

**AGENDA
PLANNING AND ZONING MEETING**

July 21, 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 June 16, 2022

III. PUBLIC HEARINGS:

SUB-177-2022 – *(Continued from the May 19, 2020 Meeting)* - 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.

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 Minutes from June 13, 2022 – Tour of 724 S. Durbin,*

2) Old Yellowstone Advisory Committee Minutes – *No meeting in June.*

E. Other Communications

VI. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY JUNE 16, 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 May 19, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: Vickery Fales-Hall
 Bruce Knell, Council Liaison
 Liz Becher, Community Development Director

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 May 19, 2022, Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the May 19, 2022, Planning & Zoning Commission meeting.

Ms. Plocek made a motion to approve the minutes of the May 19, 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-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.

Chairperson Bates stated that a public hearing would not be open for this case as the applicant has requested that the case be continued to a date certain of July 21, 2022.

Chairperson Bates entertained a motion to continue **SUB-177-2022** regarding the vacation and replat to a date certain of July 21, 2022.

Ms. Johnson made a motion to continue case **SUB-177-2022** to a date certain of July 21, 2022. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried

Our second case this evening:

SUB-213-2022 – A vacation and replat of Lot 1D in the Centennial Hills Village Business Park No. 3 Subdivision, to create Centennial Hills Village Business Park No. 4, located west of Heathrow Avenue and south of Centennial Court. Applicants: David & Joy Investments, LLC and Antelope Flats Casper, 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.

Shawn McCoul, 4417 E. 25th, spoke as representative for this case.

Mr. McCoul addressed the commission regarding the listed condition requiring the construction of a sidewalk on Wyoming Blvd. Mr. McCoul stated that there are other businesses in the area that have not provided the sidewalk.

Mr. Collins replied that the construction of sidewalks is required by city ordinance and the Planning and Zoning Commission does not have the legal authority to override the City Council and waive the requirement. Mr. Collins also stated that the other business will be required to provide sidewalks or participate in the cost.

Mr. Trembath stated that Casper Municipal Code 16.16.020.S is not a new part of the code.

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-213-2022** regarding the vacation and replat.

Discussion

Mr. Wingerter recalled the sidewalk requirement was discussed at a previous Commission meeting but did not recall the exact outcome.

Mr. Hutchison asked if there was a way to approve the subdivision but have the applicant return to address the sidewalk requirement.

Mr. Collins stated that the Commission may not have the opportunity to review any additional proposals for this project and this may be the only occasion to address the issue. Mr. Collins stated that the condition was added by staff to generate discussion regarding the ordinance requirement and to allow the Commission an opportunity to provide a recommendation to City Council on whether or not the sidewalk requirement should be waived. Further, staff wanted the applicant and Commission to be aware that the city is in the process of obtaining funding for the pathway/sidewalk on Wyoming Blvd. based on a study which was adopted by Council in 2013. Mr. Collins stated the applicant is welcome to address the sidewalk requirement with City Council. If the applicant wishes to address the issue with Council, Mr. Collins advised the applicant to contact the City Managers Office and ask that the item be removed as a “consent” item and added to the agenda.

Mr. McIntosh made a motion to approve case **SUB-213-2022**. The motion was seconded by Ms. Johnson.

All those present voted aye. Motion carried

III. SPECIAL ISSUES:

There were none.

IV. COMMUNICATIONS:

A. Commission:

Four Commissioner attended the WYOPASS Spring Convention in Riverton, WY, June 9th & 10th. All who attended thought the event was very informative and they enjoyed meeting other planning staff from across the state.

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:

V. **ADJOURNMENT:**

Chairperson Bates adjourned the meeting at 6:30pm.

Chairperson

Secretary



City of Casper Planning Division

Plat Application

OWNER'S INFORMATION:

NAME: Casper Sunrise, LLC

ADDRESS: 4000 S. Poplar Street, Casper, WY 82601

TELEPHONE: 307-259-1315

EMAIL: sresnick@neaexchange.com
chuckhawley@msn.com

OWNER'S AUTHORIZED REPRESENTATIVE:

NAME: CEPI

ADDRESS: 6080 Enterprise Drive, Casper, WY 82609

TELEPHONE: 307-266-4346

EMAIL: billf@cepi-casper.com

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

NAME OF SUBDIVISION: Plaza Addition No.3

LEGAL DESCRIPTION OF LAND: The Plaza Addition No.2 , Lot 1

COMMON ADDRESS OR LOCATIONAL DESCRIPTION: Sunrise Shopping Center
4000 S. Poplar Street

CURRENT LAND USE: Shopping Center

TOTAL ACREAGE: 17.18 acres/sq ft

NUMBER OF LOTS: 5 (Minor Boundary Adjustment can not exceed 2 lots)

SIZE OF LARGEST LOT: 9.21 AC

SIZE OF SMALLEST LOT: 1.07 AC

CURRENT ZONING: C-2

PROPOSED ZONING: C-2

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: *Chawley*

DATE: 4/13/22

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
E-mail: dhardy@cityofcasperwy.com

COMPLETE SUBMITTAL NEEDS TO INCLUDE:

- COMPLETED APPLICATION INCLUDING ORIGINAL SIGNATURES
- 20 COPIES OF THE PLAT (14 COPIES FOR MINOR BOUNDARY ADJUSTMENT)
- PROOF OF OWNERSHIP
- \$350 (\$150 FOR MINOR BOUNDARY ADJUSTMENT) APPLICATION FEE (NON-REFUNDABLE)

FOR OFFICE USE ONLY:

DATE SUBMITTED:

REC'D BY: _____

June 9, 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. (**Continued from May 19th Meeting**)

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the vacation and replat creating The Plaza Addition No. 3 meets the minimum requirements of the Municipal Code, staff recommends approval, with a “do pass” recommendation to City Council.

Code Compliance:

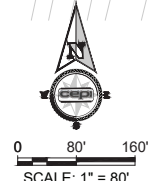
Staff has completed all public notice requirements of Section 16.24 of the Casper Municipal Code pertaining to plats, including notification of property owners within three hundred (300) feet by first class mail, posting a sign on the property, and publishing a legal notice in the Casper Star-Tribune. **Staff received numerous inquiries about the future plans for property and two (2) emails from neighboring residents, which have been included in the Commission’s packet for review.**

Summary:

Application has been made to replat Lot 1, The Plaza Addition No. 2 to create The Plaza Addition No. 3 subdivision. The property encompasses 17.2-acres, more or less, and is the location of the Sunrise Shopping Center (*west of South Poplar Street and south of West 39th Street*). The property is zoned C-2 (General Business). The proposed replat is subdividing a single lot into five (5) new lots, ranging in size from an acre, to nine (9) acres in size. All lots have frontage on public streets, as is required. There is no minimum lot size in the C-2 (General Business) zoning district.

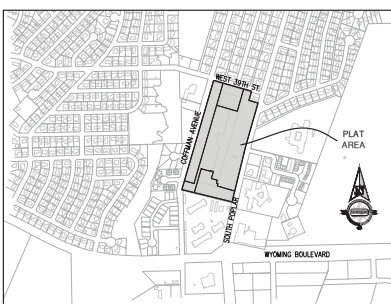


Civil Engineering Professionals, Inc.
6080 Enterprise Drive, Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com



LEGEND

- ▲ SET BRASS CAP
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
- FOUND MONUMENT AS NOTED
- CALCULATED NOT SET
- SET MONUMENT ON LINE 6" FROM BUILDING



VICINITY MAP
NO SCALE

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2022.
ATTEST: _____ SECRETARY _____ CHAIRMAN
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

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:450,000.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983 (2011).
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°40'13.75", AND THE COMBINED FACTOR IS 0.99975853.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS
I, BRADLEY D. NEUMILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 13836, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 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, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRADLEY D. NEUMILLER THIS 16TH DAY OF MAY, 2022.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS
THE UNDERSIGNED, CASPER SUNRISE, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS LOT 1, THE PLAZA ADDITION NO.2 TO THE CITY OF CASPER SITUATE IN THE WISSEY AND THE SQUAW OF SECTION 20, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;
THENCE N16°12'03"E, ALONG THE WEST LINE OF THE PLAZA ADDITION AND THE EAST LINE OF COFFMAN AVENUE, A DISTANCE OF 1324.43 FEET TO THE NORTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;
THENCE S73°58'40"E, ALONG THE NORTH LINE OF THE PLAZA ADDITION AND THE SOUTH LINE OF WEST 39TH STREET, A DISTANCE OF 459.52 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S16°00'51"W, A DISTANCE OF 110.71 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S73°58'40"E, A DISTANCE OF 110.49 FEET TO THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, MONUMENTED BY A BRASS CAP;
THENCE S15°55'39"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 523.64 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S13°46'35"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 603.12 FEET TO A POINT, MONUMENTED BY A BRASS CAP;
THENCE S12°08'15"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 64.03 FEET TO THE SOUTHEAST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;
THENCE N76°14'22"W, ALONG THE SOUTH LINE OF THE PLAZA ADDITION, A DISTANCE OF 603.46 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL, CONTAINS 17.18 ACRES, (748,554.89 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "THE PLAZA 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" AND "POWER LINE EASEMENT" AS SHOWN ON THIS PLAT. THE PARKING LOT AREA WILL BE FOR THE COMMON USE OF ALL CURRENT AND FUTURE LOT OWNERS OF THIS SUBDIVISION OR UNTIL MUTUALLY DECIDED OTHERWISE. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

CASPER SUNRISE LLC
4000 SOUTH POPLAR
CASPER, WYOMING 82601

CHUCK HAMLEY - ASSISTANT MANAGER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHUCK HAMLEY,
ASSISTANT MANAGER OF CASPER SUNRISE, LLC., THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

VACATION AND REPLAT OF
LOT 1, THE PLAZA ADDITION NO.2,
AN ADDITION TO THE CITY OF CASPER
AS

THE PLAZA ADDITION NO. 3

TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE
W/2SE1/4 & SE1/4SW1/4 OF SECTION 20
T.33N., R.79W., 6TH P.M.
NATRONA COUNTY, WYOMING
W.O. #22-120



VICINITY MAP
 NO SCALE

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
 COUNTY OF NATRONA }

THE UNDERSIGNED, CASPER SUNRISE, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS THE PLAZA ADDITION TO THE CITY OF CASPER, SITUATE IN THE WESTERLY AND SOUTHWEST CORNERS OF SECTION 20, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S15°55'12"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 633.89 FEET TO A POINT, MONUMENTED BY AN BRASS CAP;

THENCE S13°47'03"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 602.87 FEET TO A POINT, MONUMENTED BY AN BRASS CAP;

THENCE S12°08'47"W, ALONG THE EAST LINE OF THE PLAZA ADDITION AND THE WEST LINE OF SOUTH POPLAR STREET, A DISTANCE OF 63.99 FEET TO THE SOUTHEAST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY AN BRASS CAP;

THENCE N76°14'41"W, ALONG THE SOUTH LINE OF THE PLAZA ADDITION, A DISTANCE OF 603.28 FEET TO THE SOUTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N16°12'54"E, ALONG THE WEST LINE OF THE PLAZA ADDITION AND THE EAST LINE OF COFFMAN AVENUE, A DISTANCE OF 1324.14 FEET TO THE NORTHWEST CORNER OF SAID PLAZA ADDITION, MONUMENTED BY A BRASS CAP;

THENCE S23°57'26"E, ALONG THE NORTH LINE OF THE PLAZA ADDITION AND THE SOUTH LINE OF WEST 39TH STREET, A DISTANCE OF 569.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 17,451 ASRES, (760,158.342 S.F.) MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "THE PLAZA 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" AND "POWER LINE EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

CASPER SUNRISE, LLC
 4000 SOUTH POPLAR
 CASPER, WYOMING 82501

STEVEN M. RESNICK - MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVEN M. RESNICK, MANAGER OF CASPER SUNRISE, LLC, THIS 14th DAY OF March, 2016.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 11/24/22

Steven M. Resnick
 NOTARY PUBLIC



APPROVALS

APPROVED BY THE CITY OF CASPER COMMUNITY DEVELOPMENT DIRECTOR THIS 8th DAY OF April, 2016.

Liz Becher
 COMMUNITY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS 6th DAY OF April, 2016.

[Signature]
 CITY ENGINEER

NOTES

1. ERROR OF CLOSURE EXCEEDS 1:446,639.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°40'22.392", AND THE COMBINED FACTOR IS 0.9997619.
4. ALL DISTANCES ARE GROUND.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
 COUNTY OF NATRONA }

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN DECEMBER, 2015, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GIS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 16TH DAY OF MARCH, 2016.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Mar. 28, 2016

Laura L. Gorman
 NOTARY PUBLIC

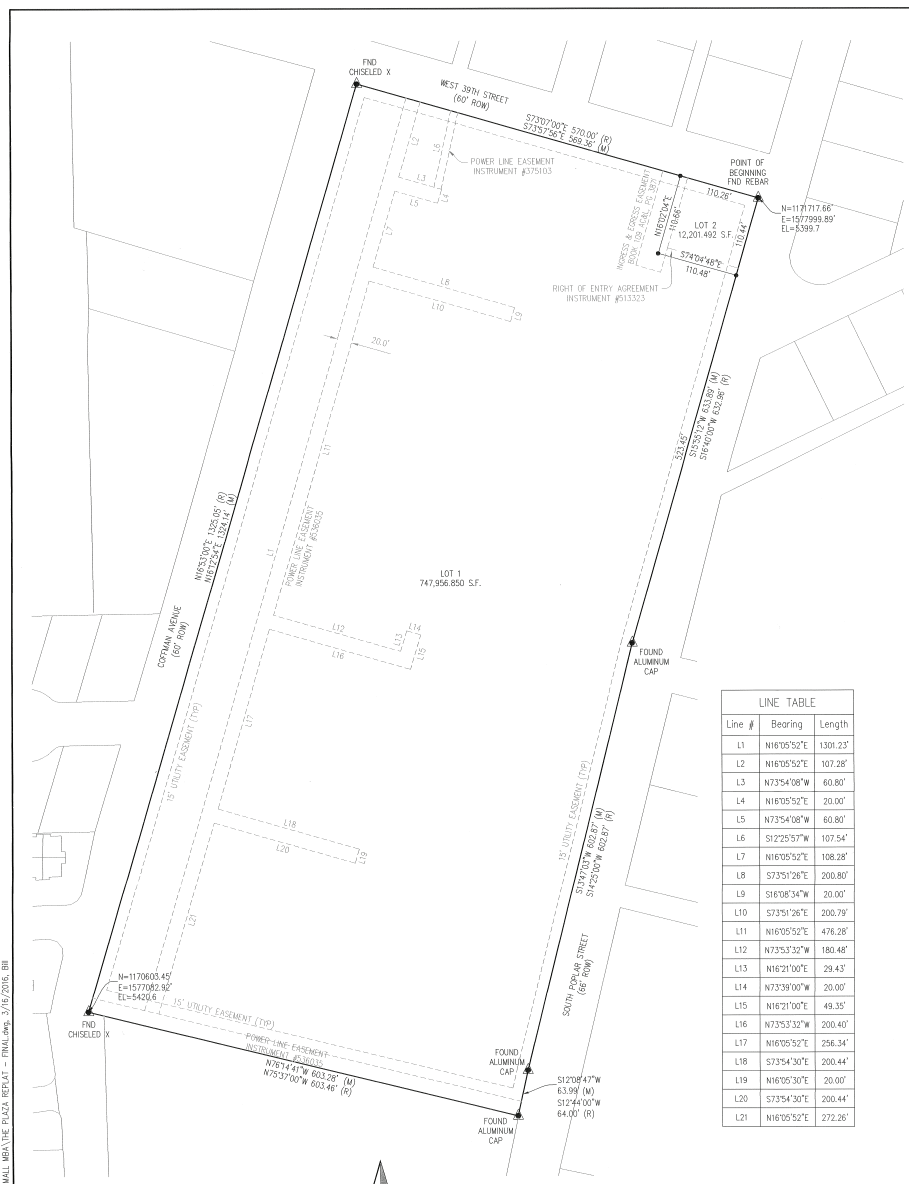


MINOR BOUNDARY ADJUSTMENT
 AND VACATION AND REPLAT OF
 THE PLAZA, AN ADDITION TO THE CITY OF CASPER
 AS

THE PLAZA ADDITION NO. 2

TO THE CITY OF CASPER, WYOMING

BEING A PORTION OF THE
 W½SE¼ & SE¼SW¼ 4 OF SECTION 20
 T.33N., R.79W., 6TH P.M.
 NATRONA COUNTY, WYOMING
 W.O. #15-280



LINE TABLE		
Line #	Bearing	Length
L1	N16°05'52"E	1301.23'
L2	N16°05'52"E	107.28'
L3	N73°54'08"W	60.80'
L4	N16°05'52"E	20.00'
L5	N73°54'08"W	60.80'
L6	S12°25'57"W	107.54'
L7	N16°05'52"E	108.28'
L8	S73°51'26"E	200.80'
L9	S16°08'34"W	20.00'
L10	S73°51'26"E	200.79'
L11	N16°05'52"E	476.28'
L12	N73°53'32"W	180.48'
L13	N16°21'00"E	29.43'
L14	N73°39'00"W	20.00'
L15	N16°21'00"E	49.35'
L16	N73°53'32"W	200.40'
L17	N16°05'52"E	256.34'
L18	S73°54'30"E	200.44'
L19	N16°05'30"E	20.00'
L20	S73°54'30"E	200.44'
L21	N16°05'52"E	272.26'

LEGEND

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

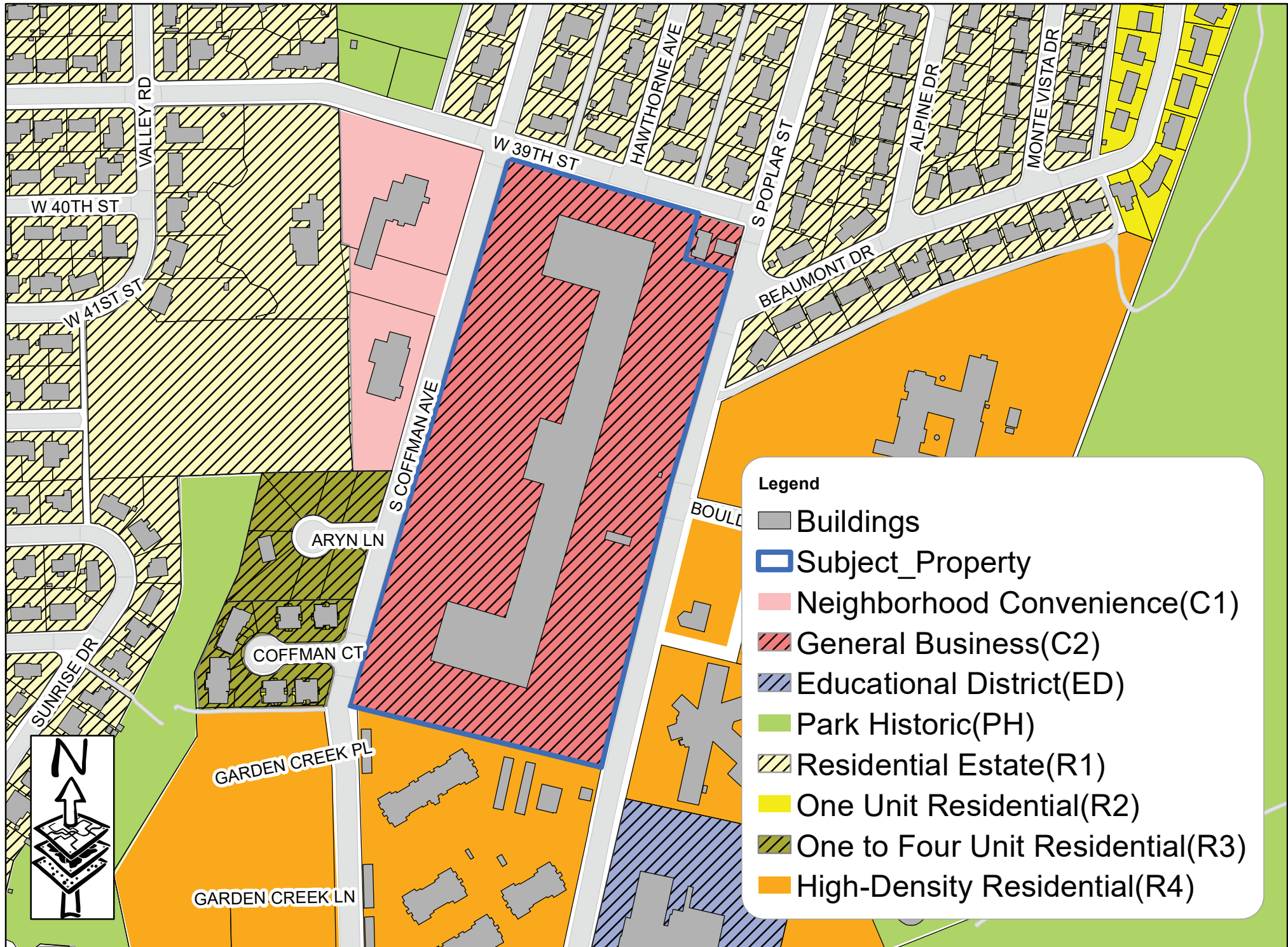


0 80' 160'
 SCALE: 1" = 80'

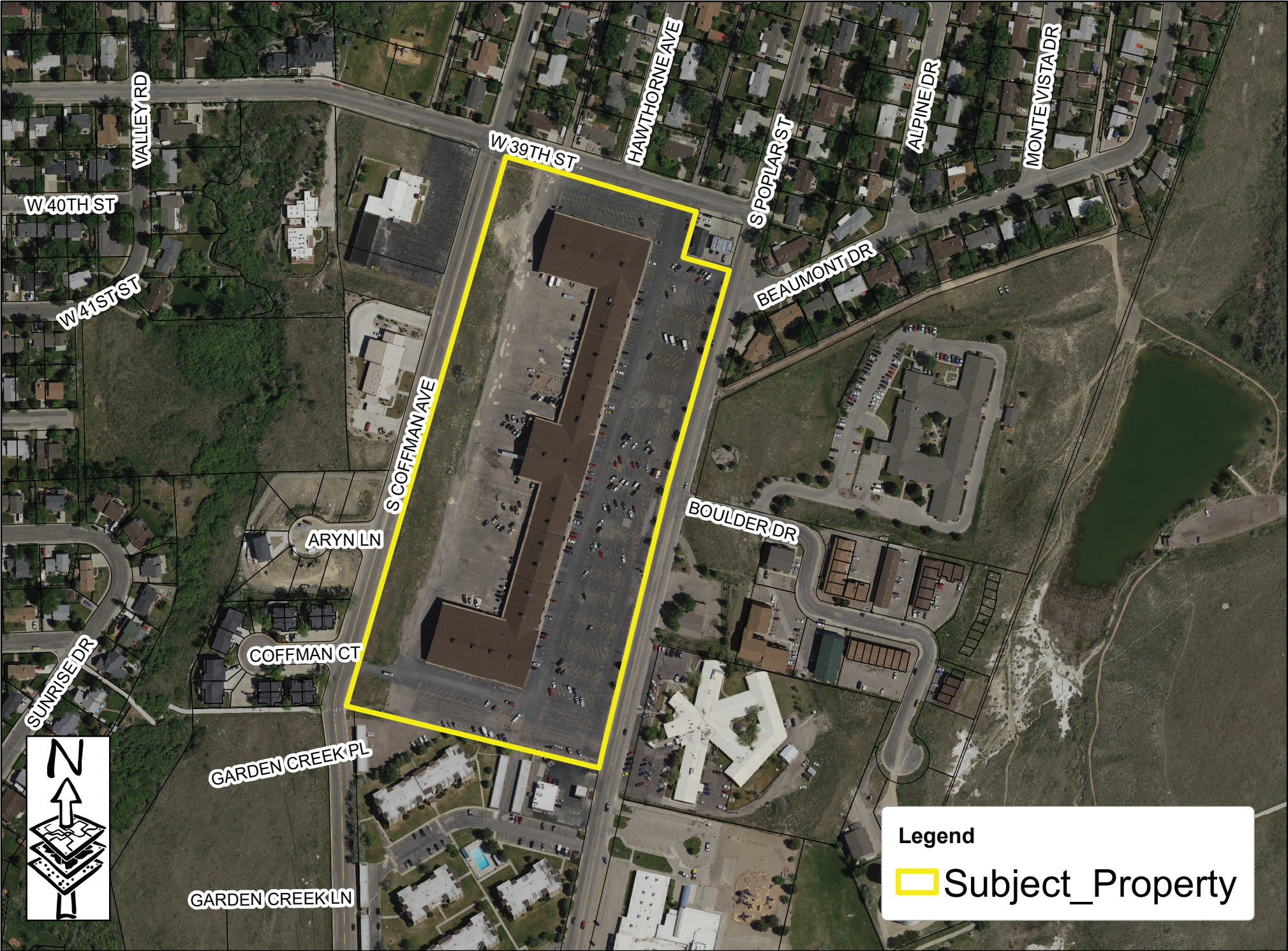


Civil Engineering Professionals, Inc.
 6080 Enterprise Drive, Casper, WY 82609
 Phone 307.266.4346 Fax 307.266.0103
 www.cepi-casper.com

The Plaza Addition No. 3



The Plaza Addition No. 3



Kristie Turner

From: brendah@tribcsp.com
Sent: Monday, May 16, 2022 3:55 PM
To: Planning
Subject: SUB-177-2022

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.

I strongly object to the vacation of plat and replat of Lot 1, The Plaza Addition No.2 to create the Plaza Addition No. 3.

The area is seeing dense development already due to the multi dwelling structures that have recently been constructed. This dense development has caused a decline in the value of my townhouse. Further dense development of commercial property, will have even more of a negative impact on its value.

The integrity of what existed prior to allowing new development in the area needs to be a priority. I purchased my townhouse long ago with consideration of the Sunrise Shopping Center Property as it was. Which was not a dense commercial area.

Also, I should mention that the area is seeing a heavy increase in traffic due to all the rentals that have been recently built. Further commercial development in the area will create even more traffic, which will become a problem.

This area is becoming less and less of a desirable place to live. My property is now surrounded by rentals. The possibility of further commercial development will make it even less desirable. There is no financial recovery for myself or other homeowners once the neighborhood is allowed to decline.

Brenda L. Harvard
4322 Coffman Court
307-267-8501

To: City of Casper Planning and Zoning Commission

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

From: Terry Rasmussen, homeowner at 1440 W. 39th St. (on the northeast corner of the intersection of
39th St. and Coffman St. and within 300 ft. of property under consideration), 307-277-2761

Date: 5/15/22

While I understand commercial development of a single lot on the back side of Sunrise Shopping Center is currently allowed, the development of even a single lot is not wise for several reasons. Allowing for the replatting of four commercial lots with the potential for four new commercial businesses is even more problematic due to the following traffic and safety concerns:

- Traffic on 39th St. is already extremely heavy due to 39th serving as a main thoroughfare into Valley Hills for homeowners and emergency vehicles. Research into how increased traffic will adversely affect these areas really is necessary before the Planning and Zoning Commission proceeds with its consideration of this request.
- Increased traffic on Coffman St. between 39th St. and Wyoming Blvd. could impede the Coffman St. Fire Station units from quickly and safely responding to emergencies which could necessitate a traffic light at the intersection of 39th and Coffman Street. This, in turn, would lead to traffic back-ups at certain times of the day and, of course, depreciate home values.
- Increased traffic on Coffman St. between 39th St. and Wyoming Blvd. also poses a greater risk to school children who must cross Coffman St. when walking to or from Crest Hill Elementary to the Valley Hills Area.
- Increased traffic in the parking lot, itself, of Sunrise Shopping Center, also poses a greater risk to the children who catch district buses in the morning and are returned by bus to the lot in the afternoon.
- Currently, semi trucks load and unload furniture at Flanigan's directly across the street from my address. Aside from the current nuisance of the noise pollution of the engines that often run all night long as drivers (sometimes more than one) wait for the loading dock to open in the morning, increased development of the back side of the shopping center could lead to semis parking on 39th St. or Coffman St., amping up the decibels for some of us in the neighborhood and posing visibility issues for traffic entering and exiting the shopping mall via 39th Street.

If, after researching the traffic and safety ramifications of the development of four commercial businesses in this area, the Planning and Zoning Commission decides to still approve the request, please note that this area is prone to extreme winds. My neighbors and I consistently live with the trash that blows out of the current trash bins (owned by Flanigan's and, presumably, the city) behind the shopping center and the snow drifts that build up in front of our homes on 39th St. (despite the city's efforts to control the drifts by erecting a snow fence across the street from my home). If *any* construction proceeds, *please* be so kind as to require retaining/containing walls to save local homeowners the grief of cleaning up even more trash and of experiencing even more sandblasting of our windows.

Thanks much for your consideration of all of the above concerns.