

**PLANNING AND ZONING MEETING
THURSDAY, AUGUST 16, 2018
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, August 16, 2018, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Fred Feth
 Randy Hein
 Don Redder
 Ryan Waterbury
 Susan Frank
 Erik Aune

Absent Members: None

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Bob Hopkins, Council Liaison
 Jim Lorimer, 2727 North Central Avenue, Phoenix, AZ
 Kelly Winters, 19 Jonquil

I. MINUTES OF THE PREVIOUS MEETING

Chairman Redder asked if there were additions or corrections to the minutes of the July 19, 2018 Planning & Zoning Commission meeting.

Chairman Redder called for a motion to approve the minutes of the July 19, 2018 Planning & Zoning Commission meeting.

Mr. King made a motion to approve the minutes of the July 19, 2018 meeting. The motion was seconded by Mr. Hein. All those present voted aye. Minutes approved.

II. PUBLIC HEARING

The first case this evening.

PLN-18-015-S – Site plan review for the development of the U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, warehousing, vehicle and trailer rental, and retail space, located on Block 1 of the Wyoming Concrete Pipe Company Addition, 725 Bryan Stock Trail. Applicant: Amerco Real Estate Company.

Craig Collins, City Planner, presented the staff report and recommended that if the Planning and Zoning Commission finds that the requested site plan meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the site plan with the following conditions:

1. All on-site lighting shall be designed to reduce off-site glare and light pollution. All exterior lighting fixtures, including both building and parking lot lighting, shall be shielded (full-cutoff). Pursuant to the Casper Municipal Code, no light pole may be taller than thirty (30) feet in height.
2. The batch-plant structure on the east side of the existing large building shall be removed.
3. All drive aisles, and all areas in proximity to structures shall be paved to City standards, according to Fire Department access requirements. Gravel or rotomill may be utilized in areas of the site that don't receive customer traffic, or are not required to be paved for Fire access.
4. A minimum of two (2) points of access to the site shall be maintained, per Fire Department access requirements. Gates shall not block access unless approved by the Fire Department.
5. Fire hydrants shall be placed on the site in locations approved/required by the Fire Department to meet the International Fire Code. Utility easements shall be provided for all public water lines on the site, in a form acceptable to the City.
6. At such time as requested, and pursuant to State Statutes and the Municipal Code, Owner shall construct, or participate in the construction, of a standard City sidewalk along the Bryan Evansville Road frontage of the property.
7. Owner shall not permit the maintenance of vehicles within any of the structures without the installation of a sand and oil separator, per City standards.
8. Prior to the completion of any paving on the site, or any new structure, Owner shall receive final Engineering Department approval of the drainage study.

9. No outside storage of shipping containers, or other warehousing/storage-type structures or containers shall be permitted, unless specifically designated on the approved site plan, as may be amended in the future.

Mr. Collins entered six (6) exhibits into the record for this case.

Chairman Redder asked if there were question for staff.

Mr. King asked staff about conversations with the applicant regarding the silo tower that remains on the site.

Mr. Collins advised that the applicant was provided written comments requesting the removal of that structure. He spoke with Mr. Winters and is not certain why they are opposed to removing it other than they had not planned on it and it may be costly.

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

Jim Lorimer, 2727 North Central Avenue, spoke in favor of this case. The conditions listed in the staff report are acceptable, however, he would like the batch plant structure to remain.

Mr. King asked if there was a reasonable chance that the batch tower could fit in with their facility. He suspected that staff and the commission would not have it remain untouched. He noted that he would consider leaving it if you have some firm plans.

Mr. Lorimer stated that they were working on it, but did not have anything to show the commission this evening.

Mr. Redder inquired about the outside of storage of shipping containers. He asked if they would be moved inside.

Kelly Winter, 19 Jonquil, the items located outside were van boxes removed from trucks and they will be sold.

Mr. Hein inquired about the plans for the large gravel area.

Mr. Lorimer advised that the majority of the site would be paved.

Mr. Aune advised that he understands wanting to keep the silo for historical and architectural value. Do you want to maintain that portion of the structure, or is it a cost savings issue, and would the lower portion of the conveyor be removed.

Mr. Lorimer stated that a portion of the conveyor would be removed, but they would like the opportunity to incorporate the structure with the site.

Mr. Hein advised that he likes the architectural value of the silo, and there are possibilities to incorporate it in the site plan, but he would like to have seen renderings this evening.

Mr. Collins stated the commission could approve the application this evening with the condition to remove the tower. Prior to the applicant obtaining a certificate of occupancy they can come back before the commission to amend the condition.

Wallace Trembath, Assistant City Attorney, stated another option would be to postpone to a date definite and certain or table the case. This would enable the applicant to provide complete plans with renderings.

Ms. Frank advised that she is in favor of approving the application with the condition to tear down the structure and require the applicant to return with renderings before a certificate of occupancy is issued.

Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-015-S a site plan for a U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, warehousing, vehicle and trailer rental, and retail space,

Mr. King made a motion to approve PLN-18-015-S a site plan for a U-Haul Moving and Storage of Casper facility, including the construction of self-storage units, warehousing, vehicle and trailer rental, and retail space, with Conditions #1-9 listed in the staff report. The motion was seconded by Mr. Hein.

There was discussion:

- Allows the applicant to present renderings.
- Enables the applicant to move forward.
- Importance of aesthetics due to close proximity to I-25.

All those present voted aye. Motion passed.

III. COUNCIL ACTIONS:

None.

IV. SPECIAL ISSUES:

None.

V. COMMUNICATIONS:

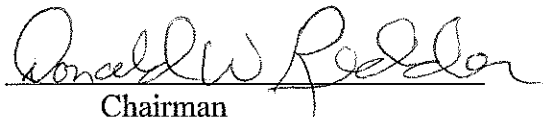
- A. Commission:
Mr. Hein advised there would be an OYD (Old Yellowstone District) meeting Monday, August 20, 2018.
- B. Community Development Director:
There were none.
- C. Other Communications:
There were none.
- D. Council Liaison:
Bob Hopkins, Council Liaison, stated that the Planning and Zoning Commission made a good decision this evening. He noted that being flexible with the applicant was a good idea. He advised that the RFP (Request for Proposal) for the Plains properties would be issued in the near future by Council and he asked the Commission to read the RFP and provide input.

Mr. King asked staff to keep the Commission informed about when the RFP is issued.

Mr. Collins stated that staff will keep them informed and could schedule a training session to discuss input from the commission.

VI. ADJOURNMENT

Chairman Redder called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Waterbury to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:40 p.m.


Chairman


Secretary