



City of Green River
City Council Meeting
Agenda Documentation

Preparation Date: January 24, 2022	Department: Development Services
Meeting Date: March 15, 2022	Department Head: Mark Westenskow
	Presenter: Amy Cox

Subject:

Consideration of approval on the 1st Reading of an ordinance rezoning from B-2 (Downtown Business) to B-1 (General Business).

Background/Alternatives:

The applicants, United Pentecostal Church (property owner) and Smith's Food and Drug Centers, Inc. (petitioner), are requesting an amendment to the Official Zoning Map for a parcel located at 1175 Bridger Drive from B-2 (Downtown Business) to B-1 (General Business). The petitioner is requesting this change to construct a Fuel & Concession Kiosk.

On January 12, 2022 the Planning and Zoning Commission considered this request at a public hearing and voted unanimously to recommend approval of the petition to rezone the property from B-2 (Downtown Business) to B-1 (General Business).

No amendment to this ordinance or the official zoning map shall be enacted until after a public hearing has been held before the governing body at which all interested parties shall have an opportunity to be heard. The public hearing was held on January 25, 2022. More information pertaining to the request can be found in the council documentation from the January 25, 2022 public hearing.

Zone changes are acted on by Ordinance (three readings). This is the first reading.

Attachments:

*Ordinance for 1st Reading
Corporate Resolution*

Fiscal Impact:

None

Staff Impact:

None

Legal Review:

Approved – 1/24/22

Suggested Motion:

I move to approve on First Reading an Ordinance to Amend the Official Zoning Map of the City of Green River, to rezone property located at 1175 Bridger Drive from B-2 (Downtown Business) to B-1 (General Business).

ORDINANCE 22-_____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GREEN RIVER, SWEETWATER COUNTY, STATE OF WYOMING FROM B-2 (DOWNTOWN BUSINESS) TO B-1 (GENERAL BUSINESS), FOR A PORTION OF A PARCEL CURRENTLY WITHIN TWO ZONING DISTRICTS ALONG WEST BRIDGER DRIVE, AS HEREBY DESCRIBED WITHIN THIS ORDINANCE.

WHEREAS, after notice given as prescribed by law, and after a due and proper public hearing held before the Planning and Zoning Commission of the City of Green River, Sweetwater County, Wyoming on January 12, 2022, the Commission recommended to the Governing Body approval of the request to amend the Official Zoning Map of the City of Green River from B-2 (Downtown Business) to B-1 (General Business), for a portion of a parcel currently zoned B-2 in part and B-1 in part along Bridger Drive in the City of Green River, upon a rezoning request filed by United Pentecostal Church (property owner) and Smith's Food & Drug Centers, Inc. (petitioner) (collectively, the "Applicant"), as such two-zoning-districts parcel is depicted as "1175" on Exhibit A attached hereto and by reference made part hereof, and is described as follows:

The two-zoning-districts parcel is legally described as:

A tract of land situated in the Southwest Quarter of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, Sweetwater County, Wyoming, and being more particularly described as follows:

Beginning at a point which lies North 40°01'56" East, 39.05 feet from the point intersection of the Centerline of Bridger Drive and Kansas Street, said point of intersection being South 89°46'24" East, 2062.12 feet from the Southwest Corner of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, in the Carson Addition to the Town of Green River, as recorded with the Sweetwater County Clerk, said Section Corner being as described on Page V-17 of the Sweetwater County Land Corner Recordation File; thence North 00°13'36" East along the Northerly production of the East line of said Kansas Street a distance of 234.85 feet to a point; thence South 89°46'24" East, 223.44 feet to a point on the Westerly side of a 25 foot Utility Easement adjacent to and parallel with a 50 foot Colorado Interstate Gas Line Easement containing a 22 inch High Pressure Gas Line; thence South 18°04'36" West, along the Westerly side of said 25 foot easement, 246.72 feet to a point on the North side of Bridger Drive; thence North 89°46'24" West along the North side of said Bridger Drive, 147.82 feet to the Point of Beginning,

The portion of the parcel currently zoned as B-2 (Downtown Business), shall hereby be designated as B-1 (General Business), consolidating the whole parcel into a single B-1 zoning district.

WHEREAS, after notice given as prescribed by law, a public hearing on the rezoning request was held before the Governing Body of the City of Green River on February 1, 2022, and;

WHEREAS, the Governing Body of the City of Green River has determined to accept the Planning and Zoning Commission recommendation and approve said rezoning request and;

WHEREAS, said rezoning request will amend the Official Zoning Map of the City of Green River from B-2 (Downtown Business) to B-1 (General Business), for that portion of a parcel currently within two zoning districts for property located at 1175 Bridger Drive, Green River, Wyoming as described above.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GREEN RIVER, SWEETWATER COUNTY, STATE OF WYOMING:

Section 1. That the Official Zoning Map be amended from B-2 (Downtown Business) to B-1 (General Business) for that portion of a parcel currently within two zoning districts as such parcel is depicted as "1175" on Exhibit A attached hereto and by reference made part hereof:

The two-zoning-districts parcel is legally described as:

A tract of land situated in the Southwest Quarter of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, Sweetwater County, Wyoming, and being more particularly described as follows:

Beginning at a point which lies North 40°01'56" East, 39.05 feet from the point intersection of the Centerline of Bridger Drive and Kansas Street, said point of intersection being South 89°46'24" East, 2062.12 feet from the Southwest Corner of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, in the Carson Addition to the Town of Green River, as recorded with the Sweetwater County Clerk, said Section Corner being as described on Page V-17 of the Sweetwater County Land Corner Recordation File; thence North 00°13'36" East along the Northerly production of the East line of said Kansas Street a distance of 234.85 feet to a point; thence South 89°46'24" East, 223.44 feet to a point on the Westerly side of a 25 foot Utility Easement adjacent to and parallel with a 50 foot Colorado Interstate Gas Line Easement containing a 22 inch High Pressure Gas Line; thence South 18°04'36" West, along the Westerly side of said 25 foot easement, 246.72 feet to a point on the North side of Bridger Drive; thence North 89°46'24" West along the North side of said Bridger Drive, 147.82 feet to the Point of Beginning.

The portion of the parcel currently zoned as B-2 (Downtown Business) shall hereby be designated as B-1 (General Business), consolidating the whole parcel into a single B-1 zoning district.

Section 2. That the Development Services Department be, and is hereby, directed to forthwith amend the Official Zoning Map of the City of Green River accordingly.

PASSED AND APPROVED this _____ day of _____, 2022.

Pete Rust, Mayor

ATTEST:

Chris Meats, City Clerk

1st Reading:

2nd Reading:

3rd Reading:

EXHIBIT A

That portion of the following described:

A tract of land situated in the Southwest Quarter of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, Sweetwater County, Wyoming, and being more particularly described as follows:

Beginning at a point which lies North 40°01'56" East, 39.05 feet from the point intersection of the Centerline of Bridger Drive and Kansas Street, said point of intersection being South 89°46'24" East, 2062.12 feet from the Southwest Corner of Section 26, Township 18 North, Range 107 West of the Sixth Principal Meridian, in the Carson Addition to the Town of Green River, as recorded with the Sweetwater County Clerk, said Section Corner being as described on Page V-17 of the Sweetwater County Land Corner Recordation File; thence North 00°13'36" East along the Northerly production of the East line of said Kansas Street a distance of 234.85 feet to a point; thence South 89°46'24" East, 223.44 feet to a point on the Westerly side of a 25 foot Utility Easement adjacent to and parallel with a 50 foot Colorado Interstate Gas Line Easement containing a 22 inch High Pressure Gas Line; thence South 18°04'36" West, along the Westerly side of said 25 foot easement, 246.72 feet to a point on the North side of Bridger Drive; thence North 89°46'24" West along the North side of said Bridger Drive, 147.82 feet to the Point of Beginning;

which portion is currently zoned as B-2 (Downtown Business) shall hereby be designated as B-1 (General Business), consolidating the whole parcel into a single B-1 zoning district.



CORPORATE RESOLUTION
of
GRACE TABERNACLE UPC

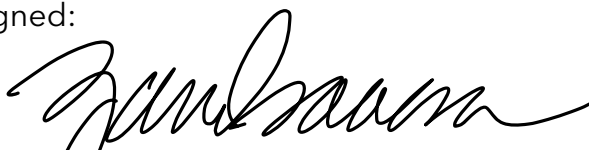
(formerly First Apostolic Church, formerly Pentecostal Tabernacle of Green River,
Wyoming)

Be it resolved, that by unanimous vote, the Board of Directors of Grace Tabernacle approved the following actions:


1. The re-zoning of the property located at 1175 Bridger Drive, Green River, Wyoming. The Chairman of the Board, Zane Isaacson, is authorized to speak on behalf of the re-zoning process, on behalf of Grace Tabernacle UPC.
2. The sale of the building and property located at 1175 Bridger Drive, Green River, Wyoming

We, the Board of Directors of Grace Tabernacle UPC, attest that the information in this resolution is true and accurate; that the foregoing is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of Grace Tabernacle UPC held on the 27th day of February, 2022, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Signed:



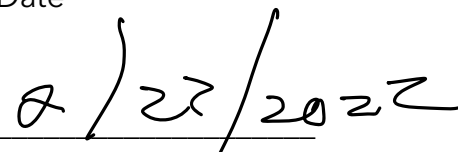
Zane Isaacson, Chairman of the Board



Date



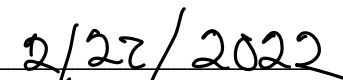
Mike Gold, Trustee



Date



Barbara Wonnacott, Trustee



Date