



City of Green River  
City Council Meeting  
Agenda Documentation

|                           |                                  |
|---------------------------|----------------------------------|
| Preparation Date: 7/10/23 | Department: Development Services |
| Meeting Date: 7/18/23     | Department Head: Mark Westenskow |
|                           | Presenter: Amy Cox               |

**Subject:**

*Consideration to approve a resolution granting a subdivision variance within the proposed Pipeline Estates Subdivision, a subdivision of Tracts B Collier View Estates, a 4-lot residential subdivision.*

**Background/Alternatives:**

*The request is to consider the following subdivision variance for the Pipeline Estates Subdivision, a subdivision of Tracts B Collier View Estates:*

*Subdivision Variance: Lot Depth to Front Ratio - Subdivision Ordinance, Appendix C, Section 8.c.(5):*

*In accordance with Appendix C, Section 8.c.(5), the depth to front ratio of lots shall not exceed two and five-tenths to one (2.5:1). Several lots shown are proposed to exceed the 2.5:1 depth to front ratio due to topographical constraints & to alleviate any unnecessary remnants of land, which staff recommends is acceptable as it applies to this subdivision.*

*Section 4.c.(4) of the Green River Subdivision Ordinance states that “all requests for [subdivision] variances shall be submitted in writing to the City Council and shall be referred to the Planning Commission for comments and recommendations prior to any action taken by the City Council. In granting a [subdivision] variance, the Council may impose such conditions as will insure substantial compliance with the objectives and standards of these [subdivision] regulations.” The Planning and Zoning Commission reviewed the Preliminary Plat and the requested subdivision variance at their regular meeting on Wednesday, June 14, 2023. The Planning and Zoning Commission voted unanimously to approve the Preliminary Plat of the Pipeline Estates Subdivision with the following four conditions: 1) Contingent on the City Council’s approval of the required subdivision variance; and, 2) Need clarification of the lots that they are single-family residences; and, 3) Consider the existing drainage of current residences as historical; and, 4) Need clarification on the ownership of the utility corridor of Tract A.*

**Attachments:**

*Resolution  
Pipeline Estates Preliminary Plat*

**Fiscal Impact:**

*None*

**Staff Impact:**

*Minimal*

**Legal Review:**

*Pending at the time this report preparation*

**Suggested Motion:**

*I move to approve the Resolution granting a subdivision variance, as requested, for the proposed Pipeline Estates Subdivision, a 4-lot residential subdivision within the City of Green River, Wyoming.*

**Resolution No R23-\_\_\_\_\_**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF GREEN RIVER, WYOMING, TO APPROVE A SUBDIVISION VARIANCE FROM THE CODE OF CITY ORDINANCES, APPENDIX C, SECTION 8, FILED BY PHILLIP A. STANTON FOR THE PROPOSED PIPELINE ESTATES SUBDIVISION, TO ALLOW LOT DEPTH TO FRONT RATIO TO EXCEED 2.5:1.**

**WHEREAS**, Phillip A. Stanton made an application for a Subdivision Variance for the Pipeline Estates Subdivision, a subdivision of Tracts B Collier View Estates, a proposed subdivision within the City of Green River; and,

**WHEREAS**, Phillip A. Stanton is requesting a subdivision variance from the City of Green River Code of Ordinances, Appendix C, Section 8.c.(5) to allow the lot depth to front ratio to exceed the two and five-tenths to one (2.5:1) maximum depth; and,

**WHEREAS**, on June 14, 2023, the Planning and Zoning Commission voted unanimously to approve the Preliminary Plat of the Pipeline Estates Subdivision with the following four conditions: 1) Contingent on the City Council's approval of the subdivision variance; and, 2) Need clarification of the lots that they are single-family residences; and, 3) Consider the existing drainage of current residences as historical; and, 4) Need clarification on the ownership of the utility corridor of Tract A; and

**WHEREAS**, the Governing Body of the City of Green River, Wyoming, reviewed the subdivision variance requests on July 18, 2023; and

**WHEREAS**, the Governing Body of the City of Green River, Wyoming, finds that the requested subdivision variance meets the criteria for granting a subdivision variance in accordance with Section 4.c of the City of Green River Subdivision Ordinance (Appendix C, Code of Ordinances, City of Green River, Wyoming).

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING, AS FOLLOWS:**

Section 3. Phillip A. Stanton is hereby granted a subdivision variance from the City of Green River Code of Ordinances, Appendix C, Section 8.c.(5) to allow the lot depth to front ratio to exceed the two and five-tenths to one (2.5:1) maximum depth.

PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF July 2023.

Signed:

\_\_\_\_\_  
Pete Rust, Mayor

Attest:

\_\_\_\_\_  
Chris Meats, City Clerk