

**AGENDA  
PLANNING AND ZONING MEETING**

**August 18, 2022**

**6:00 P.M.**

**COUNCIL CHAMBERS**

**CITY HALL, 200 NORTH DAVID**

Meetings can be viewed online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning Commission web page.

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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 July 21, 2022

### III. PUBLIC HEARINGS:

ANX-227-2022 – Petition for Annexation of 2.0-acres located at 3025 Paradise Drive, into the Casper City Limits. Said parcel is currently described/platted as Dowler No. 2 Subdivision, Tract 8. Applicant: Paradise Valley Christian Church.

ZOC-228-2022 – Petition for a zone change of the 8.2-acre Paradise Valley Christian Church property located at 3041 Paradise Drive, and the 2-acre property located at 3025 Paradise Drive, which is currently being considered for annexation into the City of Casper. The proposed zoning request will make the zoning of all of the church’s 10.2-acre property uniform, as C-2 (General Business). The current zoning of the properties are PUD (Planned Unit Development – City Designation) and SR1 (County Designation). The properties are legally described as Dowler No. 2 Subdivision, Tract 8, and the Paradise Acres Addition. Applicant: Paradise Valley Christian Church.

### IV. SPECIAL ISSUES:

### V. COMMUNICATIONS:

A. Commission

B. Community Development Director

C. Council Liaison

D. OYD and Historic Preservation Commission Liaisons

1) Historic Preservation Commission Meeting - *No Meeting in July*

2) Old Yellowstone Advisory Committee Minutes – April 4, 2022

E. Other Communications

### VI. ADJOURNMENT

**\*\* Note** – P & Z Commission Training will follow the regular meeting in the Downstairs Meeting Room, City Hall, 200 North David Street.

**\*\*\* Note** – P & Z Commission Meetings are moving to the **SECOND THURSDAY** of the month. The next P&Z Meeting will be **SEPTEMBER 8<sup>th</sup>, 2022 @ 6:00 pm.**

**PLANNING AND ZONING MEETING**  
**THURSDAY July 21, 2022**  
**CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://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 July 21, 2022, in the Council Chambers, City Fales-Hall, 200 North David Street, Casper, Wyoming.

Members Present:                Maribeth Plocek  
                                         Terry Wingerter  
                                         Mike McIntosh  
                                         Joe Hutchison  
                                         Ken Bates  
                                         Vickery Fales-Fales-Hall  
                                         (1) Vacancy

Absent Members:                Bruce Knell, Council Liaison

Others present:                 Liz Becher, Community Development Director  
                                         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 June 16, 2022, Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the June 16, 2022, Planning & Zoning Commission meeting.

Mr. McIntosh made a motion to approve the minutes of the June 16, 2022, meeting. The motion was seconded by Ms. Plocek.

All those present voted aye. Motion carried.

**II.       PUBLIC HEARINGS**

**Our first case this evening:**

**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.

Craig Collins, City Planner presented the staff report and entered 8 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.

Chuck Hawley, 1717 Luker Dr. spoke as representative for this case.

Mr. Hawley addressed the commission regarding the project.

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-177-2022 regarding the vacation and replat.

#### Discussion

Mr. Wingerter made a motion to approve case SUB-177-2022. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried

### **III. SPECIAL ISSUES:**

#### **ELECTION OF VICE-CHAIRPERSON**

Mr. Trembath addressed the Commission regarding Carol Johnsons resignation and advised the Commission to proceed to elect a new Vice-Chair.

Ms. Fales-Hall motioned to open nominations for the position of Vice-Chairperson. The motion was seconded by Mr. McIntosh.

Nomination: Mr. McIntosh nominated Ms. Plocek for Vice-Chairperson. Ms. Fales-Hall seconded the nomination.

Ms. Plocek nominated Ms. Fales-Hall for Vice-Chairperson. Mr. McIntosh seconded the nomination.

Ms. Fales-Hall motioned to close the nominations and vote. Joe Hutchison seconded the motion.

All those present voted aye for Ms. Fales-Hall as Vice-Chairperson.

**IV. COMMUNICATIONS:**

- A. Commission:  
There were none.
  
- B. Community Development Director:  
Ms. Becher discussed planning a training session for P&Z. Thursday August 4<sup>th</sup> @ 5:30 pm was agreed upon.
  
- C. Council Liaison:  
There were none.
  
- D. OYD and Historic Preservation Commission Liaisons:  
There were none.
  
- E. Other Communications:

**V. ADJOURNMENT:**

Chairperson Bates adjourned the meeting at 6:30pm.

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Chairperson

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Secretary

August 10, 2022

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

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

SUBJECT: ANX-227-2022 – Petition for Annexation of 2.0-acres located at 3025 Paradise Drive, into the Casper City Limits. Said parcel is currently described/platted as Dowler No. 2 Subdivision, Tract 8. Applicant: Paradise Valley Christian Church.

ZOC-228-2022 – Petition for a zone change of the 8.2-acre Paradise Valley Christian Church property located at 3041 Paradise Drive, and the 2-acre property located at 3025 Paradise Drive, which is currently being considered for annexation into the City of Casper. The proposed zoning request will make the zoning of all of the church's 10.2-acre property uniform, as C-2 (General Business). The current zoning of the properties are PUD (Planned Unit Development – City Designation) and SR1 (County Designation). The properties are legally described as Dowler No. 2 Subdivision, Tract 8, and the Paradise Acres Addition. Applicant: Paradise Valley Christian Church.

Recommendation on Annexation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the requested annexation meets the requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission grant an approval of the annexation, and forward a “do pass” recommendation to the City Council.

Recommendation on Zoning:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed C-2 (General Business) zoning of the properties meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission grant an approval of the zone change request, and forward a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all requirements of Sections 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting public notice

on the property, and publishing legal notice in the Casper Star-Tribune. **At the time the staff report was prepared, staff had not received any public comments on this case.**

Summary:

An annexation has been requested for two (2) acres located at 3025 Paradise Drive. The Paradise Valley Christian Church (Owner) intends to construct a new church on the property. There are three (3) existing structures, a residential structure, an outbuilding and a school building. The owner plans to demolish the residential structure, but to retain the other two (2) buildings on the site. The parcel is contiguous with the existing City limits along both its south and west property lines; therefore, the property is eligible for annexation.

In a companion item, the PV Christian Church has applied for C-2 (General Business) zoning district approval for the parcel being annexed. Additionally, at the request of City staff, the owner has also included their 8-plus acre parcel, which is immediately south of, and adjacent to the property being annexed, in their zoning request. Churches are listed as permitted uses in the C-2 (General Business) zoning district. The 8-plus acre church property is currently zoned PUD (Planned Unit Development), a City of Casper zoning classification, and the 2-acre parcel being annexed is zoned SR-1 (Suburban Residential One) under Natrona County zoning. The PUD (Planned Unit Development) zoning district is the most flexible zoning classification in the City, and allows for almost any land use. The proposed C-2 (General Business) zoning district is therefore, more restrictive than the current zoning of the property, in that light and heavy industrial uses would no longer be permitted.

Prior to the construction of a new church, site plan review/approval will be necessary. Depending on the size of the eventual structure, the site plan may, or may not, require Planning and Zoning Commission review. The only standard public infrastructure that is currently lacking is public sidewalk along the Paradise Drive frontage of the property, which will be addressed when the site plan is submitted. Currently, there are no other adjacent sidewalks along the east side of Paradise Drive.

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 Comprehensive Land Use Plan is the City's land use and development policy document that describes the values and ideals expressed by the community for its future following an exhaustive public input process. The Future Land Use Plan (FLU), 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 FLU designates the desired future use of the subject property as "Neighborhood 2." Page 4-30 of the Plan provides general

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;



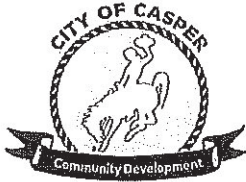
40. Recreation centers;
41. Restaurants, cafes, and coffee shops;
42. Retail business;
43. Sundry shops and specialty shops;
44. Theaters, auditoriums, and other places of indoor assembly;
45. Thrift shops;
46. Vocational centers, medical and professional institutions;
47. Neighborhood assembly uses;
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.

EXISTING ZONING –

PUD (Planned Unit Development) City – allows all uses permitted under R-1, R-2, R-3, R-4, R-5, R-6, C-1, C-2, M-1 and M-2 zoning.

SR-1 (Suburban Residential One) County – lists the following as permitted uses:

1. Accessory buildings and uses,
2. Animal clinic, animal shelter/kennel,
3. Dwelling: one single family home, mobile home, manufacture home or seasonal home per lot or tract,
4. N/A
5. Family Child Care Home,
6. Home Occupation,
7. Light agriculture, accessory to residential use on the same lot or tract,
8. Park, playground, golf course and other similar open space recreation facilities,
9. Place of worship,
10. School; elementary, junior and senior high, college, university, vocational trade, professional or business,
11. Small wind energy systems,
12. Specialty or sundry shop,
13. Other similar and compatible uses, as determined by the BOCC.



# City of Casper Planning Division

## Petition for Annexation Application

### PETITIONER'S INFORMATION:

NAME: Paradise Valley Christian Church

ADDRESS: 3041 Paradise Drive, Casper, WY 82604

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### HEREBY PETITION THE CITY OF CASPER FOR ANNEXATION OF THE FOLLOWING:

PROPOSED NAME OF SUBDIVISION: Dowler No. 2 Subdivision, Tract 8

ADDRESS: 188 Valley Drive, Casper WY. 82604

LEGAL DESCRIPTION OF LAND TO BE ANNEXED (Provide Map): Dowler NO.2 Subdivision, Tract 8

SIZE OF PROPOSED SUBDIVISION (Sq Ft/Acres): 2.00 Acres

NUMBER OF LOTS AND BLOCKS: 1 Lot, 0 Blocks

PRESENT ZONING: SR-1

PROPOSED ZONING: C2: General Business

PRESENT LAND USE: Residential

PROPOSED LAND USE: Church

PROPERTY IS CONTIGUOUS WITH THE CASPER CITY LIMIT:  YES  NO

IS PROPOSED ANNEXATION AREA INCLUDED IN, OR A PART OF AN ESTABLISHED IMPROVEMENT AND SERVICE DISTRICT UNDER THE WYOMING IMPROVEMENT AND SERVICE DISTRICT ACT (W.S. 18-12-101 ET SEQ.)? If so, please describe (on reverse).

Pursuant to Section 16.12.040 of the Casper Municipal Code all petitions for annexation shall be required to have an executed water and sewer agreement or have made suitable arrangements for service with the City prior to the annexation being approved by the Council.

The following owner's signature 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: *Paradise Valley Christian Church*

SIGNATURE OF PROPERTY OWNER: *Erin Bunker*

DATE: 6/30/22

#### 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

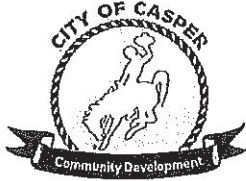
#### COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- Other Fees May Apply, i.e., Plat, Zone Change etc.
- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- \$1,000 APPLICATION FEE & PROOF OF OWNERSHIP
- ANNEXATION MAP/PLAT

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: \_\_\_\_\_



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PRESENT LAND USE: Residential

PROPOSED LAND USE: Church

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SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

#### 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

#### COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- Other Fees May Apply, i.e., Plat, Zone Change etc.
- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- \$1,000 APPLICATION FEE & PROOF OF OWNERSHIP
- ANNEXATION MAP/PLAT

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: \_\_\_\_\_

A PART OF THE NW 1/4 NW 1/4 SEC. 24, T. 33 N., R. 80 W., OF THE 6TH P.M. NATRONA COUNTY, WYOMING SCALE: 1"=200'

DEDICATION

STATE OF WYOMING COUNTY OF NATRONA This is to certify that the above named subdivision of that part of the NW 1/4 NW 1/4 of Section 24, T. 33 N., R. 80 W. of the 6th P.M. of the 1st Meridian, in Natrona County, Wyoming, as shown on this plat of Tracts numbered 1 through 15, with certain, and designated as DOWLER NO. 2 SUBDIVISION in this plat, has been dedicated to the public use of the State of Wyoming in the 24th P.M. of the 1st Meridian, and that the lands so dedicated are hereby dedicated to the public use - that the owners and proprietors, heirs, assigns, and executors, and all other persons claiming by, through, or under them, do hereby certify that the lands so dedicated are hereby dedicated to the public use, and that the lands so dedicated are hereby dedicated to the public use, and that the lands so dedicated are hereby dedicated to the public use.

Witness my hand and seal of the State of Wyoming, this 25th day of June, 1957. Arthur J. Johnson, Governor

On this 25th day of June, 1957, before me personally appeared Arthur J. Johnson and Malcolm C. Dwyer, known to me to be the persons whose names are subscribed to and who executed this Dedication, and acknowledged to me that they executed the same for the purposes and to the effect herein stated.

My commission expires June 25, 1957. Notary Public

SURVEYOR'S CERTIFICATE

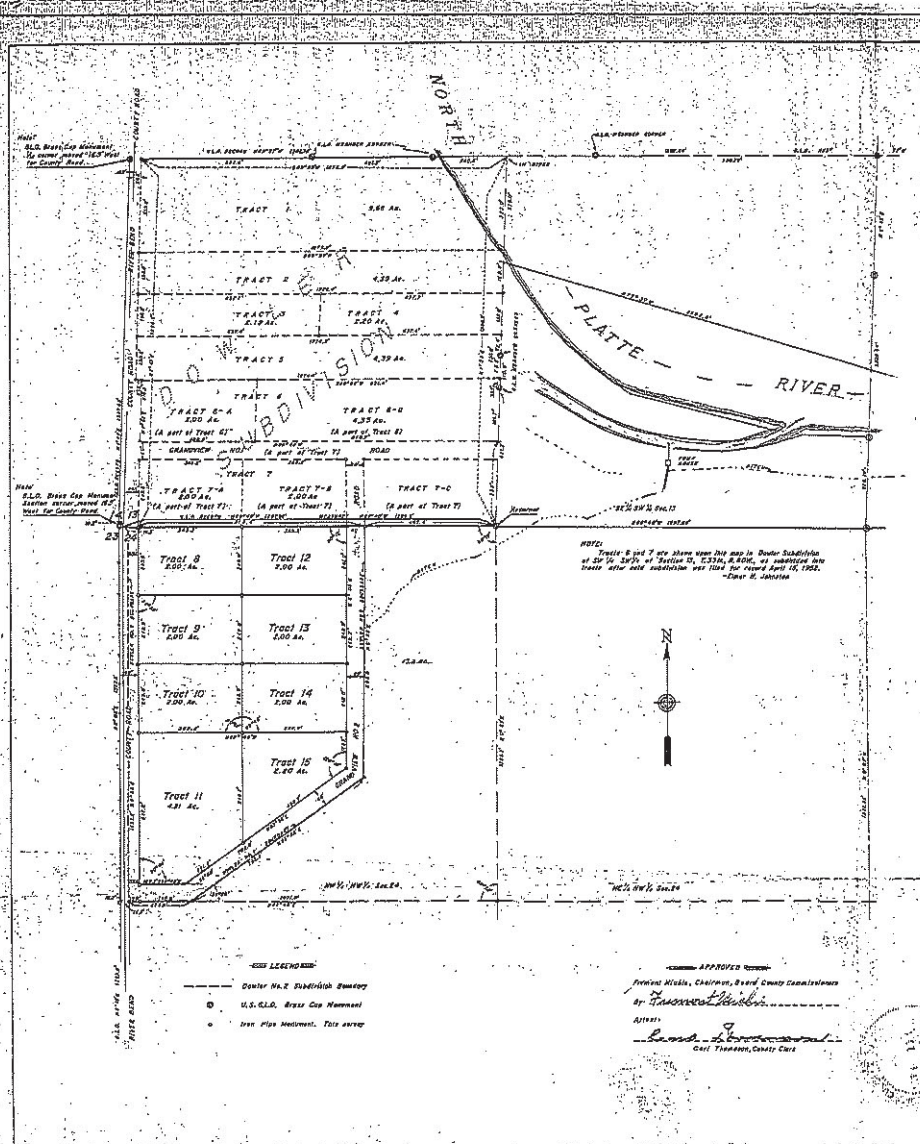
STATE OF WYOMING COUNTY OF NATRONA This is to certify that this subdivision designated DOWLER NO. 2 SUBDIVISION, situated and in the NW 1/4 NW 1/4 of Section 24, T. 33 N., R. 80 W. of the 1st Meridian, in Natrona County, Wyoming, that this survey was made by me under special and temporary DEED of the State of Wyoming, and that I am a duly licensed and qualified surveyor, and that I have personally examined the plat and find that the same is correct and true in all respects, and that the lands so dedicated are hereby dedicated to the public use, and that the lands so dedicated are hereby dedicated to the public use.

Registration No. 144. Edwin M. Smith, Surveyor

On this 25th day of June, 1957, before me personally appeared Arthur J. Johnson and Malcolm C. Dwyer, known to me to be the persons whose names are subscribed to and who executed this Dedication, and acknowledged to me that they executed the same for the purposes and to the effect herein stated.

My commission expires June 25, 1957. Notary Public

This is to certify that I have reviewed and approved this plat. Albert M. Smith, County Surveyor



LEGEND: Dashed line - Survey Boundary; Circle with dot - U.S.G.S. Brass Cap Monument; Circle with cross - Iron Pipe Monument, This survey

APPROVED: For and in behalf of the State of Wyoming, Malcolm C. Dwyer, Chief, Lands and Survey, County Clerk

Notary Public seal for Arthur J. Johnson, expires June 25, 1957.

Notary Public seal for Edwin M. Smith, expires June 25, 1957.

Notary Public seal for Albert M. Smith, expires June 25, 1957.

## NATRONA COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R0036026	<b>Local #:</b> 0714800000020	<b>Parcel #:</b> 33802420300900
<b>Tax Year:</b> 2022	<b>Levy:</b>	<b># of Imps:</b> 1
<b>Tax Dist:</b> 0150	<b>Map #:</b> 338024203009 00	<b>LEA:</b> 0205Com01
<b>PUC:</b>	<b>Initials:</b> RBERRY	<b>Acct Type:</b> Exempt
<b>Assign To:</b> UnAssigned		<b>Inactive On:</b> 04/12/2022
		<b>Last Updated:</b> 04/25/2022

<b>Owner's Name and Address</b>	<b>Property Address</b>
PARADISE VALLEY CHRISTIAN CHURCH 188 VALLEY DR CASPER, WY 82604	3041 PARADISE DR

### Legal

PARADISE ACRES LOT NW 363 X 240 COMMERCIAL

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
24	33	80	NW			

### Subdivision Information

Sub Name	Block	Lot	Tract
PARADISE ACRES		NW	

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Exempt	60601	MRA	87,120	Acres	2.000000	\$150,138.06	\$300,276	9.50%	\$28,526
<b>Class</b>				<b>Sub Class</b>					
<b>Land Subtotal:</b>					<b>2.00</b>		<b>\$300,276</b>		<b>\$28,526</b>

### Land Attributes

Attribute	Description	Adjustment
Location	Loc_Sz	0
Park Proximity	On Site	0
Park Quantity	Adequate	0
Park Type	Off Street	0
Street	Paved	0
Street	Sidewalk	0
Utilities	All Public	0

### Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1	Commercial	60604	School - Elementary/Secondary	Wood Frame	\$353,780	9.50%	\$33,609
<b>Improvement Subtotal:</b>					<b>\$353,780</b>		<b>\$33,609</b>

### Total Property Value

**Total Value:**  
\*Approximate Assessed Value

**NATRONA COUNTY ASSESSOR  
PROPERTY PROFILE**

**Account #:** R0036026

**Local #:** 0714800000020

**Parcel #:** 33802420300900

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<b>Total RCN:</b>	\$1,049,950.00	<b>Exterior Adj:</b>	0	<b>Econ Obs %:</b>	0
<b>Phys Depr %</b>	0.43	<b>Interior Adj:</b>	0	<b>Other Obs %:</b>	0
<b>Phys Depr \$:</b>	\$451,478.00	<b>Amateur Adj:</b>	0		
<b>RCNLD \$:</b>	\$598,472.00	<b>RCNLD Cost/</b>	\$96.93	<b>Market/SF:</b>	\$0.00

## NATRONA COUNTY ASSESSOR PROPERTY PROFILE

<b>Account #:</b> R0036023	<b>Local #:</b> 0714800000010	<b>Parcel #:</b> 33802420300600
<b>Tax Year:</b> 2022	<b>Levy:</b>	<b># of Imps:</b>
<b>Tax Dist:</b> 0150	<b>Map #:</b> 33802420300600	<b>LEA:</b> 0205Com01
<b>PUC:</b>	<b>Initials:</b> RBERRY	<b>Acct Type:</b> Exempt
<b>Assign To:</b> UnAssigned		<b>Inactive On:</b> 04/12/2022
		<b>Last Updated:</b> 04/25/2022

<b>Owner's Name and Address</b>	<b>Property Address</b>
PARADISE VALLEY CHRISTIAN CHURCH 188 VALLEY DR CASPER, WY 82604-4005	3041 PARADISE DR
	<b>Business Name</b>
	PARADISE VALLEY CHRISTIAN CHURCH

### Legal

PARADISE ACRES LOT ALL EXC NW 363 X 240 COMMERCIAL EXEMPT

<b>Section</b>	<b>Township</b>	<b>Range</b>	<b>Qtr</b>	<b>QtrQtr</b>	<b>Government Lot</b>	<b>Government Tract</b>
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### Subdivision Information

<b>Sub Name</b>	<b>Block</b>	<b>Lot</b>	<b>Tract</b>
PARADISE ACRES		ALL EXC N	

### Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Exempt	60601	MRA	270,072	Acres	6.200000	\$119,625.94	\$741,681	9.50%	\$70,460
<b>Class</b>				<b>Sub Class</b>					
<b>Land Subtotal:</b>					<b>6.20</b>		<b>\$741,681</b>		<b>\$70,460</b>

### Land Attributes

Attribute	Description	Adjustment
Park Proximity	On Site	0
Park Quantity	Adequate	0
Park Type	Off Street	0
Street	Paved	0
Street	Sidewalk	0
Utilities	None	0

### Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
<b>Improvement Subtotal:</b>					<b>\$0</b>		<b>\$0</b>

### Total Property Value

**Total Value:**  
\*Approximate Assessed Value



# City of Casper Planning Division

## Zoning/Zone Change Application

**OWNER/PETITIONER'S INFORMATION:**

NAME: PARADISE VALLEY CHRISTIAN CHURCH  
 ADDRESS: 3041 PARADISE DR., CASPER, WY 82604  
 TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

I/WE, THE UNDERSIGNED, HEREBY PETITION THE CITY TO ZONE/REZONE THE FOLLOWING DESCRIBED REAL PROPERTY: 3041 PARADISE DR.

LEGAL DESCRIPTION: DOWLER No. 2 SUBDIVISION, TRACT 8  
 STREET ADDRESS: 188 VALLEY DR., CASPER WY. 82604  
 FROM EXISTING ZONING DISTRICT: PUD  
 TO PROPOSED ZONING DISTRICT: C2

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):

ERECT CHURCH BUILDING

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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: Todd E. [Signature]  
 SIGNATURE OF PROPERTY OWNER: Ben [Signature]  
 DATE: 7-15-2022

**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: _____







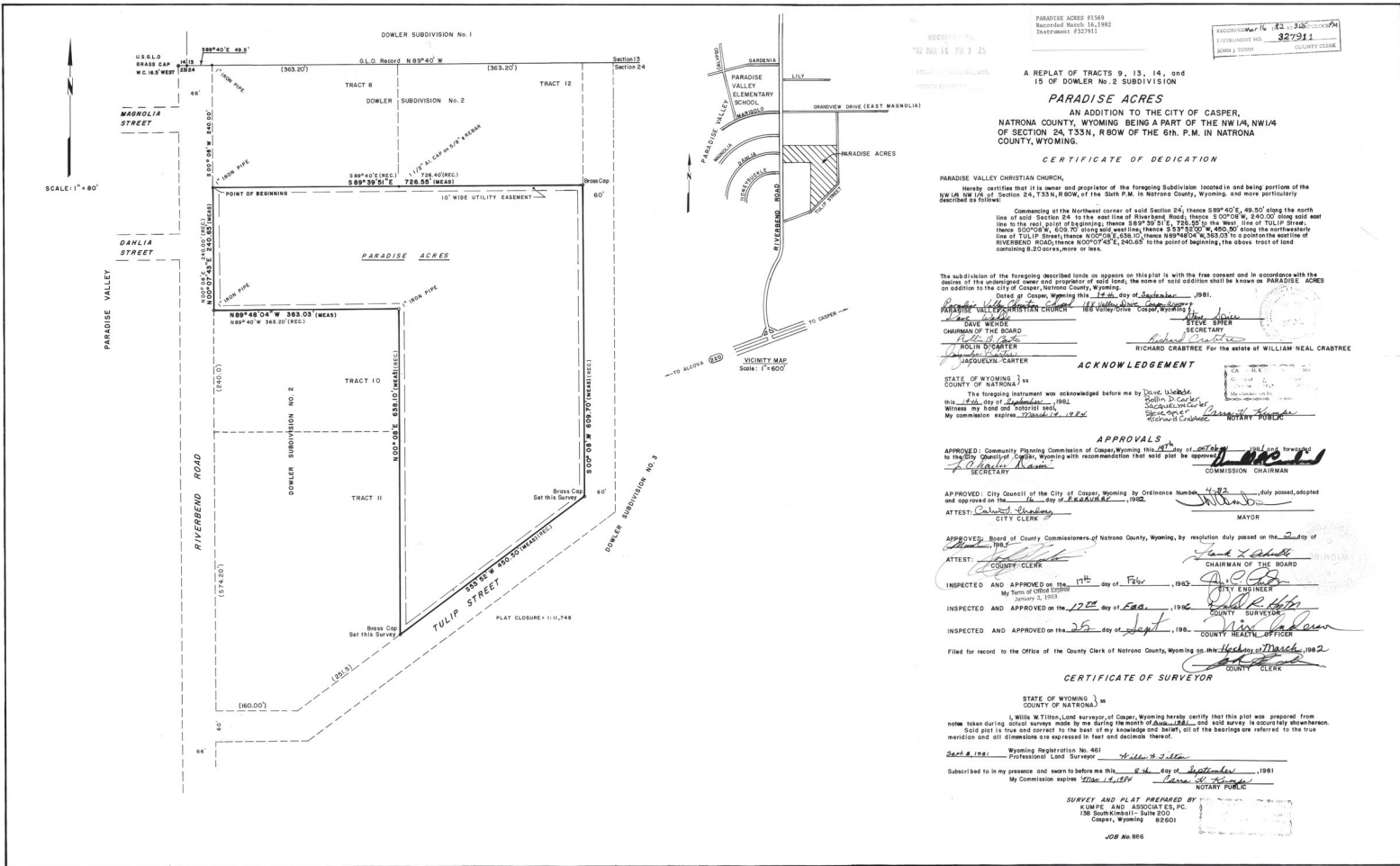
IRON MAIDEN®  
U.S.A. DESIGN PATENT 4139248-1979  
CANADIAN PATENT 10655729-1979



IRON MAIDEN® SYSTEMS HOUSTON, TEXAS, U.S.A.



327911



RECORDED IN 16 327911-100004  
INSTRUMENT NO. 327911  
PARTY TO WHOM SECURITY CLAIM

A REPLAT OF TRACTS 9, 13, 14, and 15 OF DOWLER No. 2 SUBDIVISION  
**PARADISE ACRES**  
AN ADDITION TO THE CITY OF CASPER, NATIONA COUNTY, WYOMING BEING A PART OF THE NW 1/4, NW 1/4 OF SECTION 24, T33N, R80W OF THE 6th P.M. IN NATIONA COUNTY, WYOMING.

**CERTIFICATE OF DEDICATION**

PARADISE VALLEY CHRISTIAN CHURCH, hereby certifies that it is owner and proprietor of the foregoing Subdivision located in and being portions of the NW 1/4, NW 1/4 of Section 24, T33N, R80W, of the 6th P.M. in Natrona County, Wyoming, and more particularly described as follows:  
Commencing at the Northwest corner of said Section 24; thence S89°40'E, 49.50' along the north line of said Section 24 to the east line of Riverbend Road, thence S00°00'W, 240.00' along said east line to the real point of beginning; thence S89°39'21"E, 726.55' to the West line of TULIP Street, thence S00°00'W, 100.00' along said west line; thence S89°40'00"W, 800.00' along the northwestern line of TULIP Street; thence N00°00'E, 536.10' to the point of beginning, the above tract of land containing 8.20 acres, more or less.

The subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the undersigned owner and proprietor of said land, the same of said addition shall be known as PARADISE ACRES in addition to the City of Casper, Natrona County, Wyoming.  
Dated at Casper, Wyoming this 1st day of September, 1981.  
PARADISE VALLEY CHRISTIAN CHURCH, by its duly authorized officers, hereby certifies that it is owner and proprietor of the foregoing Subdivision located in and being portions of the NW 1/4, NW 1/4 of Section 24, T33N, R80W, of the 6th P.M. in Natrona County, Wyoming, and more particularly described as follows:  
Commencing at the Northwest corner of said Section 24; thence S89°40'E, 49.50' along the north line of said Section 24 to the east line of Riverbend Road, thence S00°00'W, 240.00' along said east line to the real point of beginning; thence S89°39'21"E, 726.55' to the West line of TULIP Street, thence S00°00'W, 100.00' along said west line; thence S89°40'00"W, 800.00' along the northwestern line of TULIP Street; thence N00°00'E, 536.10' to the point of beginning, the above tract of land containing 8.20 acres, more or less.

**ACKNOWLEDGEMENT**  
I, Dave Weide, Chairman of the Board, do hereby certify that the foregoing instrument was acknowledged before me by the undersigned on this 1st day of September, 1981, at Casper, Wyoming, and that the same is a true and correct copy of the original as the same appears on the records of the County Clerk of Natrona County, Wyoming.  
Notary Public

**APPROVALS**  
APPROVED: Community Planning Commission of Casper, Wyoming, this 2nd day of September, 1981, and approved by the City Council of Casper, Wyoming, by Ordinance Number 482, duly passed, adopted and approved on the 1st day of September, 1981.  
Attest: [Signature] City Clerk

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by resolution duly passed on the 2nd day of September, 1981.  
Attest: [Signature] County Clerk

INSPECTED AND APPROVED on the 17th day of Feb, 1982  
My term of office expires January 3, 1983  
INSPECTED AND APPROVED on the 17th day of Feb, 1982  
INSPECTED AND APPROVED on the 25 day of Sept, 1981

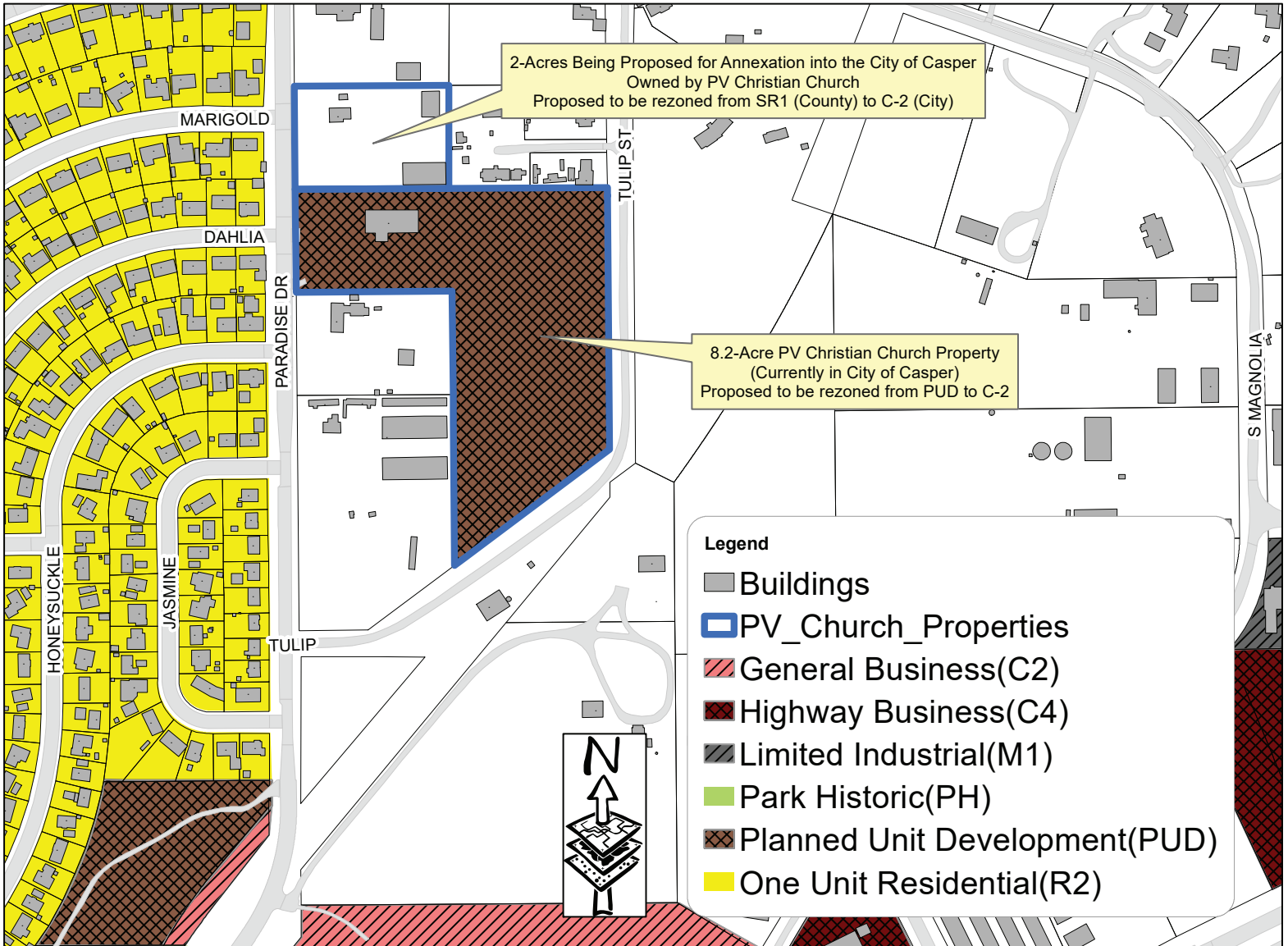
Filed for record to the Office of the County Clerk of Natrona County, Wyoming on this 1st day of March, 1982  
[Signature] County Clerk

**CERTIFICATE OF SURVEYOR**  
STATE OF WYOMING ) ss  
COUNTY OF NATIONA )  
I, William W. Tilson, Land Surveyor of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during direct survey made by me during the month of September, 1981, and said survey is accurately shown thereon. Said plat is true and correct to the best of my knowledge and belief, all of the bearings are referred to the true meridian and all dimensions are expressed in feet and decimals thereof.  
Witness my hand and official seal, this 2nd day of September, 1981.  
Professional Land Surveyor  
Subscribed to in my presence and sworn to before me this 2nd day of September, 1981.  
My Commission expires 12/31/1981.  
NOTARY PUBLIC

**SURVEY AND PLAT PREPARED BY**  
KUMBE & ASSOCIATES, P.C.  
138 South Kumbel - Suite 200  
Casper, Wyoming 82601

JOB No. 886

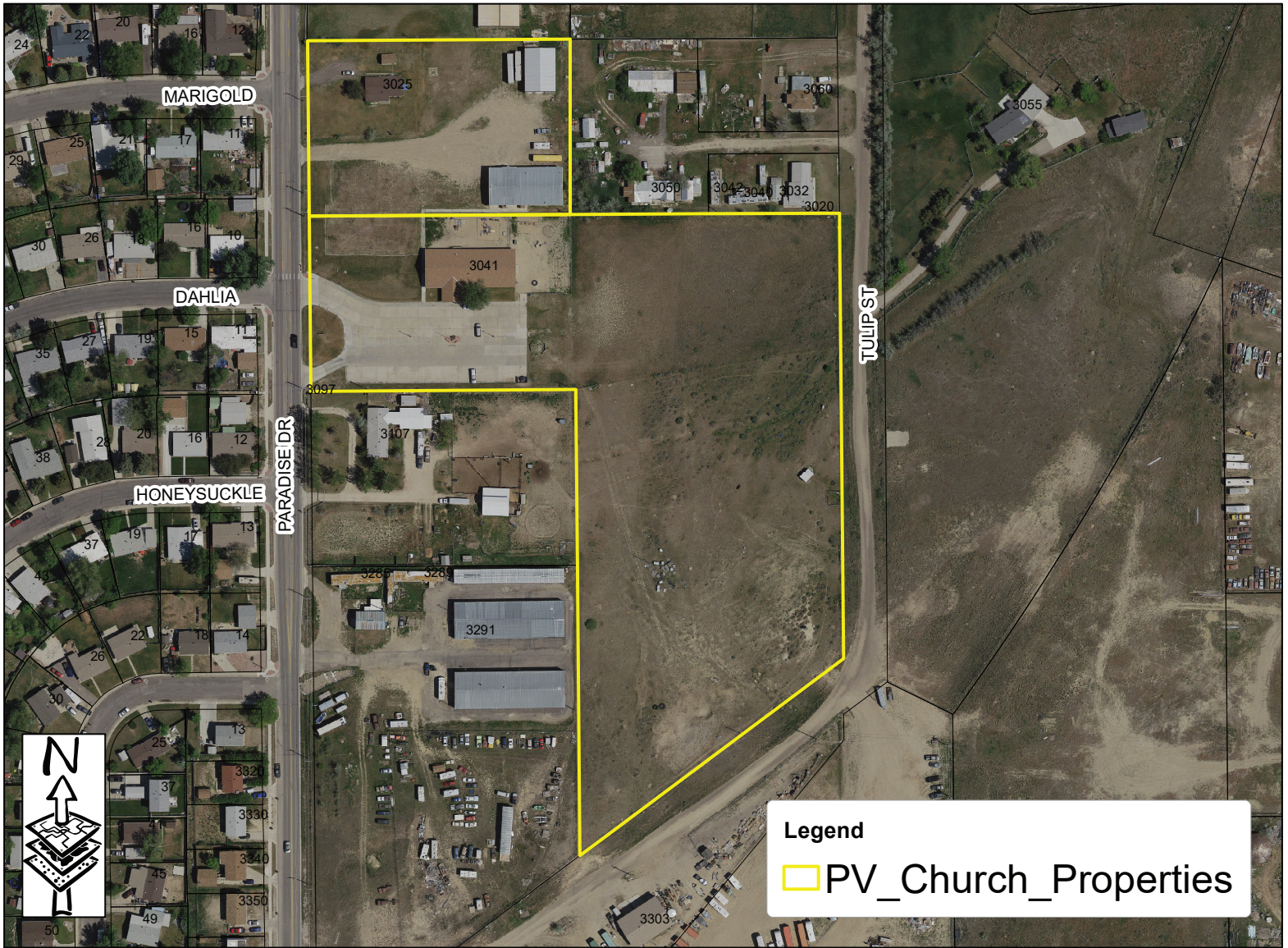
# PV Christian Church Annexation/Zoning Request



# PV Christian Church Annexation/Zoning Request



# PV Christian Church Annexation/Zoning Request



**OLD YELLOWSTONE DISTRICT ADVISORY COMMITTEE MEETING**  
**Monday, April 4, 2022 at ART 321 – 321 W. Midwest Avenue**

The OYD held its monthly meeting at 4:00 p.m., on Monday, April 4, 2022.

Members Present: Phillip Rael  
Joe Hutchison  
Maribeth Plocek  
Amber Pollock  
Carol Martin  
Tyler Cessor  
Karen Meyer  
Kelly Ivanoff

Members Absent: Steve Freel, Jamie Haigler, Julie Condelario, and Mike McIntosh

Liaisons Present: Renee Hahn (ARAJPB), Connie Thompson and John Lang (Historic Preservation)

Staff present: Liz Becher and Kristie Turner (City Planning)

**CALL TO ORDER:**

Chairman Pollock welcomed everyone, ascertained a quorum, and called the meeting to order at 4:16. She thanked Tyler for hosting the meeting.

**APPROVAL OF THE FEBRUARY 28 MINUTES:**

Chairman Pollock asked for the approval of the February 28, 2022 meeting minutes. Ms. Meyer moved to approve the minutes, Mr. Ivanoff seconded. All members voted aye; minutes were approved.

**OLD BUSINESS:**

**Committee Goals for 2022**

Ms. Becher passed out the summary sheet of the goals and stepped through them so that Committee members could volunteer for the goals that were of most interest to them. The members asked Ms. Becher to group the goals into Categories: History, Projects, and Outreach; and to identify the Impact Goal and Time Commitment. Ms. Becher will make the changes to the summary sheet and redistribute.

**State Office Building opening**

Ms. Becher passed around a “Congrats” card for everyone to sign. She will send it, along with a floral arrangement, to the ribbon cutting on April 13. The Ribbon-cutting will be limited attendance.

**Summer Street projects**

Ms. Becher reported that the bids for the Industrial Avenue – Phase 2 project are due April 12. Weekly neighborhood meetings will be scheduled by the contractor.

The reconstruction/resurfacing of the Ash Street parking lot will be done by City crews at the end of April.

**NEW BUSINESS:**

**Planter adoptions along Midwest**

Ms. Becher reported that a meeting with the City Parks division had occurred and that the planters along Midwest would be up for adoption by the adjacent businesses. The businesses would pay for the flowers and help with weeding.

On a separate note, Parks would like the Committee’s help with planting the other planters along Midwest before the Memorial Day activities in the OYD. An invite with the date and time will be sent out.

**Property Activity in the OYD**

The Committee members discussed the closures of Yellowstone Garage and the Urban Bottle. The investment by the True family into OYD real estate was praised.

**OTHER BUSINESS:**

**Historic Preservation Commission Liaison Report**

Connie and John reported that May is National Historic Preservation Month, and the local Commission has a variety of activities planned. They also shared that “ghost signs” have been uncovered during the demolition of the Commissary Mall.

**ARAJPB Liaison Report**

Ms. Hahn reported,

- No update on the 6 acres that had originally been planned for the multi-use athletic facility.
- Visit Casper is working on sponsorships for the Jr. PGA tournament.

**NEXT MEETING:**

The next meeting may be a tour of historic sites in the OYD on April 25.

**ADJOURN:**

A motion was made to adjourn. The business meeting adjourned at 5:17 p.m.

(Minutes prepared by Liz Becher)  
Respectfully Submitted,

Amber Pollock  
Chairperson