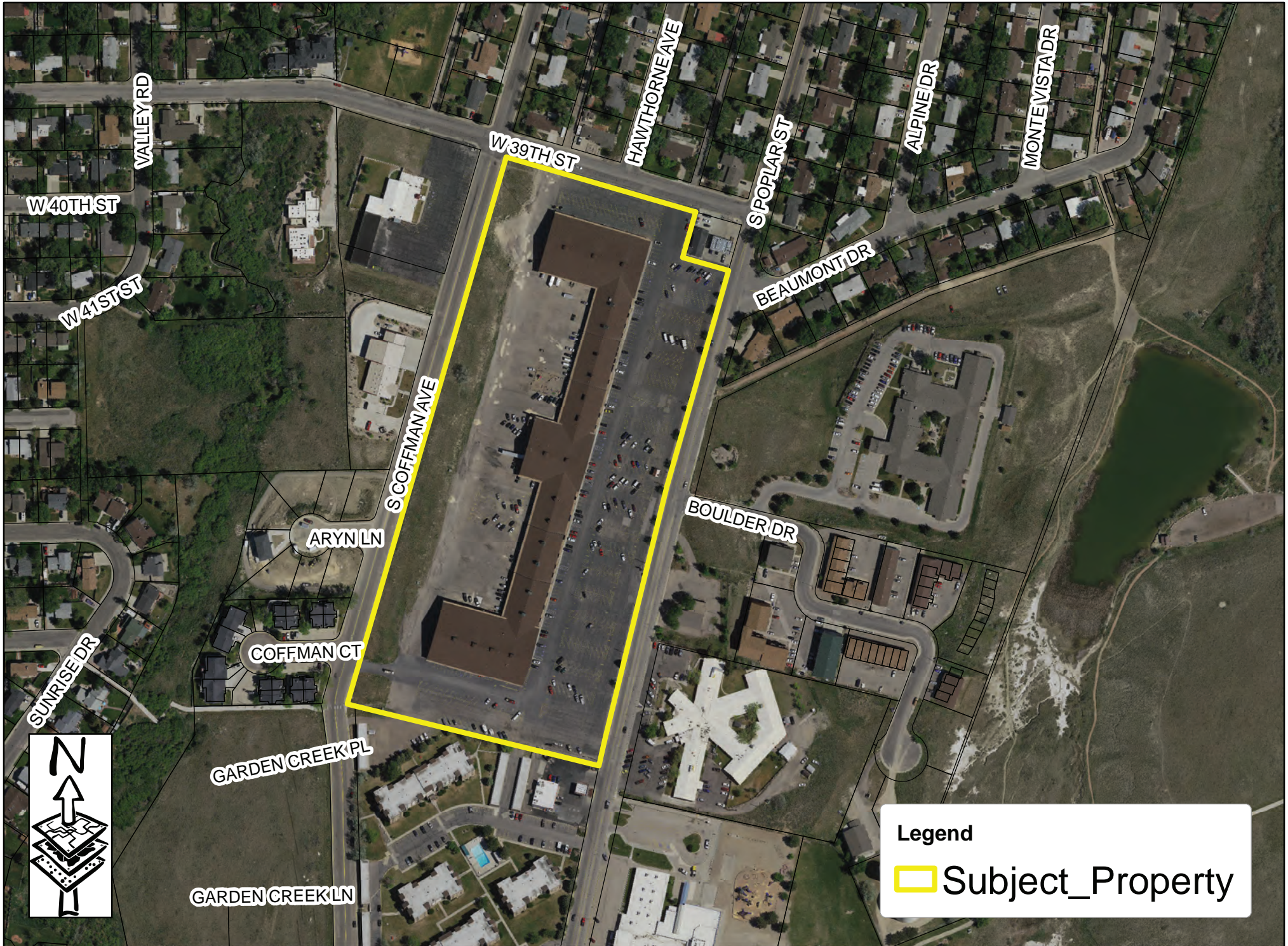
Recommendation:

Staff recommends that the Planning and Zoning Commission continue this case to the June 16, 2022 public hearing.

Summary:

Staff received a written request from the applicant, on May 12, 2022, asking to continue this case for a month.

The Plaza Addition No. 3





City of Casper Planning Division

Plat/Subdivision Application

OWNER'S INFORMATION:

NAME: Benjamin & Michal Hansuld
ADDRESS: 128 E, 27th Street Casper, WY 82601
TELEPHONE: 307-237-3003 EMAIL: ben@casperelectic.biz

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: CEPI
ADDRESS: 6080 Enterprise Drive, Casper, WY 826069
TELEPHONE: 307-266-4346 EMAIL: billf@cepi-casper.com

APPLYING FOR (check one): FINAL PLAT REPLAT MINOR BOUNDARY ADJUSTMENT

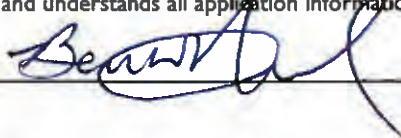
NAME OF SUBDIVISION: Eagle Valley Addition No. 2
LEGAL DESCRIPTION OF LAND: Lots 7-15 Eagle Valley & Lots 1 and 2 IHLI Addition

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: Intersection of Palmer Drive & Casper Mountain Road

CURRENT LAND USE: Vacant

TOTAL ACREAGE: 6.24 acres/sq ft
NUMBER OF LOTS: 10 (Minor Boundary Adjustment can not exceed 2 lots)
SIZE OF LARGEST LOT: 65,335 S.F. SIZE OF SMALLEST LOT: 10,808
CURRENT ZONING: R-2 PROPOSED ZONING: R-2 & C-2 Lots 9-10

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: 
DATE: 4-14-2022

SUBMIT TO:

Community Development Department
Planning Division
200 N David, RM 203
Casper, WY 82601
Phone: 307-235-8241
E-mail: ccollins@casperwy.gov

A COMPLETE SUBMITTAL MUST INCLUDE:

- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF PROPERTY OWNERS
- PROOF OF OWNERSHIP
- PDF (11"X17" SCALE) OF THE PLAT (Full-Sized Hard Copies MAY Also be Required)
- ARCGIS-COMPATIBLE SHAPEFILE SHOWING LOTS, BLOCKS, STREETS, ETC.
- \$1,200 (25 LOTS OR FEWER); \$1,800 (26 Lots or more); (\$200 FOR MINOR BOUNDARY ADJUSTMENT); (Preliminary Plat \$1,000); APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:
DATE SUBMITTED:
REC'D BY: _____



City of Casper Planning Division

Zoning/Zone Change Application

OWNER/PETITIONER'S INFORMATION:

NAME: Benjamin & Michal Hansuld
ADDRESS: 128 E. 27th Street, Casper, WY 82601
TELEPHONE: 307-237-3003 EMAIL: ben@casperelectric.biz

I/WE, THE UNDERSIGNED, HEREBY PETITION THE CITY TO ZONE/REZONE THE FOLLOWING DESCRIBED REAL PROPERTY:

LEGAL DESCRIPTION: Lots 9 -10 Eagle Valley Addition No.2
STREET ADDRESS: Intersection of Palmer Drive & Casper Mountain Road
FROM EXISTING ZONING DISTRICT: R-2
TO PROPOSED ZONING DISTRICT: C-2

UPON THE ZONING/REZONING OF THE ABOVE-DESCRIBED REAL PROPERTY, I (WE) PROPOSE TO USE THE PROPERTY FOR THE FOLLOWING PURPOSES (BRIEF STATEMENT OF FACTS AND JUSTIFICATION FOR REZONING):

Rezone from residential use to develop for commercial use.

The following owners' signatures signify that all information on the application is accurate and correct to the best of the owners' knowledge.

SIGNATURE OF PROPERTY OWNER: 

SIGNATURE OF PROPERTY OWNER: _____

DATE: 4-14-2022

SUBMIT TO:

Community Development Department
Planning Division
200 N David, RM 203
Casper, WY 82601
Phone: 307-235-8241
E-mail: ccollins@casperwy.gov

A COMPLETE SUBMITTAL MUST INCLUDE:

- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF ALL OWNERS
- PROOF OF OWNERSHIP
- \$750 APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: _____

May 13, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-178-2022** & **ZOC-179-2022**– A vacation and replat of Lots 7-15 and Nicklaus Drive, Eagle Valley Addition, and Lots 1 & 2, Ihli Addition, to create **Eagle Valley Addition No. 2**, located south of Palmer Drive and east of Casper Mountain Road. A zone change of proposed Lots 9-10, Eagle Valley Addition No. 2 from R-2 (One Unit Residential) to C-2 (General Business) has also been requested. Applicants: Benjamin & Michal Hansuld.

Recommendation on the replat:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed vacation and replat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council with the following recommended condition:

1. At such time as directed by the City and/or WYDOT, the owners of Lots 9 and 10 shall construct, or pay for the construction of a standard City sidewalk, curb, gutter and other public street design features along Casper Mountain Road.

Recommendation on the zone change:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed zone change of proposed Lots 9-10, Eagle Valley Addition No. 2 to C-2 (General Business) meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends approval of the zone change, with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Sections 16.24 and 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments.**

Applicable City Codes and Planning Concepts

1. The Planning and Zoning Commission's decision with regard to the vacation and replat is a recommendation to Council. With an approval, a "do-pass" recommendation will be forwarded. With a denial, a "do-not-pass" recommendation will be forwarded.
2. If the Planning and Zoning Commission "approves" the zone change, it will advance to the City Council for their consideration, with a "do-pass" recommendation from the Commission. However, if the zone change were to be denied by the Commission, the zone change will be dead, and will not progress to City Council, unless an appeal is requested, in the manner specified by Code.
3. Conditions of approval are permissible with the vacation and replat, but are not with zone changes.
4. In that the question of what constitutes "spot zoning" often comes up during discussions about zone changes, the verbiage from Section 17.08.010 of the Casper Municipal Code is being provided:
 - "Spot Zoning" means the singling out of a particular property or small group of properties for different treatment from that accorded to similar surrounding land; which is contrary to the general pattern of zoning in the surrounding geographic area and is not in accordance with the comprehensive plan; and which is designed solely for the economic benefit of the owner of the property receiving special treatment."

Perhaps the most important criteria in determining whether a zone change can be considered to be spot zoning is the extent to which the disputed zoning is consistent with the Comprehensive Land Use Plan. If the Commission and/or City Council determine that a zone change request meets the definition of a "spot zone," then that request should be denied.

5. Information on "buffering" requirements is being provided immediately below because of the potential of having commercial uses located in proximity to residential uses when the area is developed.
 - Appendix C of Title 17 of the Municipal Code deals with Buffering.
 - Buffering can be thought of, in general terms, as physical design enhancements/features that mitigate negative impacts that may occur between adjoining land uses.
 - The Code provides for several methods of buffering properties:

- Screening, such as extra landscaping, berms, or fencing/walls (6 alternatives provided);
 - Limitations on building height, bulk, and density;
 - Increased setbacks;
 - Adjustments to the orientation of the buildings;
 - Architectural design enhancements; and,
 - Traffic/circulation modifications.
- It is important to note that buffering does not restrict different types of land uses from locating in proximity to, or adjacent to each other. There are no regulations in the Municipal Code, nor are there any suggestions in the Comprehensive Land Use Plan that require that commercial uses must be physically separated from residential uses. Buffering is intended to soften/ease the transition of land uses through site planning and design enhancements, the intended effect of which is to mitigate any possible negative impacts. Buffering requirements are addressed with the site plan review/approval process.

Summary:

Application has been made for a vacation and replat of Lots 7-15 and Nicklaus Drive, Eagle Valley Addition, and Lots 1 & 2 of the Ihli Addition, to create the Eagle Valley Addition No. 2, located south of Palmer Drive and east of Casper Mountain Road. The reason for this application is that the owners/developers of the Eagle Valley Addition have acquired the adjacent, two (2) acre Ihli Addition, and are incorporating it into their development. In a companion request, the applicant is requesting a rezone of proposed Lots 9 and 10 to C-2 (General Business). The remainder of the proposed subdivision will remain to be zoned R-3 (One to Four Unit Residential). The subject area is currently undeveloped.

Subject Property Information:

- Size – 6.24-acres, more or less
- Existing Zoning – R-3 (One to Four Unit Residential) *Eagle Valley* & R-2 (One Unit Residential) *Ihli Addition*
- Minimum Lot Size Required in R-3 district – 4,000 square feet
- Minimum Lot Size Required in C-2 district - none
- Number of proposed lots - 10

Existing zoning adjacent to the subject property is as follows:

- North – R-3 (One to Four Unit Residential);
- South – Unincorporated - Natrona County Jurisdiction;
- East – R-2 (One Unit Residential);
- West – R-4 (High Density Residential).

Access to all lots, with the exception of proposed Lots 9 and 10, will be off internal streets (*Palmer and Nicklaus*). Lot 10 has frontage on Casper Mountain Road, which is a Wyoming Department of Transportation (WYDOT) highway. Future access to Lot 10 will, therefore, require WYDOT approval/permitting. An access easement has been provided through Lot 10 so that Lot 9 can also be accessed from Casper Mountain Road, in an effort to keep commercial traffic from using the internal, residential streets to the extent possible. It should also be noted that the proposed subdivision is extending the southern connection, Nicklaus Drive, to accommodate traffic and utilities for future growth and development to the south.

Staff has included a recommended condition of approval that defers the construction of sidewalk/pathway along the Casper Mountain Road frontage of the property until a later date, when more comprehensive public improvements are made to the highway, or when warranted by the density/type of development that occurs. As a WYDOT Highway, curb, gutter, sidewalk and street lights are not currently required. At some point in the future, as the area continues to develop, it is probable that WYDOT will relinquish control of the street to the City of Casper, and standard City street improvements may be undertaken.

Comprehensive Land Use Plan Conformity:

As with all proposed zone changes, Section 17.12.170 of the Casper Municipal Code requires that staff review zoning applications in the context of the approved Comprehensive Land Use Plan, and provide a recommendation to the Planning and Zoning Commission and City Council as to how the zone change is either supported, or not supported. The Generation Casper Comprehensive Plan provides a Future Land Use Plan (FLU), which is found in Chapter Four (4), on Page 4-26. The FLU is an illustrative map that identifies the physical distribution of land uses, and forms the basis for future zoning and land use regulations. The subject property is located in an area designated as “Neighborhood 3.” Page 4-31 of the Plan provides general characteristics of areas designated as a Neighborhood 3, which typically includes a mix of single and multi-family dwellings, as well as small offices, civic uses and community uses that support the surrounding residential. A rezone of proposed Lots 9 and 10, as proposed, would be in keeping with the land uses envisioned under the “Neighborhood 3” FLU (future land use) designation

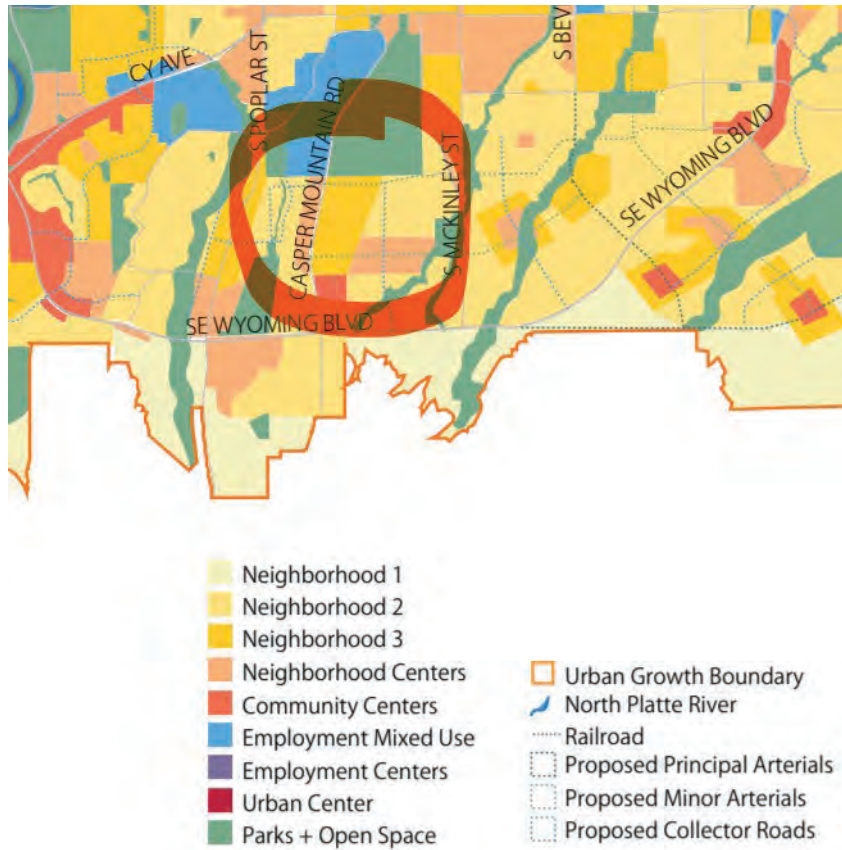


Figure 1 - FUTURE LAND USE PLAN MAP – (Page 4-26 of Comprehensive Plan) subject area is circled

Figure 2 - GENERAL CHARACTERISTICS OF NEIGHBORHOOD 3 DESIGNATED AREAS
 - (Page 4-31 of the Comprehensive Plan)

Neighborhood 3



| GENERAL CHARACTERISTICS | PRIMARY USES | RES. DENSITY | NON-RES. FAR | BUILDING HEIGHT |
|--|---|---------------------------|--------------|----------------------|
| <p>Higher density neighborhoods near commercial centers and major corridors. Housing is built adjacent to sidewalks. To meet the needs of people in all stages of life, these neighborhoods are supported by a multimodal network, pocket parks, and public gathering spaces. Small offices, civic uses, and community uses (churches, daycare, etc.), that support the surrounding residential, would be acceptable, as necessary. Neighborhood 3 serves as a transition between Neighborhood 2 and Neighborhood Centers and Mixed Use areas.</p> | <p>Attached, single- and multifamily dwellings, including duplexes, townhomes, and other similar types of dwellings, at higher densities. Small format office and community uses.</p> | <p>8 - 30 DU/Acre</p> | <p>2.0</p> | <p>2 - 8 Stories</p> |

In addition to the Future Land Use Map, the Comprehensive Land Use Plan provides guidance in the form of Visions, Principles and Goals. The applicable Visions, Principles and Goals of the document have been summarized immediately below.

Chapter 3 of the Generation Casper Comprehensive Land Use Plan (pg. 3-1) provides Visions, Principles, Goals and Strategies intended to provide guidance in the implementation of the Plan.

Vision – Endless Character (pg. 3-5)

Principle – ECH1. Balanced Uses: Encourage a balance of land uses and provide adequate space and distribution for all uses across the community through identified and planned locations.

Goal – ECH1-4. Housing Space: Promote land use patterns that provide adequate housing of all types, supported by integrated parks and services.

Vision – Undiscovered Quality of Life (*pg. 3-23*)

Principle – UQL1. Stable Neighborhoods: Ensure neighborhoods retain a complimentary character across architectural form and use, yet allow for unique and creative design solutions amongst neighborhoods.

Goal – UQL1-1. Density Transect: Compel design that mitigates impacts of high-density development on established neighborhoods by maintaining a transect of built form, with compatible design and scale in each land use zone.

Principle – UQL2. Quality Neighborhoods: Encourage a small town feel by utilizing a variety of housing options that are supported by a safe and efficient transportation system, neighborhood services and amenities for all household types.

Goal – UQL2-2. Mixed Use Neighborhoods: Provide for commercial uses in and adjacent to residential neighborhoods in a manner that contributes to the neighborhood’s integrity and identity through thoughtful design of signage, lighting, buffers, and parking.

Goal – UQL2-5. Public Places: Provide public places in each neighborhood through neighborhood parks, community gardens, and/or corner shops or cafes, which contribute to preserving small-town characteristics.

Chapter 4 of the Comprehensive Land Use Plan (*pg. 4-1*) provides additional framework for the implementation of the Plan.

Page 4-4 – Mix of Uses – “Modern zoning typically results in residential, commercial, and industrial uses not being located close to each other, which promotes the use of the automobile. This increases traffic and makes communities much less friendly for bicyclists and pedestrians. Zoning that promotes a mix of uses and interconnected development can create high-quality walkable communities that preserve roadway and intersection capacity while increasing opportunities for alternative modes like bicycles and transit.”

Page 4-9 – Auto Trip Reduction – The concepts of block configuration, roadway spacing, driveway and intersection spacing, mix of uses, and interconnected development all play a role in reducing the length of vehicle trips and number of vehicles on the roadway. The benefits of reducing automobile trips are numerous, and can include the following:

- Reduced roadway maintenance costs;
- Fewer accidents;

- Smaller roadways and intersections (lower construction costs);
- Decreased air pollution and carbon emissions;
- Fewer conflicts for bicyclists and pedestrians; and,
- Increased physical activity.

Page 4-24 – Changing Urban Form -” While cars can still be accommodated, greater emphasis should be put on pedestrian and bicycle infrastructure. A mix of land uses should be encouraged in these smaller blocks to cluster jobs, stores, and homes in smaller mixed-use land blocks, allowing greater flexibility for development options, and resulting in higher property values.”

Land Uses That Are Permitted under the R-3 and C-2 Zoning Classifications:

17.36.020 Permitted uses.

Except as otherwise provided, in an R-3 district, no building, structure, or land use shall be erected or used except for the following:

- A. Conventional site-build single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
- B. Conventional site-built and modular two-family dwellings;
- C. Conventional site-built and modular multifamily dwellings consisting of not over four individual dwelling units;
- D. Conventional site-built and modular condominiums for residential use consisting of not over four individual dwelling units;
- E. Conventional site-built and modular townhomes for residential use consisting of not over four individual dwelling units;
- F. Day-care, adult;
- G. Family child care home;
- H. Reserved;
- I. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities used during daylight hours;
- J. Schools, public, parochial, and private elementary, junior and senior high;
- K. Neighborhood assembly uses;
- L. Branch community facilities;
- M. Neighborhood grocery;
- N. Group home;
- O. Church.

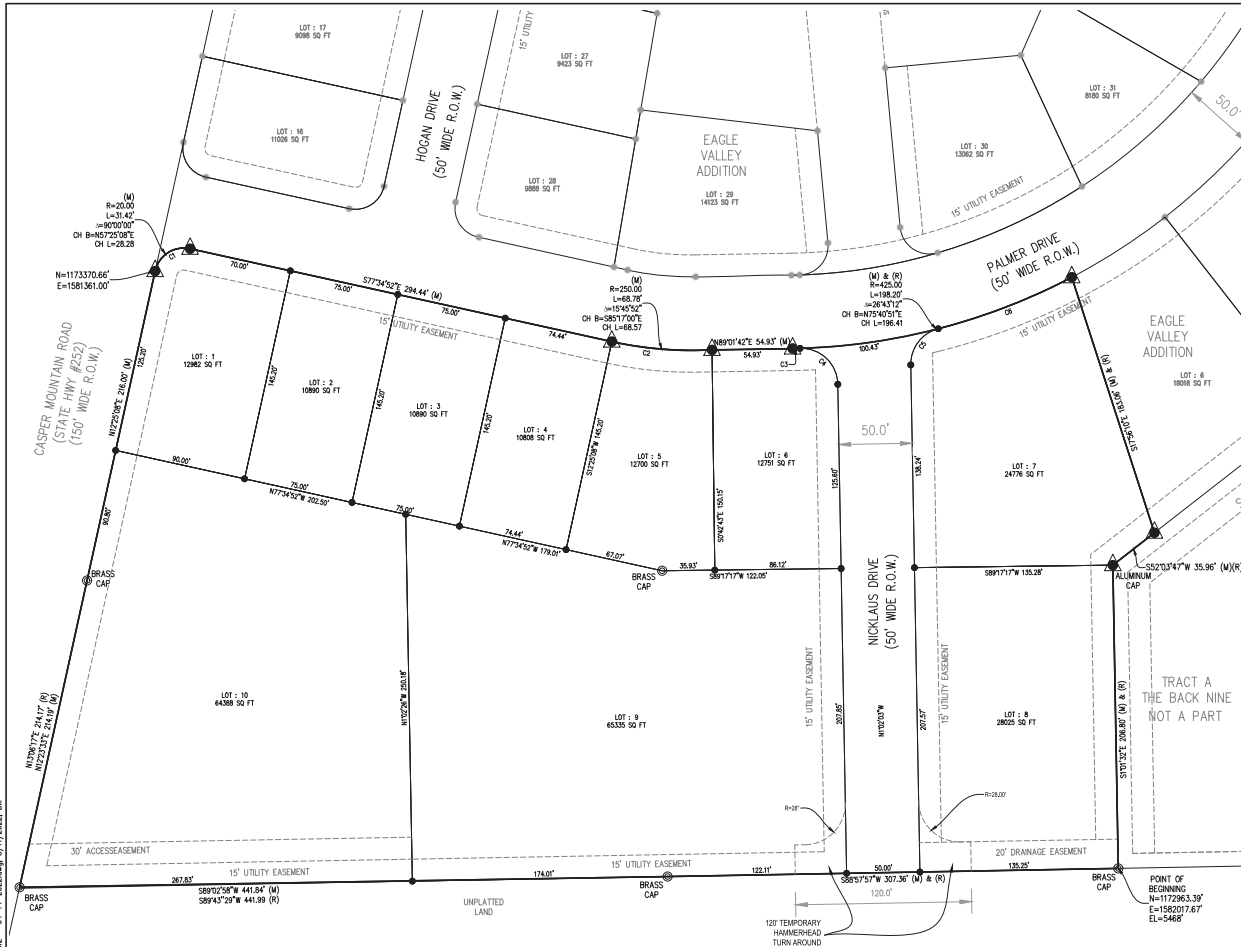
17.68.020 Permitted uses.

Except as otherwise provided, no new building, structure or land use shall be erected or used in a C-2 district except:

- 1. Animal clinics and animal treatment centers;
- 2. Apartments located within a business structure;

3. Arcades/amusement centers;
4. Assisted living;
5. Automobile park, sales area or service center;
6. Automobile service stations;
7. Banks, savings and loans, and finance companies;
8. Bars, taverns, retail liquor stores, and cocktail lounges;
9. Bed and breakfast;
10. Bed and breakfast homestay;
11. Bed and breakfast inn;
12. Business, general retail;
13. Chapels and mortuaries;
14. Churches;
15. Clubs or lodges;
16. Convenience establishment, medium volume;
17. Dance studios;
18. Day care, adult;
19. Child care center;
20. Family child care center—zoning review;
21. Family child care home;
22. Family child care home—zoning review;
23. Electrical, television, radio repair shops;
24. Gaming/gambling;
25. Grocery stores;
26. Group homes;
27. Homes for the homeless (emergency shelters);
28. Hotels, motels;
29. Neighborhood groceries;
30. Offices, general and professional;
31. Pet shops;
32. Medical laboratories, clinics, health spas, rehabilitation centers, real estate brokers, insurance agents;
33. Parking garages and/or lots;
34. Parks, playgrounds, historical sites, golf courses, and other similar recreational facilities;
35. Pawn shops;
36. Personal service shops;
37. Pharmacies;
38. Printing and newspaper houses;
39. Reception centers;
40. Recreation centers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;

44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Vocational centers, medical and professional institutions;
47. Neighborhood assembly uses;
48. Regional assembly uses;
49. Branch community facilities;
50. Neighborhood grocery;
51. Conventional site-built and modular single and multifamily dwellings and "manufactured homes" meeting the definition and standards set forth in Section 17.08.010.



CERTIFICATE OF DEDICATION

STATE OF WYOMING } ss
 COUNTY OF NATRONA }

THE UNDERSIGNED, BENJAMIN HANSLOU AND MICHAEL HANSLOU, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS LOTS 7 - 15, EAGLE VALLEY ADDITION NO. 2, R. 7, S. 2, NE 1/4, AND LOTS 1 & 2, HIL ADDITION, BOTH BEING AN ADDITION TO THE CITY OF CASPER, WYOMING, SITUATE WITHIN THE SE1/4 OF SECTION 21, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF EAGLE VALLEY ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
- THENCE S88°57'51"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 307.38 FEET TO A POINT MONUMENTED BY A BRASS CAP;
- THENCE S89°02'56"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 441.84 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF CASPER MOUNTAIN ROAD, ALSO BEING THE SOUTHWEST CORNER OF THE HIL ADDITION, MONUMENTED BY A BRASS CAP;
- THENCE N12°25'33"E, ALONG THE WEST LINE OF THE PARCEL AND THE HIL ADDITION AND THE EAST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 214.19 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
- THENCE N12°25'09"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 216.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;
- THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, WITH A CHORD BEARING OF S07°52'08"E, A DISTANCE OF 28.28 FEET TO THE END OF CURVE, LOCATED ON THE SOUTH LINE OF PALMER DRIVE, MONUMENTED BY A BRASS CAP;
- THENCE S77°54'50"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PALMER DRIVE, A DISTANCE OF 294.44 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
- THENCE ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PALMER DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 15°40'52", A DISTANCE OF 68.78 FEET, WITH A CHORD BEARING OF S85°17'00"E, A DISTANCE OF 68.57 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
- THENCE S89°01'42"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PALMER DRIVE, A DISTANCE OF 54.93 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
- THENCE ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF PALMER DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 28°43'12", A DISTANCE OF 198.20 FEET, WITH A CHORD BEARING OF N75°40'51"E, A DISTANCE OF 196.41 FEET TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 6, EAGLE VALLEY ADDITION, MONUMENTED BY A BRASS CAP;
- THENCE S17°56'10"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF SAID LOT 6, A DISTANCE OF 183.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, MONUMENTED BY A BRASS CAP;
- THENCE S02°03'47"W, ALONG THE SOUTHERLY LINE OF THE PARCEL, A DISTANCE OF 35.96 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
- THENCE S01°01'32"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 206.80 FEET TO THE POINT OF BEGINNING.

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

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.24 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 SURROGATOR SHALL BE EAGLE VALLEY 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. THE 20' WIDE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES. NICKLAUS DRIVE, AS SHOWN HEREON IS HEREBY DEDICATED TO THE USE OF THE PUBLIC. ALL OTHER ROADS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE PUBLIC.

BENJAMIN & MICHAEL HANSLOU
 128 EAST 27TH STREET
 CASPER, WYOMING 82601

BENJAMIN HANSLOU - OWNER MICHAEL HANSLOU - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BENJAMIN AND MICHAEL HANSLOU, HUSBAND AND WIFE AND OWNERS, THIS ____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

| CURVE TABLE | | | | | |
|-------------|---------|------------|------------|-------------|-------|
| CURVE # | RADIUS | ARC LENGTH | DELTA | CH B | CH L |
| C1 | 20.00' | 31.42' | 90°00'00" | S57°25'08"W | 28.28 |
| C2 | 250.00' | 68.78' | 15°45'52" | N85°17'00"W | 68.57 |
| C3 | 425.00' | 5.07' | 0°40'59" | S88°41'12"W | 5.07 |
| C4 | 25.00' | 39.54' | 90°37'15" | N46°20'40"W | 35.55 |
| C5 | 25.00' | 33.39' | 76°31'22" | S37°33'38"W | 30.96 |
| C6 | 425.00' | 97.76' | 131°07'48" | S88°55'26"W | 97.55 |

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
 THIS ____ DAY OF _____, 2022.

ATTEST: _____ CHAIRMAN
 _____ SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____ DULY PASSED,
 ADOPTED AND APPROVED THIS ____ DAY OF _____, 2022.

ATTEST: _____ CITY CLERK
 _____ MAYOR

INSPECTED AND APPROVED THIS ____ DAY OF _____, 2022.
 _____ CITY ENGINEER

INSPECTED AND APPROVED THIS ____ DAY OF _____, 2022.
 _____ CITY SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
 COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 55508, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH, 2022 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 1983/2011, 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 _____, 2022.
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC

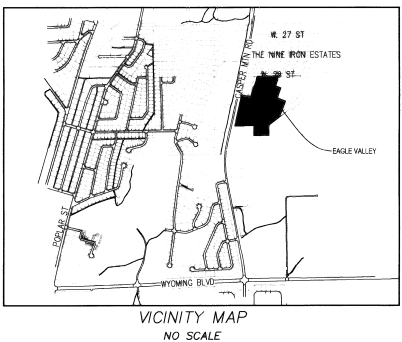
A VACATION AND REPLAT OF
 LOTS 7 - 15 AND NICKLAUS DRIVE
 EAGLE VALLEY ADDITION
 AND LOTS 1 & 2 HIL ADDITION
 TO THE CITY OF CASPER, WYOMING
 AS
EAGLE VALLEY ADDITION NO.2

AN ADDITION TO THE CITY OF CASPER, WYOMING
 BEING A PORTION OF THE SE1/4 OF
 SECTION 21, T.33N., R.79W., 6TH P.M.,
 NATRONA COUNTY, WYOMING
 APRIL, 2022

0 40' 80'

SCALE: 1" = 40'

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



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, BENJAMIN HANSLUD & MICHAEL HANSLUD, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED TRACT OF LAND KNOWN AS TRACTS C, D AND E, THE BACK NINE, AN ADDITION TO THE CITY OF CASPER, WYOMING, SITUATE WITHIN THE NEARLY, THE SEVEN & THE SW¼E] OF SECTION 21, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF TRACT F, THE BACK NINE ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING.
 THENCE S77°34'52"E, ALONG THE SOUTH LINE OF SAID TRACT F, A DISTANCE OF 139.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F, LOCATED ON THE WEST LINE OF HOGAN DRIVE, MONUMENTED BY A BRASS CAP;
 THENCE S77°29'23"E, ACROSS HOGAN DRIVE, A DISTANCE OF 50.00 FEET TO A POINT LOCATED ON THE EAST LINE OF HOGAN DRIVE, MONUMENTED BY A BRASS CAP;

THENCE IN A NORTHEAST DIRECTION, ALONG THE EAST LINE OF HOGAN DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET, THROUGH A CENTRAL ANGLE OF 07°05'24", A DISTANCE OF 72.06 FEET, WITH A CHORD BEARING OF N16°02'02"E, A DISTANCE OF 72.03 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;
 COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE SOUTHWEST CORNER OF TRACT F, THE BACK NINE ADDITION, MONUMENTED BY A BRASS CAP, A DISTANCE OF 277.07 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;
 THENCE ALONG THE EAST LINE OF HOGAN DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 19°19'24", A DISTANCE OF 75.86 FEET, WITH A CHORD BEARING OF N09°55'52"E, A DISTANCE OF 75.52 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 86°30'05", A DISTANCE OF 31.29 FEET, WITH A CHORD BEARING OF N44°52'54"E, A DISTANCE OF 28.20 FEET TO THE END OF CURVE, LOCATED ON THE SOUTH LINE OF WEST 29TH STREET, MONUMENTED BY A BRASS CAP;

THENCE N89°50'15"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF WEST 29TH STREET, A DISTANCE OF 407.79 FEET, TO THE NORTHEAST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 23, THE BACK NINE ADDITION, MONUMENTED BY A BRASS CAP;
 THENCE S00°54'04"E, A DISTANCE OF 80.33 FEET, ALONG THE EAST LINE OF THE PARCEL, ALSO BEING THE WEST LINE OF SAID LOT 23 TO THE SOUTHWEST CORNER OF SAID LOT 23, MONUMENTED BY A BRASS CAP;

THENCE S20°27'30"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOTS 24 THROUGH 29, THE BACK NINE ADDITION, A DISTANCE OF 392.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29, MONUMENTED BY A BRASS CAP;
 THENCE S81°59'12"E, ALONG THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 119.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 29 LOCATED ON THE WEST LINE OF PALMER DRIVE, MONUMENTED BY A BRASS CAP WITNESS CORNER;

THENCE N02°36'57"E, ALONG THE EAST LINE OF SAID LOT 29 AND THE WEST LINE OF PALMER DRIVE, A DISTANCE OF 41.02 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
 THENCE S81°59'22"E, ACROSS PALMER DRIVE AND ALONG THE SOUTH LINE OF LOT 29, THE BACK NINE ADDITION, A DISTANCE OF 184.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29, MONUMENTED BY A BRASS CAP;

THENCE S20°18'36"W, ALONG THE EAST LINE OF THE PARCEL, ALSO BEING THE WEST LINE OF TRACT A, THE BACK NINE ADDITION, A DISTANCE OF 346.35 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;
 THENCE S20°27'30"W, ALONG THE EAST LINE OF THE PARCEL, ALSO BEING THE WEST LINE OF SAID TRACT A, A DISTANCE OF 283.07 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE S20°18'36"W, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 206.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, MONUMENTED BY A BRASS CAP;
 THENCE S85°57'57"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 307.36 FEET TO A POINT, WHICH IS ALSO THE SOUTHWEST CORNER OF THE ILLI ADDITION TO THE CITY OF CASPER, MONUMENTED BY A BRASS CAP;

THENCE N01°01'00"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF THE ILLI ADDITION, A DISTANCE OF 208.55 FEET TO THE NORTHEAST CORNER OF THE ILLI ADDITION, MONUMENTED BY A BRASS CAP;
 THENCE S89°07'42"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF THE ILLI ADDITION, A DISTANCE OF 362.17 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF THE ILLI ADDITION, LOCATED ON THE EAST LINE OF CASPER MOUNTAIN ROAD, MONUMENTED BY A BRASS CAP;

THENCE N12°25'08"E, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF CASPER MOUNTAIN ROAD, A DISTANCE OF 650.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 17.25 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 PLAN, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SURVEYOR SHALL BE "EAGLE VALLEY" 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 PLAN. THE 50' WIDE DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES. HOGAN DRIVE, NICKOLAUS DRIVE, AND PALMER DRIVE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC, ALL OTHER ROADS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE PUBLIC.

BENJAMIN & MICHAEL HANSLUD
 128 EAST 27th STREET
 CASPER, WYOMING 82501
 BENJAMIN HANSLUD - OWNER
 MICHAEL HANSLUD - OWNER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BENJAMIN AND MICHAEL HANSLUD, HUSBAND AND WIFE AND OWNERS, THIS 9th DAY OF Feb 2022.

WITNESS MY HAND AND OFFICIAL SEAL,
 MY COMMISSION EXPIRES 3-29-24

A VACATION AND REPLAT OF TRACTS B, C, D & E THE BACK NINE ADDITION

EAGLE VALLEY

AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE NEARLY, THE SEVEN & THE SW¼E] OF SECTION 21, T.33N., R.79W., 6TH P.M. NATRONA COUNTY, WYOMING
 OCTOBER, 2021

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING THIS 25th DAY OF February 2021.
 ATTEST: *Liz Stecher* SECRETARY
 APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 1-22, DULY PASSED, ADOPTED AND APPROVED THIS 15th DAY OF February 2022.
 ATTEST: *K. Bab* CITY CLERK
 INSPECTED AND APPROVED THIS 15th DAY OF February 2022.
 INSPECTED AND APPROVED THIS 15th DAY OF February 2022.

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:8,39,615.
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°04'54.37", AND THE COMBINED FACTOR IS 0.99975945.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

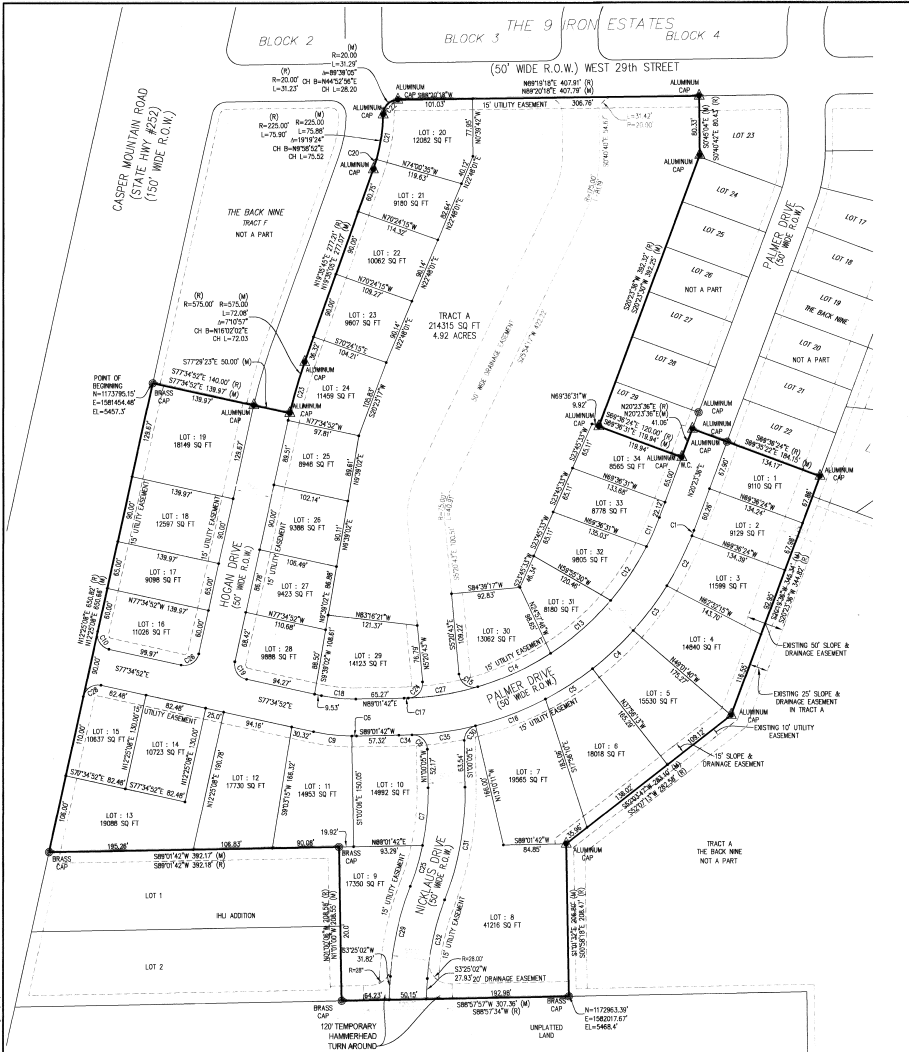
STATE OF WYOMING }
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2021 AND THAT THIS PLAN, 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 1983/2011, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

William R. Fehring
 2/25/2022
 WILLIAM R. FEHRINGER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 5528
 WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 7th DAY OF FEBRUARY, 2022.
 WITNESS MY HAND AND OFFICIAL SEAL,
 MY COMMISSION EXPIRES 3-29-24

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



CURVE TABLE

| CURVE # | RADIUS | ARC LENGTH | DELTA | CH B | CH L |
|---------|---------|------------|------------|-------------|---------|
| C1 | 425.00' | 7.72' | 192°27" | 529°54'49"W | 46.24' |
| C2 | 425.00' | 75.80' | 10°19'58" | S89°23'29"W | 75.70' |
| C3 | 425.00' | 75.80' | 10°19'58" | S89°23'29"W | 75.70' |
| C4 | 425.00' | 75.80' | 10°19'58" | S89°23'29"W | 75.70' |
| C5 | 425.00' | 75.80' | 10°19'58" | S89°23'29"W | 75.70' |
| C6 | 250.00' | 8.44' | 128°31" | S86°45'37"W | 6.44' |
| C7 | 300.00' | 78.50' | 12°51'50" | N02°52'26"E | 78.34' |
| C8 | 20.00' | 31.87' | 91°87'50" | N46°39'08"W | 28.60' |
| C9 | 250.00' | 51.89' | 11°54'50" | N83°32'30"W | 51.90' |
| C10 | 20.00' | 31.42' | 89°10'00" | S32°34'52"E | 28.28' |
| C11 | 375.00' | 42.87' | 61°53'37" | N02°41'29"E | 43.95' |
| C12 | 375.00' | 87.80' | 123°45'50" | N33°39'58"E | 87.60' |
| C13 | 375.00' | 108.62' | 16°38'45" | N48°40'18"E | 108.24' |
| C14 | 375.00' | 108.62' | 16°38'45" | N48°40'18"E | 108.24' |
| C15 | 20.00' | 35.29' | 101°05'19" | S89°53'49"E | 30.88' |
| C16 | 425.00' | 101.53' | 13°41'55" | N69°17'57"E | 101.29' |
| C17 | 375.00' | 5.86' | 09°51'59" | N89°35'44"E | 5.86' |



CURVE TABLE

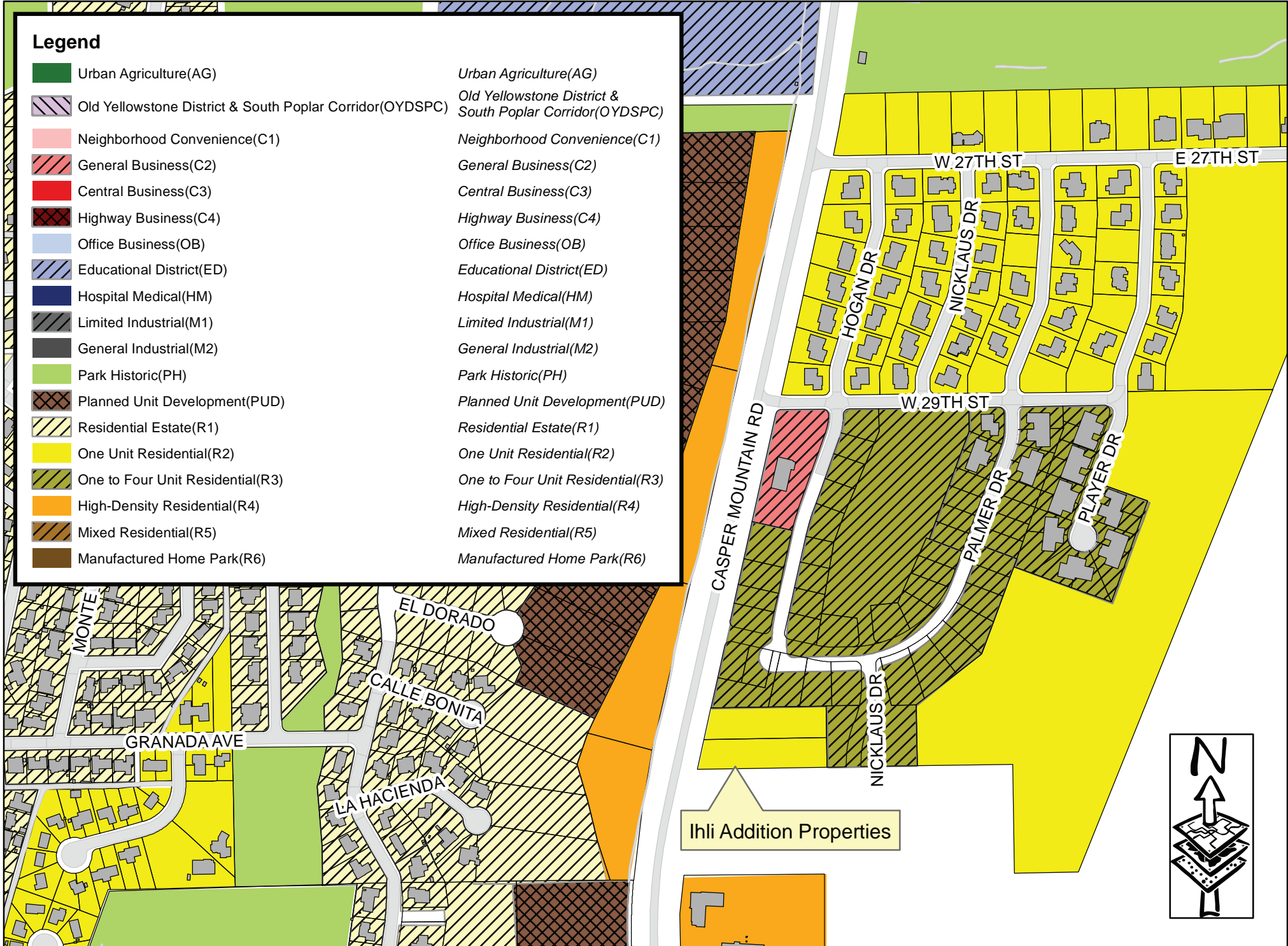
| CURVE # | RADIUS | ARC LENGTH | DELTA | CH B | CH L |
|---------|---------|------------|------------|--------------|---------|
| C18 | 200.00' | 46.74' | 122°57'58" | S64°11'25"E | 46.24' |
| C19 | 20.00' | 33.87' | 81°07'29" | S25°54'07"E | 28.78' |
| C20 | 225.00' | 14.54' | 73°57'57" | S17°04'40"W | 14.23' |
| C21 | 225.00' | 81.62' | 19°41'50" | S91°07'10"W | 81.45' |
| C22 | 20.00' | 31.29' | 86°39'05" | S44°52'56"W | 28.20' |
| C23 | 575.00' | 81.88' | 8°10'11" | N52°36'30"E | 81.92' |
| C24 | 20.00' | 32.64' | 89°30'30" | N124°32'32"E | 28.14' |
| C25 | 350.00' | 58.15' | 9°50'55" | S16°38'24"W | 58.06' |
| C26 | 20.00' | 31.42' | 90°50'00" | N51°29'18"E | 28.28' |
| C27 | 375.00' | 101.19' | 15°21'47" | N81°17'55"E | 100.89' |
| C28 | 20.00' | 31.42' | 80°00'00" | S37°25'06"W | 28.28' |
| C29 | 400.00' | 125.29' | 17°56'48" | S122°32'30"W | 124.78' |
| C30 | 20.00' | 28.82' | 76°49'38" | S37°37'49"W | 24.85' |
| C31 | 400.00' | 196.14' | 22°27'57" | S107°03'57"W | 195.15' |
| C32 | 300.00' | 108.63' | 17°56'48" | S122°32'30"W | 108.18' |
| C33 | 425.00' | 17.84' | 224°19" | S89°53'58"W | 17.84' |
| C34 | 425.00' | 86.80' | 11°42'04" | N81°50'47"E | 86.64' |

cepi
 Civil Engineering Professionals, Inc.
 6080 Enterprise Drive Casper, WY 82509
 Phone 307.266.4366 Fax 307.266.0103
 www.cepi-casper.com

Proposed Eagle Valley No. 2 Subdivision

Legend

- | | | |
|--|--|---|
|  | Urban Agriculture(AG) | <i>Urban Agriculture(AG)</i> |
|  | Old Yellowstone District & South Poplar Corridor(OYDSPC) | <i>Old Yellowstone District & South Poplar Corridor(OYDSPC)</i> |
|  | Neighborhood Convenience(C1) | <i>Neighborhood Convenience(C1)</i> |
|  | General Business(C2) | <i>General Business(C2)</i> |
|  | Central Business(C3) | <i>Central Business(C3)</i> |
|  | Highway Business(C4) | <i>Highway Business(C4)</i> |
|  | Office Business(OB) | <i>Office Business(OB)</i> |
|  | Educational District(ED) | <i>Educational District(ED)</i> |
|  | Hospital Medical(HM) | <i>Hospital Medical(HM)</i> |
|  | Limited Industrial(M1) | <i>Limited Industrial(M1)</i> |
|  | General Industrial(M2) | <i>General Industrial(M2)</i> |
|  | Park Historic(PH) | <i>Park Historic(PH)</i> |
|  | Planned Unit Development(PUD) | <i>Planned Unit Development(PUD)</i> |
|  | Residential Estate(R1) | <i>Residential Estate(R1)</i> |
|  | One Unit Residential(R2) | <i>One Unit Residential(R2)</i> |
|  | One to Four Unit Residential(R3) | <i>One to Four Unit Residential(R3)</i> |
|  | High-Density Residential(R4) | <i>High-Density Residential(R4)</i> |
|  | Mixed Residential(R5) | <i>Mixed Residential(R5)</i> |
|  | Manufactured Home Park(R6) | <i>Manufactured Home Park(R6)</i> |



Proposed Eagle Valley No. 2 Subdivision



Proposed Eagle Valley No. 2 Subdivision





City of Casper Planning Division

Plat/Subdivision Application

OWNER'S INFORMATION:

NAME: Michelle Trost-Hall
 ADDRESS: 550 N Poplar St. Casper, WY 82601
 TELEPHONE: 307-234-2385 EMAIL: michelet@hbrcsp.com

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: ECS-Shawn Gustafson
 ADDRESS: 111 W 2nd St #600 Casper, WY 82601
 TELEPHONE: 307-337-2883 EMAIL: sgustafson@ecsenengineers.net
 APPLYING FOR (check one): FINAL PLAT REPLAT MINOR BOUNDARY ADJUSTMENT

NAME OF SUBDIVISION: GreyStone @ Wolf Creek
 LEGAL DESCRIPTION OF LAND: Tract A & Lots 8-37 of Wolf Creek Nine

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: Lot 2, Lot 3, SE1/4NW1/4, NE1/4SW1/4 Section 19, T.33N., R.79W. - Near Aspen Place, W. 38th Street, Talon Drive
 CURRENT LAND USE: Undeveloped residential

TOTAL ACREAGE: 7.580 ac. acres/sq ft
 NUMBER OF LOTS: 28 (Minor Boundary Adjustment can not exceed 2 lots)
 SIZE OF LARGEST LOT: Tract-62,284 sq. ft Lot-17,940 sq. ft SIZE OF SMALLEST LOT: 6,660 sq. ft
 CURRENT ZONING: R2 / R4 PROPOSED ZONING: R2 / R4

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: [Signature]
 DATE: 4/14/22

SUBMIT TO:
 Community Development Department
 Planning Division
 200 N David, RM 203
 Casper, WY 82601
 Phone: 307-235-8241
 E-mail: ccollins@casperwy.gov

- A COMPLETE SUBMITTAL MUST INCLUDE:**
- COMPLETED APPLICATION, INCLUDING ORIGINAL SIGNATURES OF PROPERTY OWNERS
 - PROOF OF OWNERSHIP
 - PDF (11"X17" SCALE) OF THE PLAT (Full-Sized Hard Copies MAY Also be Required)
 - ARCGIS-COMPATIBLE SHAPEFILE SHOWING LOTS, BLOCKS, STREETS, ETC.
 - \$1,200 (25 LOTS OR FEWER); \$1,800 (26 Lots or more); (\$200 FOR MINOR BOUNDARY ADJUSTMENT); (Preliminary Plat \$1,000). APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:

DATE SUBMITTED: _____

REC'D BY: _____

May 13, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-180-2022** – a vacation and replat of Wolf Creek Nine Addition, Tract A and Lots 8-37 as the **Greystone At Wolf Creek Subdivision**, located north of West 38th Street and west of Aspen Place. Applicant: B1 Properties, 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 the Greystone At Wolf Creek Subdivision 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. **Staff received one (1) Email from a neighborhood resident, inquiring about drainage and soil conditions in the area.**

Summary:

Application has been made to vacate and replat portions of Wolf Creek Nine Addition to create the Greystone At Wolf Creek Subdivision. The subject area is located north of West 38th Street and west of Aspen Place, and is zoned R-2 (One Unit Residential) and R-4 (High Density Residential). The replat is a reconfiguration of the existing 30 lots, plus a tract, into 27 newly configured lots, plus a tract. Tract A (drainage tract) also serves as a public access for the extension of a future pedestrian trail through the subdivision. All proposed lots exceed the City’s 4,000 square foot minimum lot size in both the R-2 and R-4 zoning districts.

VACATION AND REPLAT OF WOLF CREEK NINE ADDITION, TRACT A AND LOTS 8 - 37, AS GREYSTONE AT WOLF CREEK

TO THE CITY OF CASPER, WYOMING, BEING A PORTION OF THE SE1/4NW1/4, THE NE1/4SW1/4, LOT 2, AND LOT 3, SECTION 19, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE UNDERSIGNED B1 PROPERTIES, LLC (RANDALL S. HALL, PRESIDENT), MOUNTAIN VIEW BUILDERS, INC. (MATTHEW JACKSON, PRESIDENT), AND THE CITY OF CASPER, NATRONA COUNTY, THROUGH ITS MAYOR, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF A PARCEL OF LAND DESCRIBED AS TRACT A AND LOTS 8-37, WOLF CREEK NINE ADDITION, TO THE CITY OF CASPER, WYOMING, AS RECORDED IN THE OFFICE OF NATRONA COUNTY CLERK AS INSTRUMENT NO. 1032199, AND ALSO BEING LOCATED IN THE SE1/4NW1/4, THE NE1/4SW1/4, LOT 2, AND LOT 3, SECTION 19, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING; SAID LOTS COMPRISING TWO PARCELS; SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 (TRACT A & LOTS 1-21):

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND THE NORTHEAST CORNER OF LOT 1, BLOCK 3, WOLF CREEK SIX ADDITION, MONUMENTED BY A BRASS CAP, THENCE S89°21'10" W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF WOLF CREEK SIX, 887.8 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF LOT 4, BLOCK 3, WOLF CREEK SIX, MONUMENTED BY A BRASS CAP, THENCE N00°38'14" W, CONTINUING ALONG THE WEST LINE OF THE PARCEL AND EAST LINE OF LOT 4, BLOCK 3, WOLF CREEK SIX, 112.82 FEET TO A NORTHEASTLY CORNER OF LOT 4, BLOCK 3, WOLF CREEK SIX, MONUMENTED BY A BRASS CAP, THENCE N0°54'34" W, ALONG THE NORTHEASTLY LINE OF LOT 4, BLOCK 3, WOLF CREEK SIX, 454.86 FEET TO A NORTHERLY CORNER OF LOT 4, BLOCK 3, WOLF CREEK SIX, MONUMENTED BY A BRASS CAP, THENCE N44°49'24" E, ALONG THE WEST LINE OF THE PARCEL, 135.08 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP, THENCE N0°07'20" W, ALONG A SOUTHWESTERLY LINE OF THE PARCEL, 287.96 FEET TO THE SOUTHWEST CORNER OF LOT 8, MOUNTAIN PLAZA ADDITION NO. 4, MONUMENTED BY A BRASS CAP, THENCE N44°02'16" E, ALONG THE SOUTHWESTERLY LINE OF LOT 8, MOUNTAIN PLAZA ADDITION NO. 4, 203.78 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP, THENCE S15°14'49" E, ALONG THE WESTERLY LINE OF LOT 7, WOLF CREEK NINE ADDITION, 124.14 FEET TO A POINT OF CURVATURE LOCATED ON THE RIGHT-OF-WAY OF DANCING WOLF DRIVE, MONUMENTED BY A BRASS CAP, THENCE ALONG THE RIGHT-OF-WAY OF DANCING WOLF DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 162°54'47", AN ARC DISTANCE OF 142.17 FEET, WITH A CHORD BEARING OF S13°39'38" E, A DISTANCE OF 88.89 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF DANCING WOLF DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 159°52'44", AN ARC DISTANCE OF 5.56 FEET, WITH A CHORD BEARING OF S87°08'59" E, A DISTANCE OF 5.55 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF DANCING WOLF DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 34°03'18", AN ARC DISTANCE OF 11.89 FEET, WITH A CHORD BEARING OF S62°08'59" E, A DISTANCE OF 11.71 FEET TO THE END OF THE CURVE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF DANCING WOLF DRIVE, S40°07'02" E, 438.27 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF DANCING WOLF DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 31°06'50", AN ARC DISTANCE OF 31.80 FEET, WITH A CHORD BEARING OF S30°38'22" E, A DISTANCE OF 28.88 FEET TO THE END OF CURVATURE LOCATED ON THE WESTERLY RIGHT-OF-WAY OF GRAY WOLF DRIVE, MONUMENTED BY A BRASS CAP, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF GRAY WOLF DRIVE, 145.10 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY OF GRAY WOLF DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 100°00'00", AN ARC DISTANCE OF 143.29 FEET, WITH A CHORD BEARING OF S40°38'55" E, A DISTANCE OF 153.2 FEET TO THE END OF CURVATURE LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF RED WOLF DRIVE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY OF RED WOLF DRIVE, 458.98 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF RED WOLF DRIVE AND A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, THROUGH A CENTRAL ANGLE OF 81°09'47", AN ARC DISTANCE OF 120.41 FEET, WITH A CHORD BEARING OF N48°49'50" E, A DISTANCE OF 110.59 FEET TO THE SOUTHWEST CORNER OF LOT 9, WOLF CREEK EIGHT, MONUMENTED BY A BRASS CAP, THENCE N89°16'11" E, ALONG THE SOUTH LINE OF LOT 9, WOLF CREEK EIGHT, 111.07 FEET TO THE SOUTHEAST CORNER OF LOT 9, WOLF CREEK EIGHT, MONUMENTED BY A BRASS CAP, THENCE S32°00'00" E, ALONG THE SOUTHWESTERLY LINE OF LOT 14, WOLF CREEK EIGHT, 58.60 FEET TO THE SOUTHWEST CORNER OF LOT 14, WOLF CREEK EIGHT AND THE NORTHWEST CORNER OF LOT 3, ASPEN ESTATES, MONUMENTED BY A BRASS CAP, THENCE S01°19'36" E, ALONG THE WEST LINE OF LOT 3, ASPEN ESTATES, 133.57 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 6219 ACRES, MORE OR LESS.

PARCEL 2 (LOTS 22-27):

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHEAST CORNER OF LOT 8, WOLF CREEK EIGHT ADDITION, MONUMENTED BY A BRASS CAP, THENCE S00°38'53" E, ALONG THE EASTERLY LINE OF THE PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF RED WOLF DRIVE, 81.00 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG RIGHT-OF-WAY OF RED WOLF DRIVE AND ALONG THE SOUTHWESTERLY LINE OF THE PARCEL AND A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 30.00 FEET, WITH A CHORD BEARING OF S44°21'17" W, A DISTANCE OF 49.50 FEET TO THE END OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE S09°21'07" W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF RED WOLF DRIVE, 477.03 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP, THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY OF RED WOLF DRIVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 100°00'00", AN ARC DISTANCE OF 87.27 FEET, WITH A CHORD BEARING OF N0°28'53" W, A DISTANCE OF 76.60 FEET TO THE END OF THE CURVE LOCATED ON THE EASTERLY RIGHT-OF-WAY OF GRAY WOLF DRIVE, MONUMENTED BY A BRASS CAP, THENCE N0°21'07" E, ALONG THE WEST LINE OF THE PARCEL AND THE EASTERLY RIGHT-OF-WAY OF GRAY WOLF DRIVE, 58.20 FEET TO THE NORTHWEST CORNER OF THE PARCEL AND THE SOUTHWEST CORNER OF LOT 38, WOLF CREEK NINE, MONUMENTED BY A BRASS CAP, THENCE N89°21'07" E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF LOTS 34-42, WOLF CREEK NINE AND LOT 1, WOLF CREEK EIGHT, 511.16 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1,364 ACRES, MORE OR LESS.

THE VACATION AND REPLAT OF THE FOREGOING DESCRIBED LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE-NAMED OWNERS AND PROPRIETORS. THE NAME OF SAID VACATION AND REPLAT SHALL BE KNOWN AS 'GREYSTONE AT WOLF CREEK' TO THE CITY OF CASPER, WYOMING. UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITY LINES, CONDUIITS, VAULTS, PEDESTALS, AND OTHER UTILITY APPURTENANCES.

B1 PROPERTIES, LLC
520 N. POPLAR ST.
CASPER, WY 82601

MOUNTAIN VIEW BUILDERS, INC.
4401 FREEDOM CIRCLE
CASPER, WY 82609

CITY OF CASPER
2001 N. DAVIS STREET
CASPER, WY 82601

EXECUTED THIS _____ DAY OF _____, 2022.

EXECUTED THIS _____ DAY OF _____, 2022.

EXECUTED THIS _____ DAY OF _____, 2022.

BY: RANDALL S. HALL - PRESIDENT, B1 PROPERTIES, LLC.

BY: MATTHEW JACKSON - PRESIDENT, MOUNTAIN VIEW BUILDERS

BY: RAY PACHECO - MAYOR

STATE OF WYOMING)
COUNTY OF NATRONA)

STATE OF WYOMING)
COUNTY OF NATRONA)

STATE OF WYOMING)
COUNTY OF NATRONA)

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY RANDALL S. HALL, PRESIDENT, B1 PROPERTIES, LLC.

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY MATTHEW JACKSON - PRESIDENT, MOUNTAIN VIEW BUILDERS.

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY RAY PACHECO, MAYOR, CITY OF CASPER.

WITNESS MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

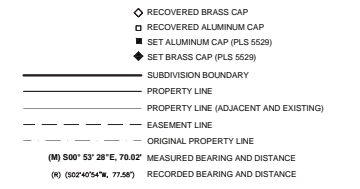
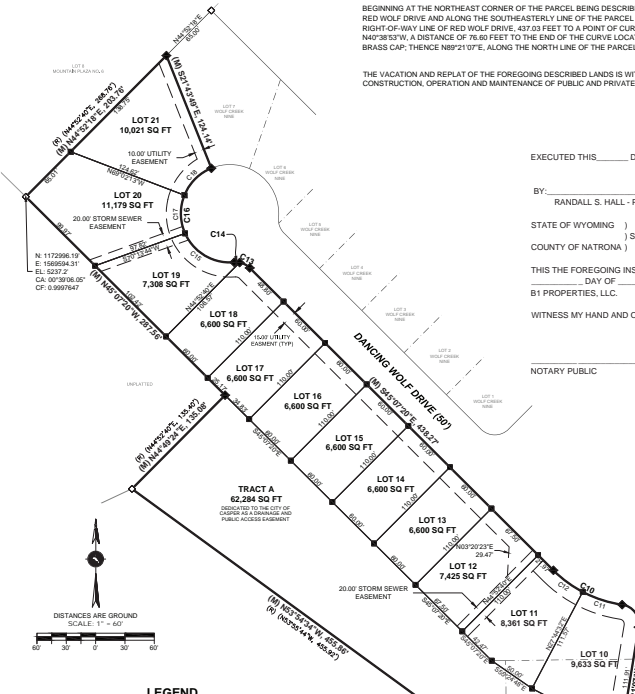
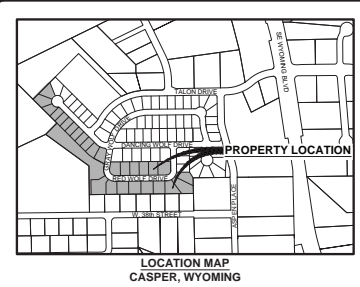
NOTES

1. PLAT CLOSURE RATIO: PARCEL 1 EXCEEDS 1:602.618.
2. PLAT CLOSURE RATIO: PARCEL 2 EXCEEDS 1:137.796.
3. DISTANCES ARE GROUND, US SURVEY FEET.
4. BASIS OF BEARINGS: NAD83(2011)EPOCH 2010.0000 STATE PLANE, WYOMING EAST CENTRAL ZONE(4902), US SURVEY FEET.
5. VERTICAL DATUM: NAVD83GEOID 1201, US SURVEY FEET.
6. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.

| CURVE | RADIUS | ARC LEN. | DELTA | CHORD BEARING | CHORD LEN. |
|-------|--------|----------|--------------|----------------|------------|
| C1 | 85.00 | 120.41 | 81° 09' 47" | N48° 49' 50" | 130.59 |
| C2 | 85.00 | 39.83 | 28° 50' 58" | S21° 40' 25" W | 39.47 |
| C3 | 85.00 | 39.93 | 28° 50' 07" | S48° 33' 28" W | 39.57 |
| C4 | 85.00 | 40.64 | 27° 23' 41" | S75° 42' 52" W | 40.26 |
| C5 | 100.00 | 63.46 | 38° 21' 11" | N72° 28' 11" W | 62.39 |
| C6 | 100.00 | 41.68 | 23° 52' 12" | N44° 21' 35" W | 41.36 |
| C7 | 100.00 | 174.50 | 100° 00' 00" | S40° 38' 52" E | 153.21 |

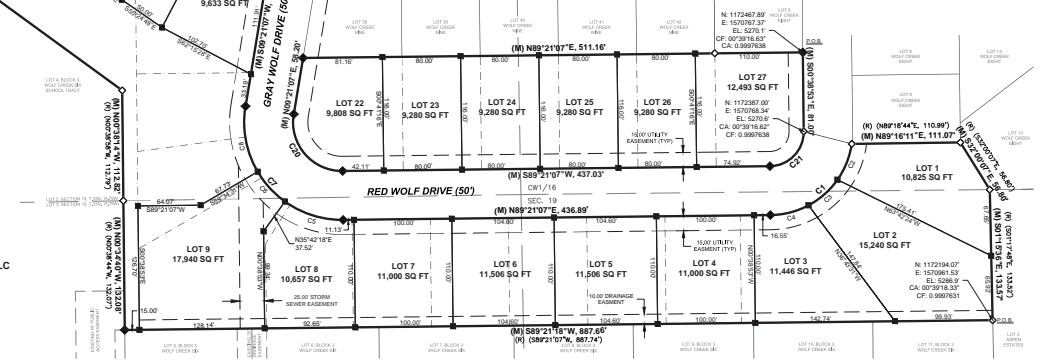
| CURVE | RADIUS | ARC LEN. | DELTA | CHORD BEARING | CHORD LEN. |
|-------|--------|----------|-------------|----------------|------------|
| C8 | 100.00 | 69.42 | 39° 48' 38" | N10° 32' 11" W | 68.04 |
| C9 | 20.00 | 31.80 | 91° 08' 50" | S30° 12' 17" E | 28.56 |
| C10 | 125.00 | 79.93 | 30° 38' 22" | S60° 28' 31" E | 78.58 |
| C11 | 125.00 | 42.52 | 17° 30' 14" | N72° 00' 35" W | 42.35 |
| C12 | 125.00 | 37.38 | 17° 08' 18" | N52° 41' 24" W | 37.24 |
| C13 | 20.00 | 11.89 | 34° 02' 18" | S62° 08' 59" E | 11.71 |
| C14 | 20.00 | 5.98 | 15° 58' 24" | S57° 08' 50" E | 5.95 |

| CURVE | RADIUS | ARC LEN. | DELTA | CHORD BEARING | CHORD LEN. |
|-------|--------|----------|--------------|----------------|------------|
| C15 | 50.00 | 62.17 | 71° 14' 24" | N59° 29' 50" W | 58.24 |
| C16 | 50.00 | 142.17 | 162° 54' 47" | S13° 39' 38" E | 98.89 |
| C17 | 50.00 | 40.00 | 45° 50' 12" | S00° 57' 32" E | 38.84 |
| C18 | 50.00 | 40.00 | 45° 50' 12" | S44° 52' 40" W | 38.84 |
| C19 | 50.00 | 87.27 | 100° 00' 00" | N40° 38' 53" W | 76.60 |
| C20 | 35.00 | 54.98 | 90° 00' 00" | S44° 21' 17" W | 49.50 |



EC ENGINEERS
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82601
Phone: 307.337.2983
www.ecsengineers.net

PROJECT NO. 210010



APPROVALS

APPROVED PLANNING AND ZONING COMMISSION CASPER, WYOMING
THIS _____ DAY OF _____, 2022 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

COMMISSION CHAIRMAN _____ SECRETARY _____

APPROVED: CITY COUNCIL OF THE CITY OF CASPER, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED.

ADOPTED AND APPROVED ON THIS _____ DAY OF _____, 2022.

MAYOR _____ ATTEST: CITY CLERK _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2022.

CITY ENGINEER _____

INSPECTED AND APPROVED ON THIS _____ DAY OF _____, 2022.

CITY SURVEYOR _____

CERTIFICATE OF SURVEYOR

I, JAMES F. JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF GREYSTONE AT WOLF CREEK TO THE CITY OF CASPER, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN MARCH, 2022, AND THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

STATE OF WYOMING)
COUNTY OF NATRONA)

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES F. JONES

THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.



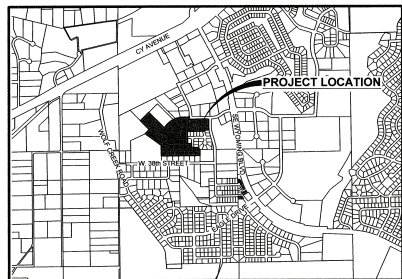
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ANNEXATION, VACATION, AND REPLAT OF WOLF CREEK NINE ADDITION TO THE CITY OF CASPER

6/14/2017 2:38:12 PM
 1032199
 NATRONA COUNTY CLERK
 Series: VSD
 Recorder: JKC
 Fee: \$75.00
 CITY OF CASPER

LEGEND

- RECOVERED ALUMINUM CAP
- RECOVERED BRASS CAP
- SET ALUMINUM CAP (P.L.S. 584)
- SET BRASS CAP (P.L.S. 584)
- SUBDIVISION BOUNDARY (PROPOSED)
- PROPERTY LINE (PROPOSED)
- PROPERTY LINE (ADJACENT AND EXISTING)
- PROPOSED EASEMENT LINE
- 500° 53' 28"E, 70.02' PROPOSED BEARING AND DISTANCE
(500° 12' 12"E, 70.00') RECORD BEARING AND DISTANCE



A VACATION, AND REPLAT OF TRACT B IN WOLF CREEK EIGHT ADDITION TO THE CITY OF CASPER, WYOMING. LOT 2 IN MOUNTAIN PLAZA NO. 5 TO THE CITY OF CASPER, WYOMING. LOT 10 IN MOUNTAIN PLAZA NO. 6 TO THE CITY OF CASPER, WYOMING, AND THAT PORTION OF TALON DRIVE IN MOUNTAIN PLAZA NO. 6 TO THE CITY OF CASPER, WYOMING, AND AN ANNEXATION OF A PORTION OF LOT 2, SECTION 19, T.33N., R.79W., OF THE 6TH P.M. AND BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE $\frac{1}{4}$ W $\frac{1}{4}$ Q4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE $\frac{1}{4}$ SW $\frac{1}{4}$ Q4), LOT 2, AND LOT 3 OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING.



- ### NOTES
1. PLAT CLOSURE RATIO: 1:108,856
 2. DISTANCES ARE GROUND (GROUND DISTANCE - U.S. FOOT)
 3. BASIS OF BEARING - GRID
 4. COORDINATES REFER TO CITY OF CASPER GIS DATUM, WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86 AND ELEVATIONS REFER TO NAVD83.
 5. ELEVATIONS ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED AS BENCHMARKS.



OWNER:
 MESA DEVELOPMENT INC.
 550 N. POPLAR
 CASPER, WY 82601

SURVEYOR:
 FIELD: JEFF CONLEY
 REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

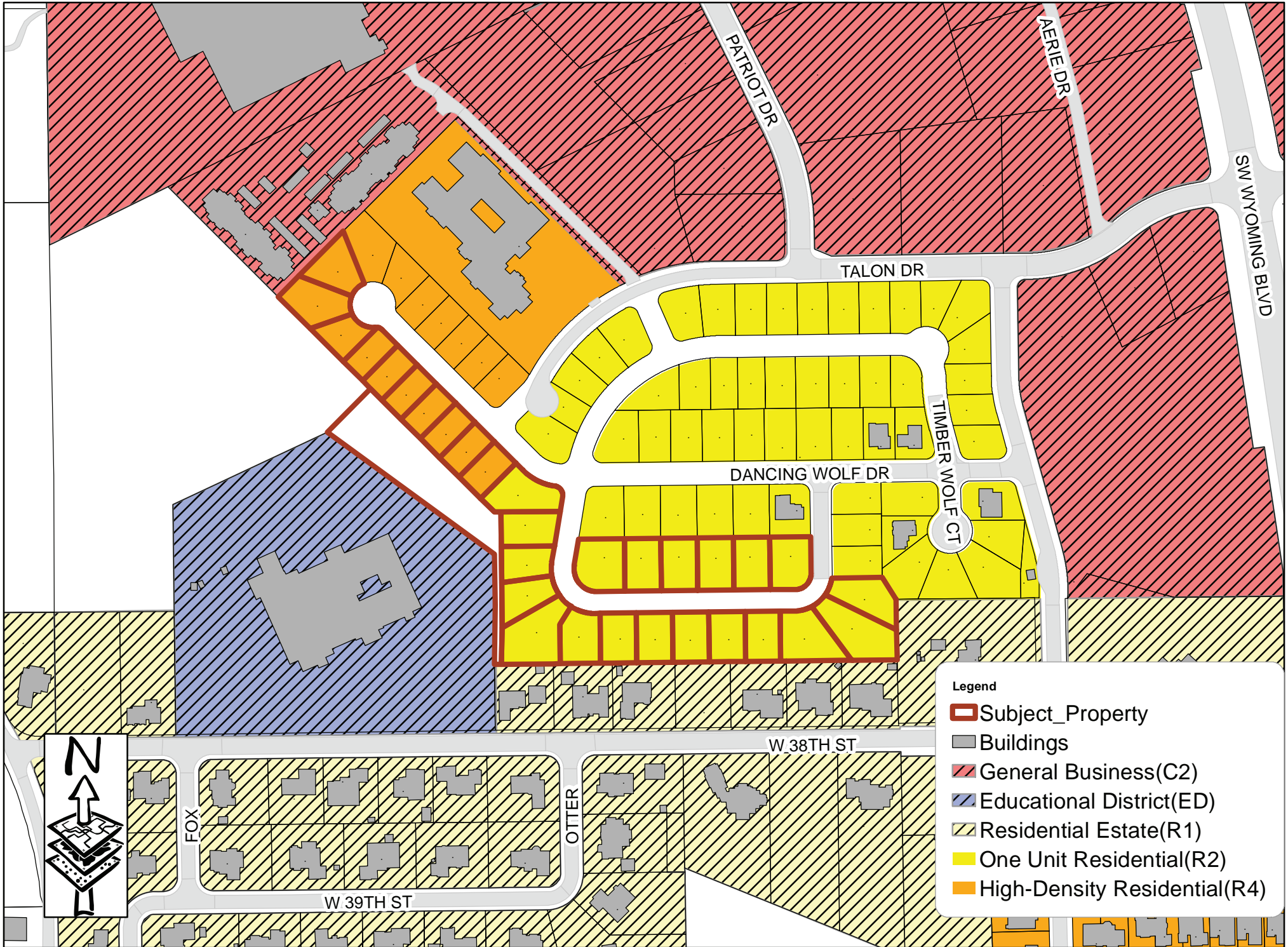
DATE DRAWN:
 05.11.2016

DRAWN BY: BMA

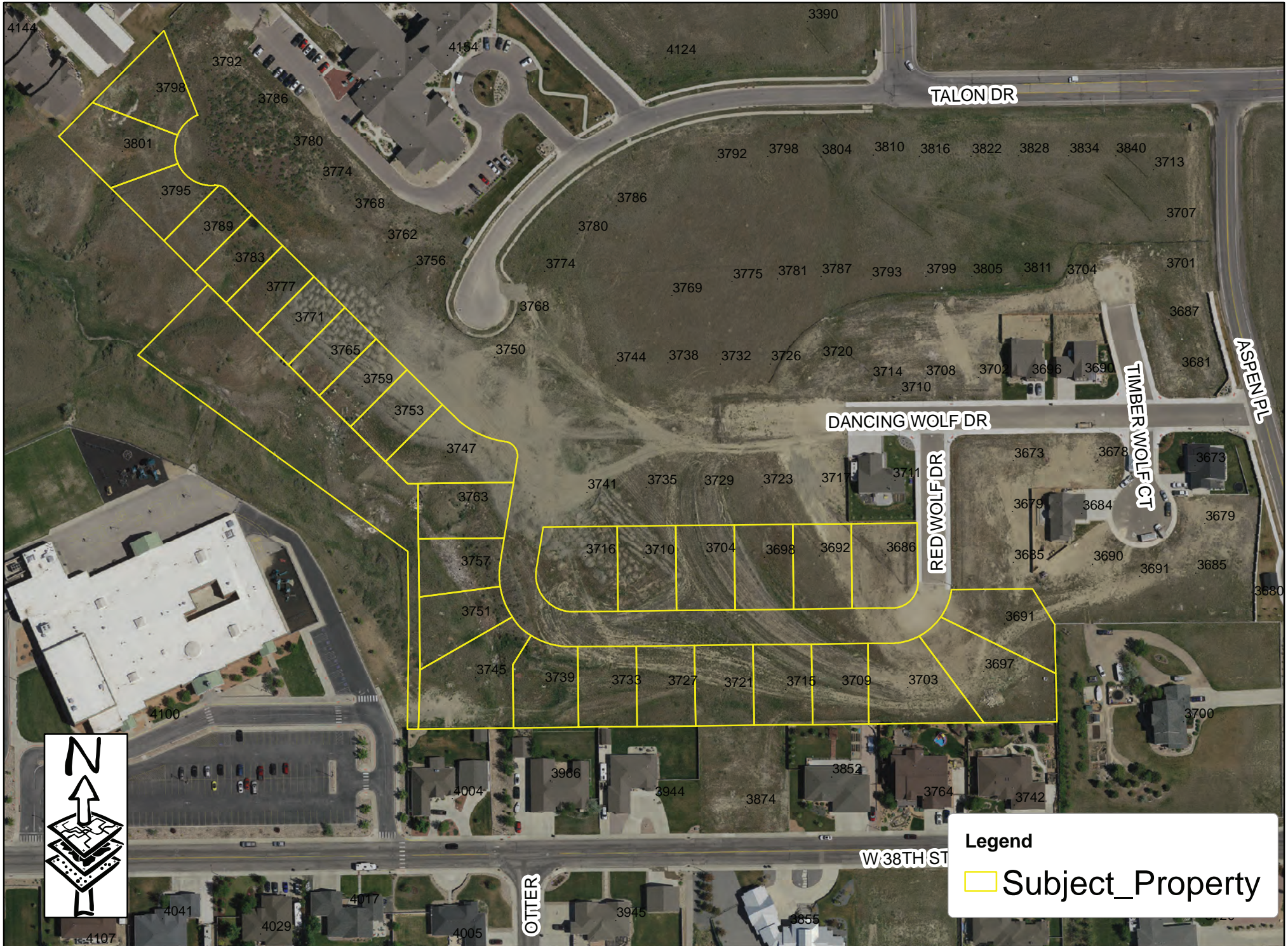
Environmental and Civil Solutions, LLC
 111 West 2nd Street, Suite 600
 Casper, WY 82604
 Phone: 307.337.2883
 www.ecsengineers.net

PROJECT NO. 140147

Proposed Greystone at Wolf Creek Subdivision



Proposed Greystone at Wolf Creek Subdivision



Kristie Turner

From: Derek Bailey <dbailey33@gmail.com>
Sent: Monday, May 2, 2022 9:10 AM
To: Craig Collins
Subject: Re: Wolf Creek Nine replat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Craig,

So it appears they renumbered the lots and are donating two of them on the west to the city that are likely unbuildable and over the rest of the drainage given to the city. Has the city read the purchase contract? Liability waiver so you cannot sue the developer in the event your house settles! Wow. Wonder why.... Wasn't this an issue in the neighborhood above Griener Ford?

They do cite a geotechnical soils report dated 2016 in the contract addendum linked below... I would say the dirt has been moved three times in the last one to two years. Do you know have they done soil compaction analysis since then? The city might inherit some interesting erosion and water control issues in that drainage with all the added running surface, streets etc above it. You might consider adding features to slow the water as it runs down the hill.

http://gonewcasper.com/uploaded_resources/7da36e80a62ca6b782af256dacbf2843.pdf

Previous plat:

<https://my.casperwy.gov/Documentum/Hyperlinking/9774-1032199-WolfCreekNineAddition.pdf>

On Mon, May 2, 2022 at 8:02 AM Craig Collins <ccollins@casperwy.gov> wrote:

Hi Derek....

Thanks for reaching out. I have attached the plat. It has not yet gone through staff review, so consider it a DRAFT at this point. I can't speak to the soil conditions, other than to say that prior to construction they will be required to provide a geotech report with engineered foundation designs as a part of the building permit process. Let me know if you have any questions....

Craig

Craig Collins, AICP

City Planner

City of Casper, Wyoming

(307)-235-8241

From: Derek Bailey <dbailey33@gmail.com>
Sent: Sunday, May 1, 2022 11:37 AM
To: Craig Collins <ccollins@casperwy.gov>; Planning <planning@Casperwy.gov>
Subject: Wolf Creek Nine replat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I received your letter regarding the proposed vacation/replat of the subject development. The back page appears to show the area but no details of the replat. Can you please send me the proposal? Having watched the dirt work progress and moved three different times, I'm surprised constructing on fill dirt that wasn't compacted is acceptable. Perhaps they thought better of it? We don't allow this practice in the oilfield because the facilities will settle and you end up with leaning oil tanks- everything is supposed to be built on 'cut'. Thank you.

Very Respectfully,

Derek

All City of Casper e-mails and attachments, except those defined as attorney/client communications or confidential/privileged information, may qualify as public records under the Wyoming Public Records Act, W.S. § 16-4-201 *et seq.*, and are subject to public disclosure pursuant to this Act.

CASPER HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
April 11, 2022

In attendance: Jeff Bond, Anthony Jacobsen, Carolyn Buff, John Lang, Paul Yurkiewicz, Robin Broumley, Bob King, Connie Hall, Pinky Ellis,

Absent: Maureen Lee, Erich Frankland

Staff: Liz Becher, Community Development Director
Craig Collins, City Planning Department
Kristie Turner, Administrative Assistant III

Guest:

Jeff Bond called the meeting to order at 8:35 a.m.

Approval of Minutes

Mr. Bond asked if everyone had read the minutes of the March 14, 2022, meeting and asked if there were any corrections. No corrections were noted.

Minutes from March 14, 2022, were approved unanimously.

New Business

- May is Historic Preservation Month.
 - Mr. Yurkiewicz is reaching out to Black Tooth Brewery to secure location.
 - Date for Event will be May 13th.
 - Preservation Month Poster with Event details will be put up at the end of April.
 - The photos that Jeff and Connie have will be used at the event.
 - Ms. Broumley and Mr. Bond are meeting with Visit Casper to see if the first run of Brochures will be ready by May 13th. Ms. Broumley is working on the current edits and presented cover mock ups.
 - Approach the library for a display to celebrate Historic Preservation Month with details regarding the event if possible.

Old Business

SHPO/CLG Grant Project (Jeff/Staff)

No Report

OYD Committee Update (Connie and John)

Mr. Lang gave an update. The OYD has a service opportunity planned in late May to fill the planters on Midway and West Yellowstone with flowers for the summer.

P&Z Commission

There are two subdivision cases for April.

Demolition Permits (Staff)

There was one demolition case this month.

711 E 11th St.

Sub-Committee reports

- Ghost Signs (**John and Connie**)
Ms. Hall was able to get pictures of the ghost sign at the Commissary Mall before it was totally demolished. Oil City news also sent out pictures of the ghost sign.
Mr. Lang will update the PowerPoint video presentation for May's event.
- Brochures and Mobile App (**Paul, Jeff, Ann and Robin**)
See notes above.
- GIS map of historic properties and surveyed properties for website (**Jeff and Anthony**)
Ms. Turner is working with Casper GIS to create a map that might replace the Google map on the website.
- Field Visits/Tours (**Robin and Connie**)
No Updates.
- Social Media/Outreach/Education (**Maureen, Paul and Ann**)
Mr. Yurkiewicz reported that the Facebook page has 181 followers.
- Strategic Plan progress/review (**Jeff**)
No update.

Other Business

Battle of Red Butte final report will be presented our next meeting.

The next meeting will be May 9th in the Downstairs Meeting Room at City Hall.

Meeting adjourned at 9:50 a.m.

Respectfully submitted,

Liz Becher
Community Development Director