

AGENDA
PLANNING AND ZONING MEETING
October 17, 2019
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: September 19, 2019

III. PUBLIC HEARINGS:

- A. **PLN-19-030-ARZ** – Petition to annex and plat a portion of the SE1/4NW1/4, Section 21, Township 33 North, Range 79 West, 6th P.M., Natrona County Wyoming, to create Ihli Addition, comprising 2.0 acres, more or less, located at 3503 Casper Mountain Road; and consideration of a request to establish the zoning as R-4 (High-Density Residential). Applicant: Troy Ihli.

- B. **PLN-19-031-R** – Petition to vacate and replat a portion of the Fairgrounds Home Addition, as Fairgrounds Home Addition No. 2, comprising 2.17 acres, more or less, generally located southeast of the intersection of Fairgrounds Road and Casper Street. Applicant: Fairgrounds Plaza, Inc.

V. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

A vacation and replat to create Johnny J's Addition.

VI. SPECIAL ISSUES:

VII. COMMUNICATIONS:

- A. Commission
- B. Community Development Director
- C. Council Liaison
- D. OYD and Historic Preservation Commission Liaisons
 - 1) Minutes from September 9, 2019, Historic Preservation Commission Meeting (attached)
 - 2) Minutes from September 23, 2019, Old Yellowstone Advisory Committee Meeting (attached)
- E. Other Communications

VIII. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY, September 19, 2019
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 September 19, 2019, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Fred Feth
 Chuck Davis
 Susan Frank
 Terry Wingerter

Absent Members: Randy Hein
 Erik Aune

Others present: Liz Becher, Community Development Director
 Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Bob Hopkins, Council Liaison
 Ken Bates, Councilman
 Tassma Powers, 441 Landmark Drive, Suite 100
 Michelle Thompson, 721 La Hacienda
 Kent Katz, 911 Stafford
 Tyler Currence, 2575 Clark Fork Lane, Missoula, Montana

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the August 15, 2019 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the August 15, 2019 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the August 15, 2019 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

II. PUBLIC HEARING

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-19-025-Z- Petition for a zone change of a 2.8-acre portion of Tract 4, North Platte River Park Addition, generally located at the corner of Events Drive and North Poplar Street, north of Wilkins Way, from PH (Park Historic) to C-4 (Highway Business). Applicant: East Elkhorn Ranch, LLC.

Tassma Powers, 441 Landmark Drive, Suite 100, asked Chairman King if the case could be postponed at any time during the presentation.

Chairman King deferred the question to Wallace Trembath, Assistant City Attorney.

Mr. Trembath advised Chairman King that was at his discretion.

Chairman King advised the applicant that the decision to postpone should be made before the presentation.

Ms. Powers stated they will go ahead with the request for a zone change this evening.

Craig Collins, City Planner presented the staff report and entered eight (8) exhibits into the record for this case.

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

Michelle Thompson, 721 La Hacienda, spoke in favor of this case.

Mr. Wingerter asked if the land was currently for sale, and if there had been any discussions about what type of business would be located on the property.

Ms. Thompson advised that a medical facility would be the applicant's preferred choice. She stated that the land cannot be sold until the zoning is changed from Park Historic (PH) to another zoning classification.

Mr. Davis stated that the City owns the Event Center and National Historic Trails Center, and asked what preservation will be taken to keep the land use compatible. Are there covenants to back up what you would like to put in there?

Ms. Thompson stated that there are not any covenants, currently the land is undeveloped and zoned Park Historic (PH). She advised that she would defer to the future owners to follow the rules.

Chairman King asked if here was anyone wishing to speak in favor or opposition to this case.

Kent Katz, 991 Stafford, spoke in opposition to this case. He made the suggestion of C-3 (Central Business) zoning for the property.

Mr. Wingerter asked for examples of businesses that are permitted in the C-3 (Central Business) zoning district.

Mr. Katz stated that C-3 (Central Business) allows restaurants, hotels, offices including professional and medical. He stated any one of those would be compatible with existing businesses located in the area.

Chairman King asked that the map showing the current zoning be put up on the screen.

Mr. Davis asked Ms. Thompson for clarification regarding covenants, and was her answer “no” there are not any?

Ms. Thompson replied that there were not any covenants.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table PLN-19-025-Z a request for a zone change of a 2.8-acre portion of Tract 4, North Platte River Park Addition, generally located at the corner of Events Drive and North Poplar Street, north of Wilkins Way, from PH (Park Historic) to C-4 (Highway Business).

Mr. Wingerter made a motion to deny case PLN-19-025-Z.

Mr. Trembath asked if motions could be framed in the affirmative for discussion purposes. The Planning and Zoning Commission rules requires affirmative votes to pass something.

Mr. Wingerter withdrew his motion.

Mr. Feth asked staff if there was another zoning classification that would be appropriate at this location.

Mr. Collins advised that C-4 (Highway Business) exists in the area, C-2 (General Business), HM (Hospital Medical) or OB (Office Business). He noted that C-3 (Central Business) is a downtown zoning classification. He recommended that if the Commission wants to head in the direction of a different zoning classification, he would ask that they continue the case to allow for proper notification.

Ms. Frank made a motion to approve case PLN-19-025-Z, a request for a zone change of a 2.8-acre portion of Tract 4, North Platte River Park Addition, generally located at the corner of Events Drive and North Poplar Street, north of Wilkins Way, from PH (Park Historic) to C-4 (Highway Business) for discussion purposes. The motion was seconded by Mr. Davis.

Chairman King asked staff if the zoning for this property must change because it cannot remain Park Historic (PH), as it is privately owned?

Mr. Trembath stated that the zoning could remain PH (Park Historic), but that would limit the uses for the property.

Chairman King advised the Commissioners to be cautious of a spot zoning. Zoning an area for a specific reason as opposed to what fits in the area according the comprehensive land use plan.

Mr. Collins stated that he anticipated the spot zoning question being discussed, and he handed out the Municipal Code definition of spot zoning.

Mr. Trembath asked Chairman King to read the definition into the record.

Chairman King read “spot zoning” means the singling out of a particular property or small groups of properties for different treatment from that accorded to similar surrounding land; which is contrary to the general pattern of zoning in the surrounding geographic area and is not in accordance with the comprehensive plan; and, which is designed solely for the economic benefit of the owner of the property receiving special treatment.

Chairman King asked for comments or discussion. There were none.

Chairman King asked members of the Commission to cast their vote. Chairman King and Ms. Frank voted aye. Mr. Feth, Mr. Wingerter and Mr. Davis voted nay. Motion failed.

Mr. Collins advised that in the case of zoning, a denial ends with the Planning and Zoning Commission. He stated that the applicant has ten (10) days to file an appeal with City Council.

The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-19-026-Z – Petition for a zone change of 1.65-acres, generally located at the northwest corner of SW Wyoming Blvd and South Coffman Avenue,

described as Tract A, Garden Creek Square Addition, from Planned Unit Development (PUD) to General Business (C-2). Applicant: Housing Solutions, LLC, and JVG, LLC.

Craig Collins, City Planner presented the staff report and entered five (5) exhibits into the record for this case.

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

Tyler Currence, Housing Solutions, 2575 Clark Fork Lane, Missoula, Montana, spoke in favor of this case, and made a presentation about the project.

Mr. Davis asked if the square footage of a one (1) bedroom apartment would be 600 square feet and a two (2) bedroom would be 762 square feet.

Mr. Currence replied that Mr. Davis was correct.

Mr. Wingerter inquired if the apartments would be low income, but stated that it would not affect his decision whether they were or not.

Mr. Currence stated the apartments would be for the 55 and up age group, and have 4-5 ADA Units.

Ms. Frank clarified that they would be income-based apartments and not market rate.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table PLN-19-026-Z a request for a zone change of 1.65-acres, generally located at the northwest corner of SW Wyoming Blvd and South Coffman Avenue, described as Tract A, Garden Creek Square Addition, from Planned Unit Development (PUD) to General Business (C-2).

Mr. Wingerter made a motion to approve case PLN-19-026-Z, a request for a zone change of 1.65-acres, generally located at the northwest corner of SW Wyoming Blvd and South Coffman Avenue, described as Tract A, Garden Creek Square Addition, from Planned Unit Development (PUD) to General Business (C-2). The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

III. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Zone Change of 442 North Lennox to C-2 (General Business)

Zone Change of 1014 Glenarm Street (former North Casper Elementary School) to C-2 (General Business)

IV. SPECIAL ISSUES:

There were none.

V. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

Liz Becher invited the Commission to attend the Coffee Talk, scheduled for Wednesday, October 2, 2019, 7:00 a.m., Council Chambers. Mayor, Charlie Powell and Carter Napier, City Manager will give a presentation about Opportunity Zone Funding. They have been in Washington D.C., meeting with the State of Wyoming congressional delegates as well as other federal agencies. She mentioned the CENSUS officially begins March 2, 2020 and the local CENSUS office will be hosting an open house Friday, October 4, 2019. She advised that the City uses CENSUS information daily.

Chairman King stated that the Community benefits from a complete count.

C. Council Liaison:

Councilman Hopkins had no update.

D. OYD and Historic Preservation Commission Liaisons

Fred Feth stated that the last meeting held September 26, 2019, there was an update on the Midwest Avenue street reconstruction. A Build Grant will be submitted for the Walnut to South Poplar Street. The former Plains Furniture building proposal shows there will be retail and residential. Final approval by City Council has been postponed to Tuesday, October 15, 2019. The livery stable will be torn down.

Casper Historic Preservation

Mr. Wingerter stated that at the last meeting the Strategic Plan was reviewed and changes were discussed with the consultant.

- E. Other Communications:
There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, October 17, 2019.

VI. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Wingerter to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:59 p.m.

Chairman

Secretary

October 11, 2019

MEMO TO: Bob King, Chairman
Members, Planning and Zoning Commission

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

SUBJECT: **PLN-19-030-ARZ** – Petition to annex and plat a portion of the SE1/4NW1/4, Section 21, Township 33 North, Range 79 West, 6th P.M., Natrona County Wyoming, to create Ihli Addition, comprising 2.0 acres, more or less, located at 3503 Casper Mountain Road; and consideration of a request to establish the zoning as R-4 (High-Density Residential). Applicant: Troy Ihli.

Recommendation on the 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 approval of the annexation with a “do pass” recommendation to the City Council.

Recommendation on the Plat:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the plat of the Ihli Addition meets the minimum requirements of the Municipal Code, staff recommends approval with a “do pass” recommendation to City Council, with the following conditions:

1. Prior to Council review, the applicant shall submit a drainage study and grading plan to the Engineering Division for review and approval. Necessary easements for drainage, access and utilities shall be dedicated on the plat.
2. At such time as required by the City, the applicant/owner shall construct curb, gutter and sidewalk along the frontage of the subdivision along Casper Mountain Road.

Recommendation on Zoning:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed R-4 (High Density Residential) zoning of the Ihli Addition meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff would recommend approval, with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all requirements of Sections 16.24, 16.36, and 17.12.170 of the Casper Municipal Code pertaining to annexations, plats, and zone changes, including notification of property owners within three hundred (300) feet by first class mail, posting of 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:

Application has been made for an annexation, plat and zoning to create the Ihli Addition to the City of Casper. The subject property is approximately two (2) acres in size, undeveloped, and is located at 3503 Casper Mountain Road. The proposed plat is creating two (2), one-acre lots, and the requested zoning of the property is R-4 (High Density Residential). Surrounding zoning in the area includes PUD (Planned Unit Development) to the north and east; R-4 (High Density Residential) to the west; and unincorporated County land immediately to the south. Land uses in the surrounding area are primarily single-family residential, with a few small professional offices to the south. The applicant's future plans for the development of the property are unknown. The subject area is located within the City of Casper's Urban Growth Boundary, and is therefore; appropriate for annexation, and the provision of City services.

Wyoming Department of Transportation (WYDOT) controls access on Casper Mountain Road, and the applicant will be required to obtain their approval for the future location and configuration of approaches to the subdivision. In that Casper Mountain Road is not a City owned/maintained right-of-way, it is not currently designed as a City street, and lacks curb, gutter, and sidewalks. Staff has included a recommended condition of approval that would require the owner to install curb, gutter and sidewalk along the street frontage of their property in the future, at such time as the City directs.

Section 17.12.170 of the Casper Municipal Code requires that staff review all zoning requests in context with the approved Comprehensive Land Use Plan, and staff is required to 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 Generation Casper Comprehensive Plan provides a Future Land Use Plan (FLU), which 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 property in question is in an area designated by the FLU as a transition zoned between a Neighborhood Center and a Neighborhood Type 3. Both designations allow for a variety of types of residential development, which suggests that R-4 (High Density Residential) zoning is a good fit for the area.

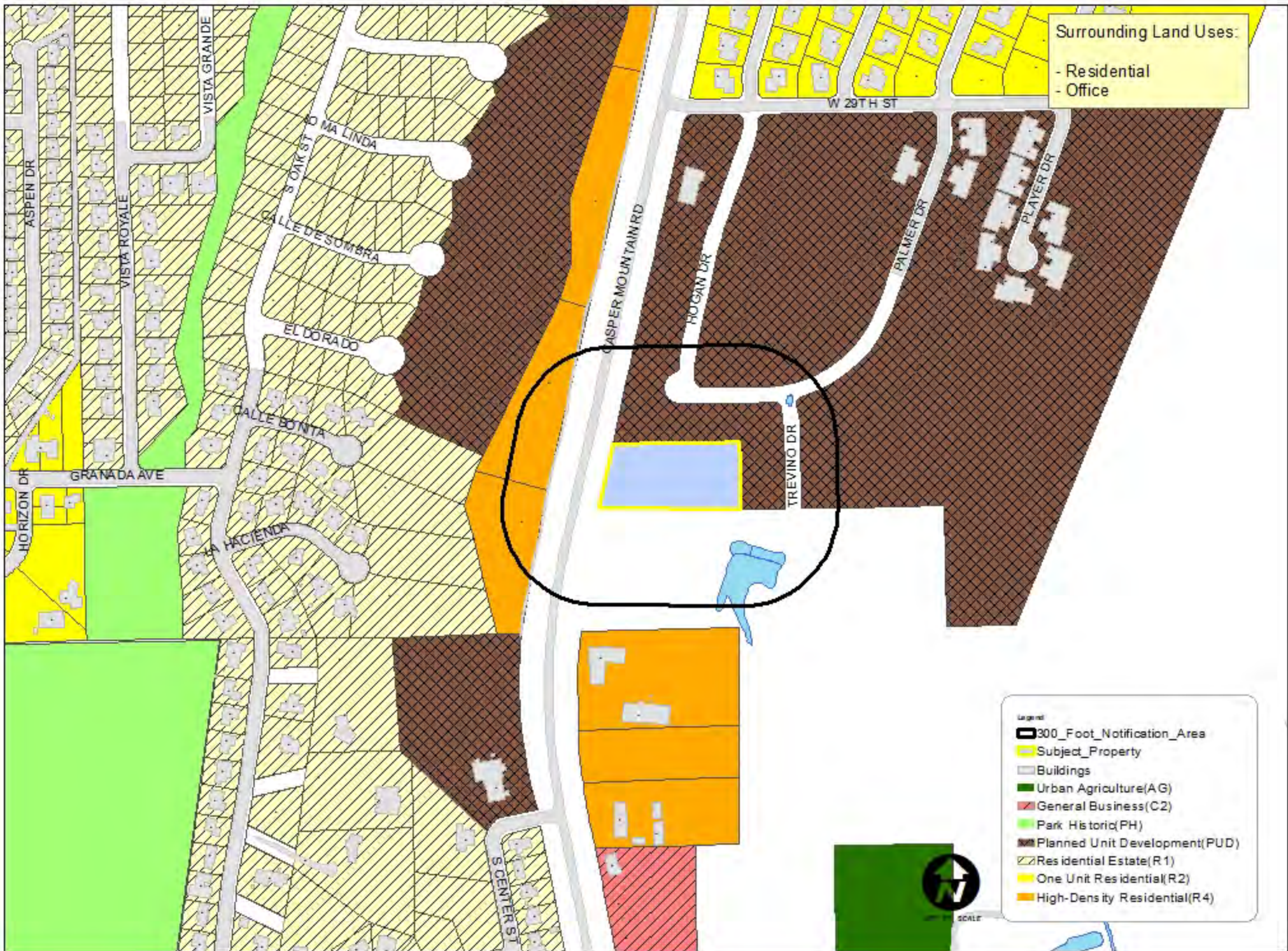
The proposed R-4 (High Density Residential) zoning district allows, as permitted uses, by right, any and all of the following:

- A. Assisted living;
- B. Conventional site-built single-family dwellings and manufactured homes with siding material consisting of wood or wood products, stucco, brick, rock, or horizontal lap wood, steel or vinyl siding;
- C. Conventional site-built and modular two-family dwellings;
- D. Conventional site-built and modular multifamily dwellings;
- E. Conventional site-built and modular condominiums for residential use;
- F. Conventional site-built and modular townhomes for residential use;
- G. Bed and breakfast;
- H. Bed and breakfast homestay;
- I. Boarding/rooming houses;
- J. Churches;
- K. Day-care, adult;
- L. Family child care home;
- M. Group homes;
- N. Nursing homes;
- O. Parks, playgrounds, golf courses, and similar recreational activities operated and used primarily during daylight hours;
- P. Schools, public, parochial, and private elementary, junior and senior high;
- Q. Neighborhood assembly uses;
- R. Branch community facilities;
- S. Neighborhood grocery;
- T. Personal service shops;
- U. Professional offices with fewer than twenty employees;
- V. Coffee shops, cafes and restaurants without drive-up windows;
- W. Sundry shops and specialty shops.

Annexation Creating "Ihli Addition"



Annexation Creating "Ihli Addition"



Surrounding Land Uses:
 - Residential
 - Office

Legend

- 300_Foot_Notification_Area
- Subject_Property
- Buildings
- Urban Agriculture(AG)
- General Business(C2)
- Park_Historic(PH)
- Planned_Unit_Development(PUD)
- Residential_Estate(R1)
- One_Unit_Residential(R2)
- High-Density_Residential(R4)



AN ANNEXATION AND PLAT OF
"IHLI ADDITION"
 TO THE CITY OF CASPER
 BEING A SUBDIVISION OF A PORTION OF
 THE SE1/4NW1/4, SECTION 21
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=40'

CERTIFICATE OF DEDICATION

Troy B. Ihli hereby certifies that he is the owner and proprietor of the foregoing subdivision located in and being a portion of the SE1/4NW1/4, Section 21, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and the southwesterly corner of Tract E, The Back Nine, an Addition to the City of Casper, Wyoming and a point in the easterly line of Casper Mountain Road; thence from said Point of Beginning and along the northerly line of said Parcel and the southerly line of said Tract E, The Back Nine, N.89°42'25"E., 392.25 feet to the northeasterly corner of said Parcel; thence along the easterly line of said Parcel and the westerly line of said Tract E, The Back Nine, S.0°19'33"E., 208.47 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel, S.89°43'29"W., 441.99 feet to the southwesterly corner of said Parcel and a point in and intersection with the easterly line of said Casper Mountain Road; thence along the westerly line of said Parcel and the easterly line of said Casper Mountain Road, N.13°06'17"E., 214.17 feet to the Point of Beginning and containing 2.00 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owner and proprietor; the name of said subdivision shall be known as "IHLI ADDITION" to the City of Casper, Wyoming and all streets as shown hereon have been previously dedicated to the public and utility easements as shown hereon are hereby reserved for the purposes of access, construction, operation and maintenance of utility lines, conduits, ditches and drainage.

Troy B. Ihli
 5920 S. Walnut St.
 Casper, WY 82601

 Troy B. Ihli, Owner

ACKNOWLEDGMENT

State of Wyoming)
 County of Natrona) ss
 The foregoing instrument was acknowledged before me by Troy B. Ihli, Owner on this _____ day of _____, 2019.
 Witness my hand and official seal.
 My commission expires: _____

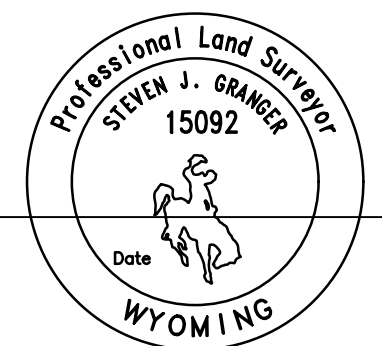
 Notary Public

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, _____ and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.
 _____ Secretary
 _____ Commission Chairman
 APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. _____ duly passed, adopted and approved on the _____ day of _____, _____
 Attest: _____
 _____ City Clerk
 _____ Mayor
 INSPECTED AND APPROVED on the _____ day of _____, _____
 _____ City Engineer
 INSPECTED AND APPROVED on the _____ day of _____, _____
 _____ City Surveyor

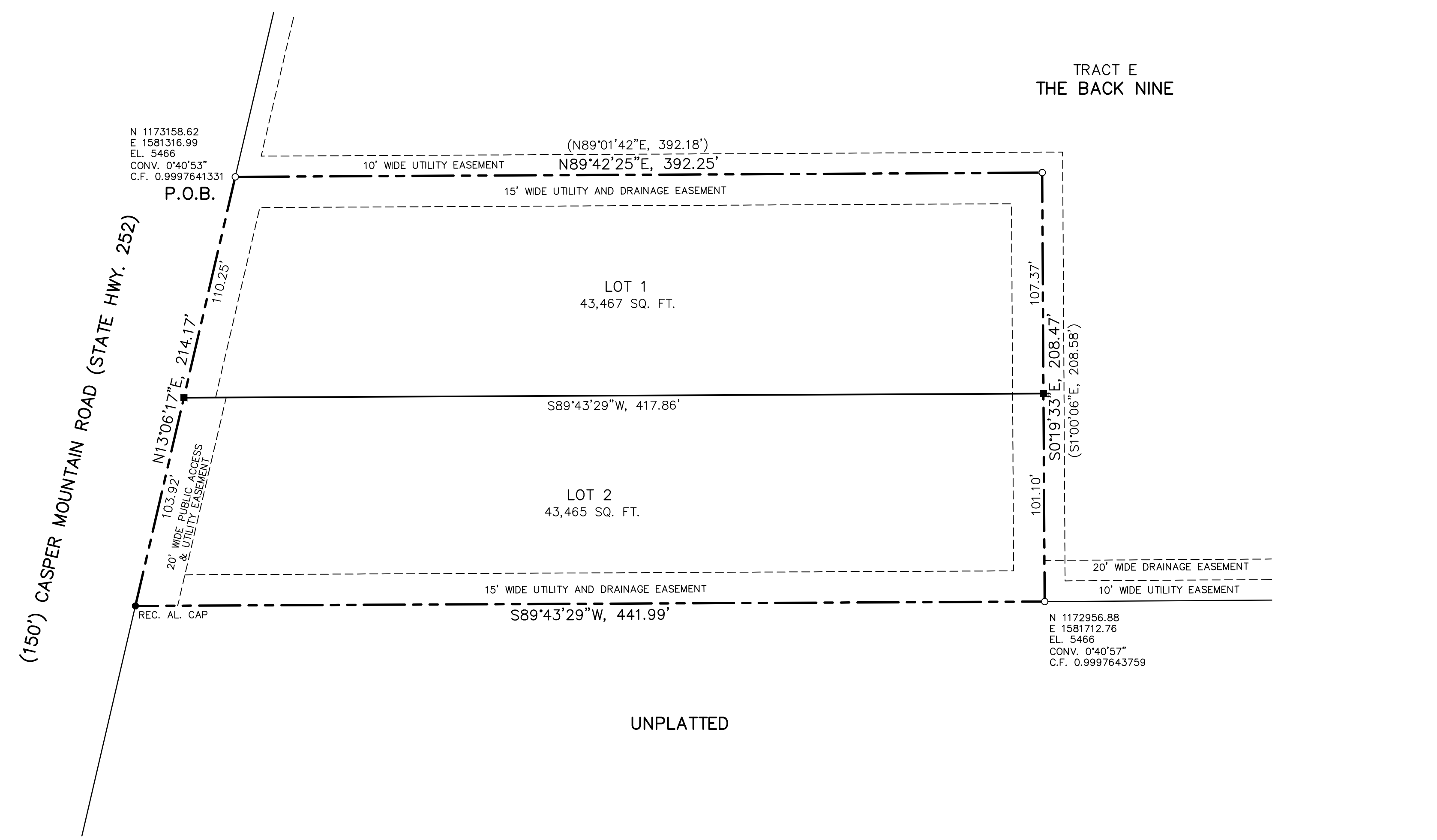
CERTIFICATE OF SURVEYOR

I, Steven J. Granger, a registered professional land surveyor, License No. 15092, do hereby certify that this plat was made from notes taken during an actual survey made by me or others under my direct supervision during the month of July, 2019 and that this plat, to the best of my knowledge and belief, correctly and accurately represents said survey. The perimeter boundary and lot corners are monumented as of the date of this survey.

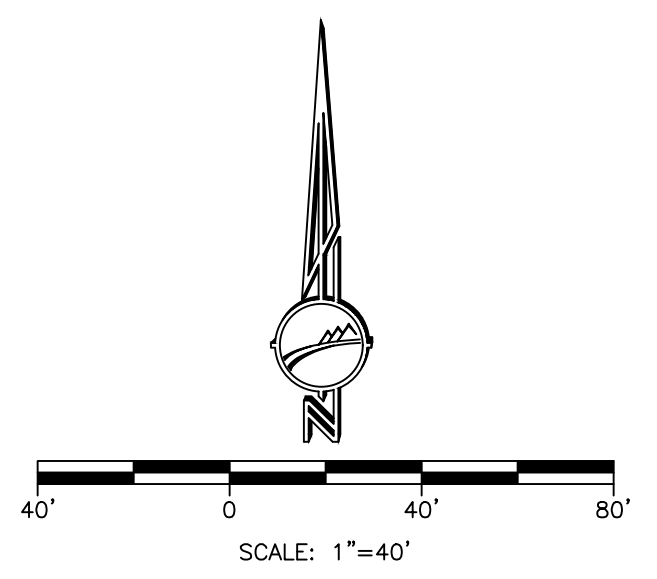


State of Wyoming)
) ss
 County of Natrona)
 The foregoing instrument was acknowledged before me by Steven J. Granger this _____ day of _____, 2019.
 Witness my hand and official seal.
 My Commission Expires: _____

 Notary Public

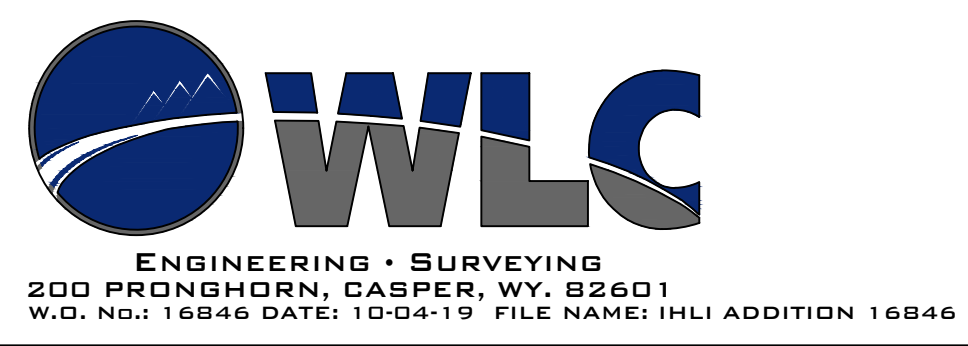
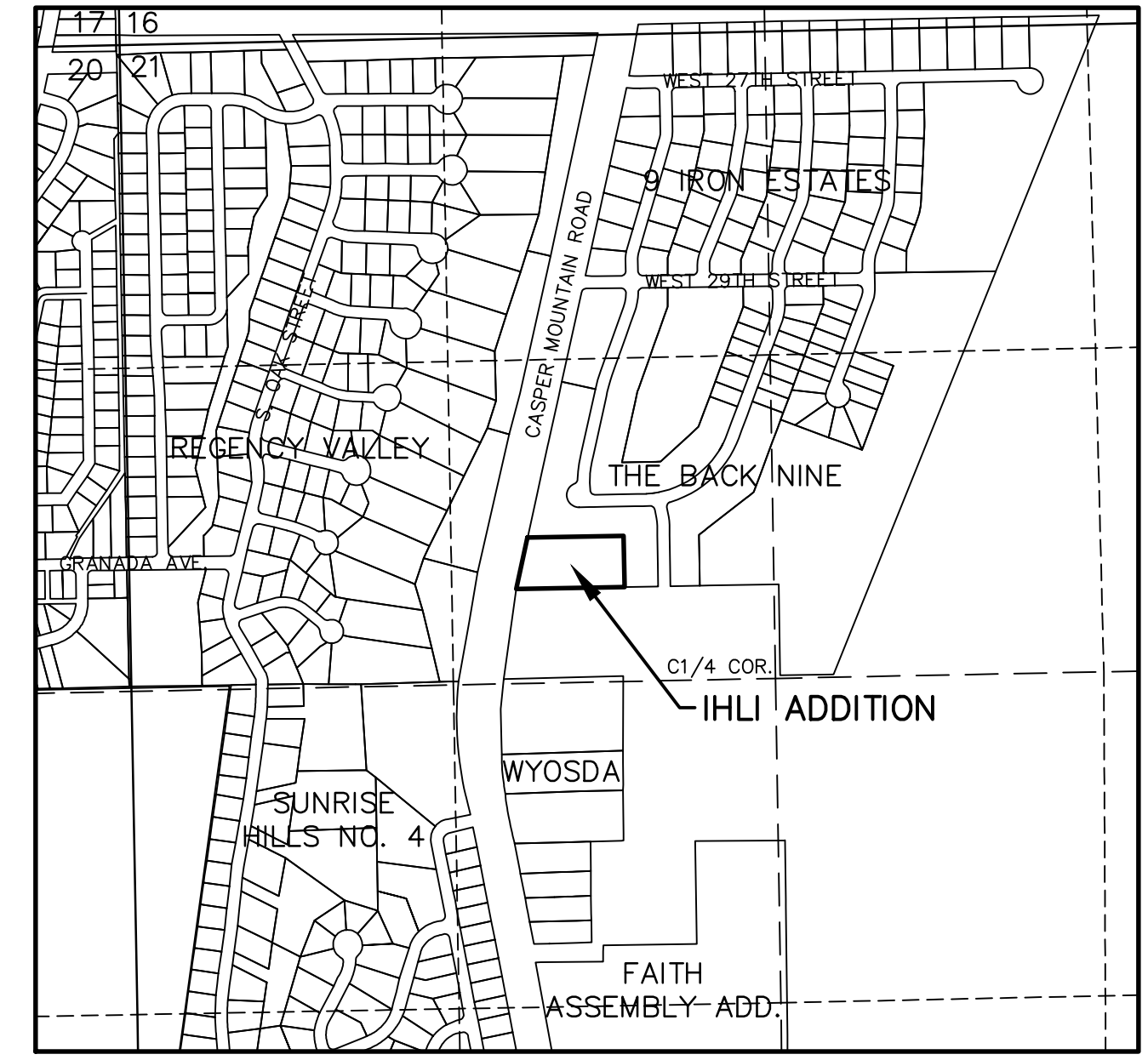


- LEGEND**
- RECOVERED BRASS CAP
 - SET BRASS CAP
 - SET 5/8" REBAR W/AL. CAP
 - SUBDIVISION BOUNDARY
 - - - - - EASEMENT
 - N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
 - (N.89°01'42"E, 392.18') RECORD BEARING & DISTANCE



PLAT CLOSURE RATIO; EXCEEDS 1:152,124

DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86.
 ELEVATIONS ARE FOR REFERENCE ONLY AND NOT FOR USE AS A BENCHMARK



\\GCCSP501\CURRENT PROJECTS\GROUP\BOUNDARY & SUBDIVISION SURVEY\IHLI ADDITION 16846.DWG

October 11, 2019

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

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

SUBJECT: **PLN-19-031-R** – Petition to vacate and replat a portion of the Fairgrounds Home Addition, as Fairgrounds Home Addition No. 2, comprising 2.17 acres, more or less, generally located southeast of the intersection of Fairgrounds Road and Casper Street. Applicant: Fairgrounds Plaza, Inc.

Recommendation:

If, after hearing public testimony and considering the facts of the case, the Planning and Zoning Commission finds that the replat creating Fairgrounds Home Addition No. 2 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 replats, 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. At the time the staff report was prepared, **staff had not received any public comments on this case.**

Summary:

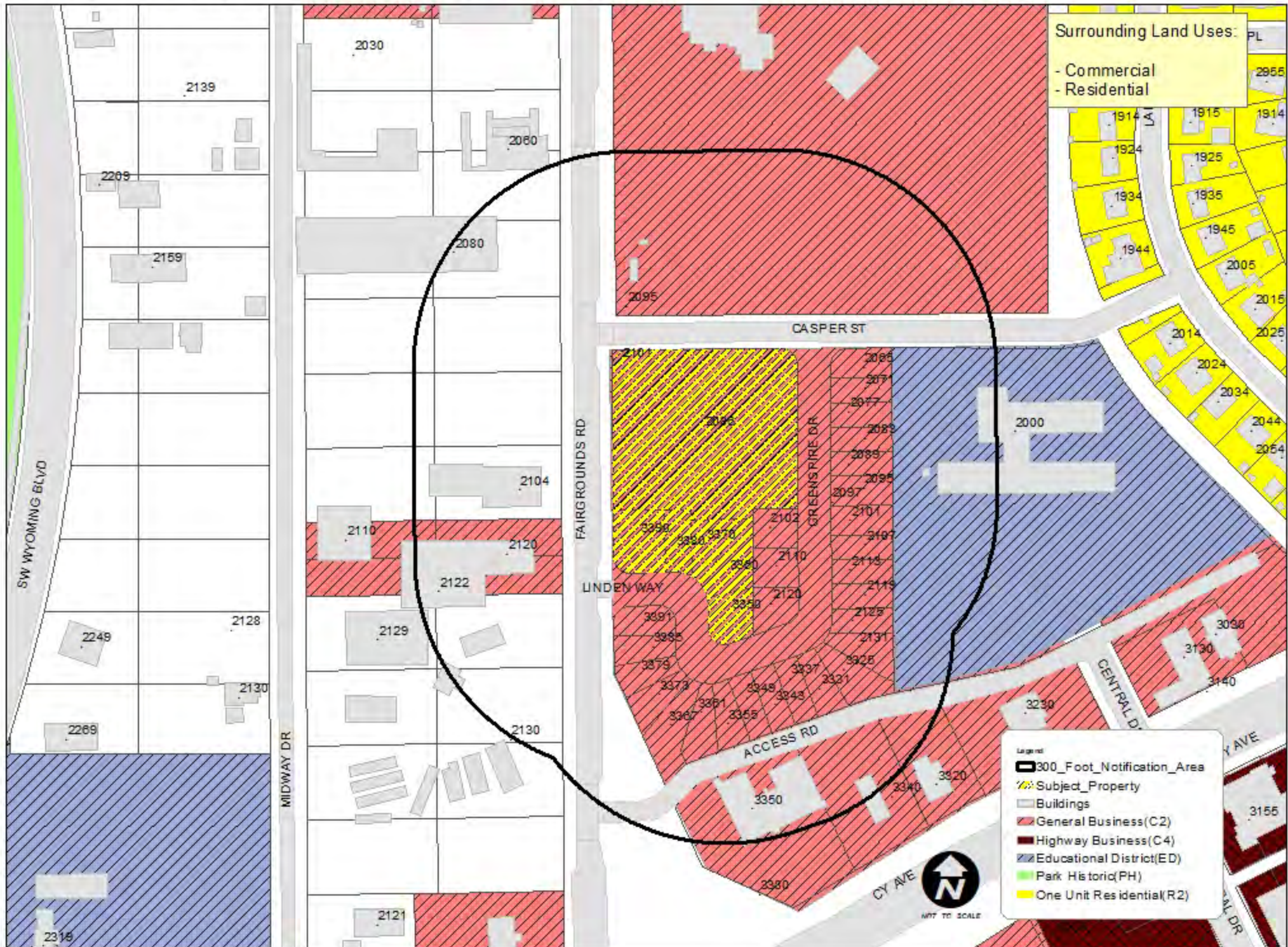
Fairgrounds Plaza, Inc. has applied to replat a portion of the Fairgrounds Home Addition, comprising 2.17 acres, to create the Fairgrounds Home Addition No. 2. The subject property is located at the southeast corner of Fairgrounds Road and Casper Street, and is zoned C-2 (General Business). The proposed replat is reconfiguring several small residential lots, and a large parcel that was originally planned and designed for a multi-family project. The initial phase of the Fairgrounds Home Addition, constructed as twinhomes, was overwhelmingly popular with buyers, and the replat will facilitate the further development of additional twinhome units. The replat is also platting and dedicating a new public street connecting Linden Way to Greenspire, to form an interior loop road. Primary access to the subdivision is from Fairgrounds Road on the west, and secondary access is from Casper Street, to the north. The lot sizes in the second phase are consistent with the first phase of development, averaging between 3,000 to 4,000 square feet per parcel. The C-2 (General Business) zoning district does not stipulate minimum lot sizes.

Staff has not included any suggested conditions of approval with regard to this replat; however, should the Planning and Zoning Commission wish, conditions may be included in the Commission’s recommendation, for Council’s consideration.

Proposed Fairgrounds Home Addition No. 2



Proposed Fairgrounds Home Addition No. 2



PLAT OF
"FAIRGROUNDS HOME ADDITION"
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A VACATION AND REPLAT OF A PORTION OF
 COMMERCIAL TRACT 2, WESTWOOD NO. 2
 AN ADDITION TO THE CITY OF CASPER, WYOMING
 A SUBDIVISION OF PORTIONS OF
 THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
 TOWNSHIP 33 NORTH, RANGE 79 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING
 SCALE: 1"=40'

CERTIFICATE OF DEDICATION

Fairgrounds Plaza, Inc. hereby certify that they are the owners and proprietors of the foregoing vacation and replat of a portion of Commercial Tract 2, Westwood Addition No. 2 to the City of Casper, Wyoming, a subdivision of portions of the S1/2NE1/4 and N1/2SE1/4, Section 18, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the southwesterly corner of the Parcel being described and also the northwesterly corner of Tract 6, Brokerage Plaza, an Addition to the City of Casper, Wyoming and a point in the easterly line of Fairgrounds Road, N24°00'49"W, 185.61 feet to a point; thence N.0°20'10"E, 487.37 feet to the northwesterly corner of said Parcel and a point in the southerly line of Casper Street; thence along the northerly line of said Parcel and the southerly line of said Parcel and across said Commercial Tract 2, Westwood No. 2, S.0°20'28"W, 521.03 feet to the southerly line of said Parcel and the southerly line of said Parcel and across said Commercial Tract 2, Westwood No. 2, S.0°20'28"W, 521.03 feet to the southerly line of said Parcel and a point in the northerly line of Tract 4, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 4, Brokerage Plaza, S.78°32'20"W, 32.94 feet to a point; thence S.89°31'18"W, 5.27 feet to a point and northeasterly corner of Tract 5, Brokerage Plaza; thence along the southerly line of said Parcel and the northerly line of said Tract 5, S.71°22'56"W, 130.49 feet to a point and northeasterly corner of said Tract 6, Brokerage Plaza; thence continuing along the southerly line of said Parcel and the northerly line of said Tract 5, Brokerage Plaza, S.71°12'18"W, 163.55 feet to a point; thence S.43°04'36"W, 44.23 feet to the Point of Beginning and containing 5.575 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FAIRGROUNDS HOME ADDITION" to the City of Casper, Wyoming. All streets as shown herein are hereby or have been previously dedicated to the use of the public and easements as shown herein are hereby dedicated to the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

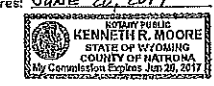
Fairgrounds Plaza, Inc.
 39 E. 1st Street
 Sheridan, Wyoming 82801

STEPHEN L. GRIMSHAW, PRESIDENT
 FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

State of Wyoming), ss
 County of Natrona), ss
 The foregoing instrument was acknowledged before me by Stephen L. Grimshaw, President of Fairgrounds Plaza, Inc., on this 10th day of FEBRUARY, 2017.

Witness my hand and official seal.
 My commission expires: JUNE 20, 2017



APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this 17th day of November, 2016 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary Liz Becker

Commission Chairman Mark A. Fry

APPROVED: City Council of the City of Casper, Wyoming by Resolution No. 16-112 duly passed, adopted and approved on the 17th day of November, 2017.

Attest: Nancy A. Belser
 City Clerk

James J. Seely
 City Engineer

INSPECTED AND APPROVED on the 15th day of February, 2017.

William R. Seely
 City Surveyor

INSPECTED AND APPROVED on the 15th day of February, 2017.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA) ss

I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the period of 2008 to September, 2016 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

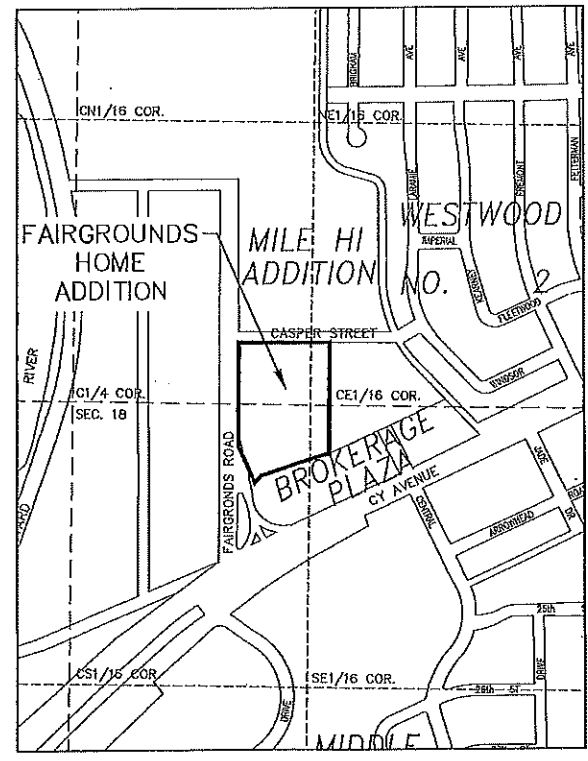
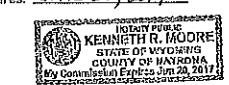


Wyoming Registration No. 15092 L.S.

Subscribed in my presence and sworn to before me by Steven J. Granger this 13th day of FEBRUARY, 2017.

My commission expires: JUNE 20, 2017

Kenneth R. Moore
 Notary Public



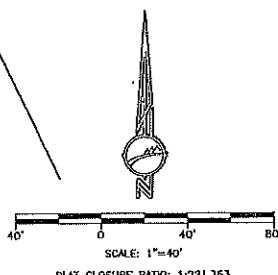
VICINITY MAP
 SCALE: 1"=400'

LEGEND

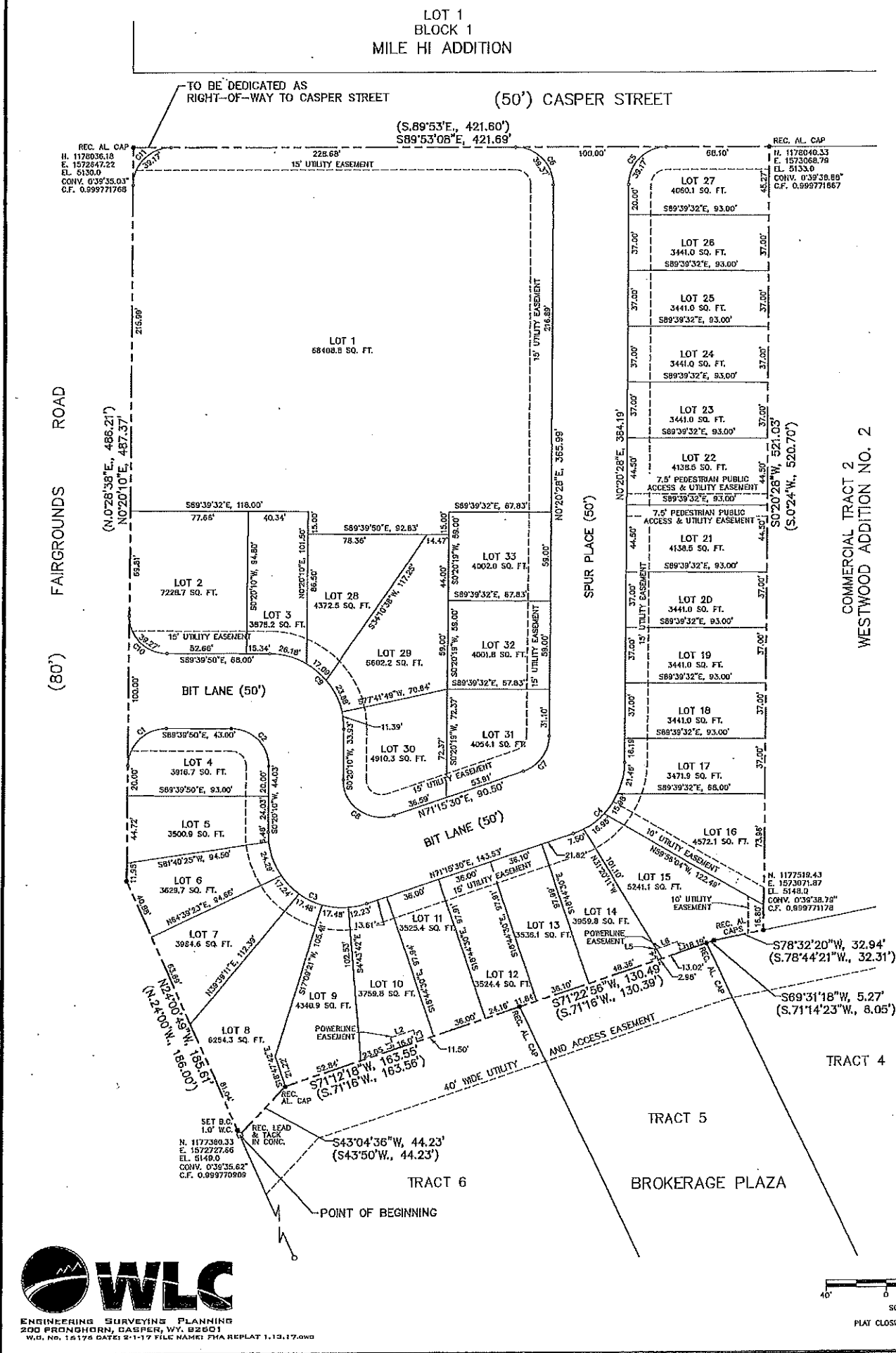
- RECOVERED CORNER (AS NOTED)
 - SET BRASS CAP
 - BOUNDARY
 - - - EASEMENT
- N.64°32'30"E, 469.86' MEASURED BEARING & DISTANCE
 (N.64°32'30"E, 469.86') RECORD BEARING & DISTANCE

Curve #	Delta	Radius	Length	Chord
C1	90°00'00"	25.00'	39.27'	S45°20'10"W, 35.36'
C2	90°00'00"	25.00'	39.27'	N44°39'50"W, 35.36'
C3	109°04'40"	50.00'	85.20'	N54°12'10"W, 61.45'
C4	70°55'02"	50.00'	61.88'	N35°47'50"E, 58.01'
C5	89°46'23"	25.00'	39.17'	S45°13'40"W, 35.29'
C6	90°13'37"	25.00'	39.37'	N44°46'20"W, 35.43'
C7	71°02'28"	25.00'	31.00'	N35°51'42"E, 29.65'
C8	109°14'42"	25.00'	47.67'	S51°17'10"E, 46.77'
C9	90°00'00"	50.00'	78.64'	S44°39'50"E, 72.71'
C10	90°00'00"	25.00'	39.27'	S44°39'50"E, 35.36'
C11	89°46'41"	25.00'	39.17'	N45°13'31"E, 35.29'

Line #	Bearing	Distance
L1	N16°47'42"W	8.22'
L2	N71°12'18"E	16.00'
L3	N18°47'42"W	8.22'
L4	N18°37'04"W	7.20'
L5	N71°22'56"E	1.34'
L6	N71°22'56"E	14.66'
L7	N18°37'04"W	7.28'



DATUM:
 GROUND DISTANCE - U.S. FOOT
 BASIS OF BEARING - GEODETIC BASED ON GPS
 COORDINATES REFER TO CITY OF CASPER GIS DATUM,
 WYOMING STATE PLANE COORDINATES, EAST CENTRAL
 ZONE, NAD83/85 AND ELEVATIONS REFER TO NAVD88.



LOT 1
BLOCK 1
MILE HI ADDITION

(50') CASPER STREET



PLAT OF
"FAIRGROUNDS HOME ADDITION No. 2"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF LOTS 1-3 AND 28-30
OF THE FAIRGROUNDS HOME ADDITION
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

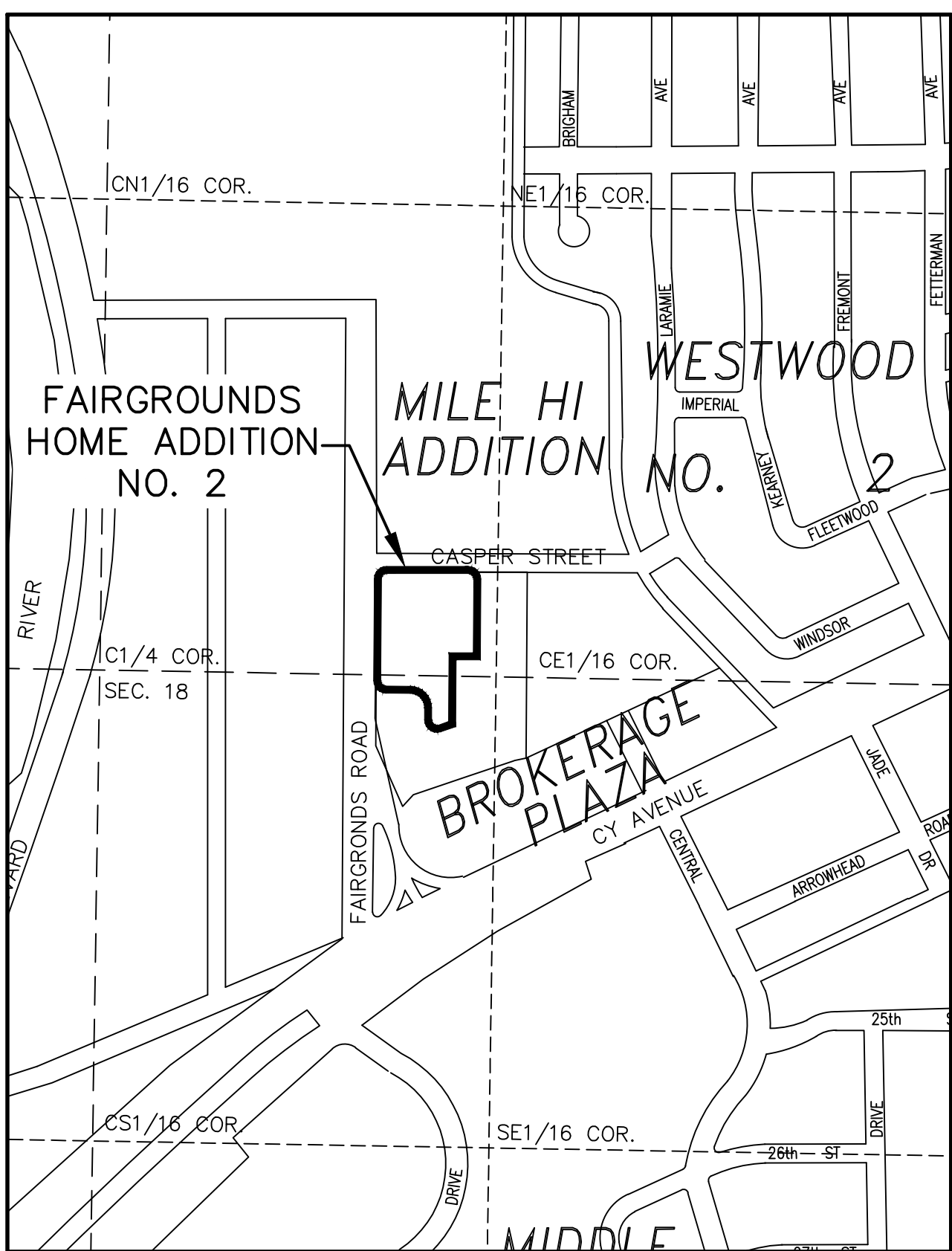
SCALE: 1"=30'
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Fairgrounds Plaza, Inc., hereby certify that they are the owners and proprietors of the foregoing vacation and replat of a portion of the Fairgrounds Home Addition to the City of Casper, Wyoming, a subdivision of portions of the S1/2NE1/4 and N1/2SE1/4, Section 18, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and a point in the easterly line of Fairgrounds Road and a point of curvature; thence from said Point of Beginning and along the northerly line of said Parcel and the easterly line of said Fairgrounds Road along the arc of true curve to the right having a radius of 25.00 feet, and through a central angle of 89°46'41", northeasterly, 39.17 feet, and the chord of which bears N.45°13'31"E., 35.29 feet to a point in the southerly line of Casper Street and point of tangency; thence along the northerly line of said Parcel and the southerly line of said Casper Street, S.89°53'08"E., 228.68 feet to a point in the westerly line of Greenspire and a point of curvature; thence along the easterly line of said Parcel and the westerly line of said Greenspire along the arc of a true curve to the right having a radius of 25.00 feet, and through a central angle of 90°13'37", southeasterly, 39.37 feet, and the chord of which bears S.44°46'20"E., 35.43 feet to the northeasterly corner of said Parcel and a point of tangency; thence continuing along the easterly line of said Parcel and the westerly line of said Greenspire, S.0°20'28"W., 216.90 feet to a point; thence along the southerly line of said Parcel, N.89°39'32"W., 67.83 feet to a point; thence along the easterly line of said Parcel S.0°20'19"W., 190.37 feet to the southeasterly corner of said Parcel and a point in the northerly line of Linden Way; thence along the southerly line of said Parcel and the northerly line of said Linden Way, S.71°15'30"W., 36.59 feet to a point of curvature; thence continuing along the southerly line of said Parcel and the northerly line of said Linden Way along the arc of a true curve to the right having a radius of 25.00 feet, and through a central angle of 109°14'42", Northwesterly, 47.67 feet, and the chord of which bears N.54°17'10"W., 40.77 feet to a point of tangency; thence along the westerly line of said Parcel and the easterly line of Linden Way, N.0°20'10"E., 33.93 feet to a point of curvature; thence along the southerly line of said Parcel and the northerly line of said Linden Way along the arc of a true curve to the left having a radius of 50.00 feet, and through a central angle of 90°00'00", northwesterly, 78.54 feet, and the chord of which bears N.44°39'50"W., 70.71 feet to a point of tangency; thence along the southerly line of said Parcel and the northerly line of said Linden Way, N.89°39'50"W., 68.00 feet to a point of curvature; thence continuing along the southerly line of said Parcel and the northerly line of said Linden Way along the arc of a true curve to the right having a radius of 25.00 feet, and through a central angle of 90°00'00", northwesterly, 39.27 feet, and the chord of which bears N.44°39'50"W., 35.36 feet to the southwesterly corner of said Parcel and a point in the easterly line of said Fairgrounds Road; thence along the westerly line of said Parcel and the easterly line of said Fairgrounds Road, N.0°20'10"E., 285.80 feet to the Point of Beginning and containing 2.167 acres, more or less.

The subdivision of the foregoing described lands is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said subdivision shall be known as "FAIRGROUNDS HOME ADDITION No. 2" to the City of Casper, Wyoming. All streets as shown hereon are or have been previously dedicated to the use of the public and easements as shown hereon are hereby dedicated to the use of public and private utility companies for the purposes of construction, operation and maintenance of utility lines, conduits, ditches, drainage and access.

Fairgrounds Plaza, Inc.
39 E. 1st Street
Sheridan, Wyoming 82801



VICINITY MAP
SCALE: 1"=400'

- LEGEND**
- RECOVERED BRASS CAP
 - SET BRASS CAP
 - SET 5/8" REBAR W/ALUMINUM CAP
 - WITNESS CORNER
 - W.C.
 - BOUNDARY
 - - - EASEMENT
 - MEASURED BEARING & DISTANCE
 - RECORD BEARING & DISTANCE

N.64°32'30"E., 469.86'
(N.64°32'30"E., 469.86')

DATUM:
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM,
WYOMING STATE PLANE COORDINATES, EAST CENTRAL
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Curve #	Delta	Radius	Length	Chord
C1	90°00'00"	25.00'	39.27'	N44°39'50"W, 35.36'
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STEPHEN L. GRIMSHAW, PRESIDENT
FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Stephen L. Grimshaw, President of Fairgrounds Plaza, Inc., on this _____ day of _____, 2019.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

APPROVALS

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 2019 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____
APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. _____ duly passed, adopted and approved on the _____ day of _____, 2019.

Attest: _____
City Clerk _____ Mayor _____

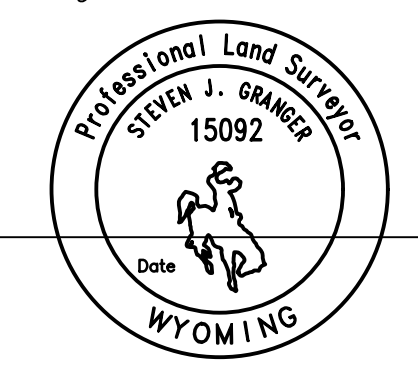
INSPECTED AND APPROVED on the _____ day of _____, 2019. _____
City Engineer

INSPECTED AND APPROVED on the _____ day of _____, 2019. _____
City Surveyor

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

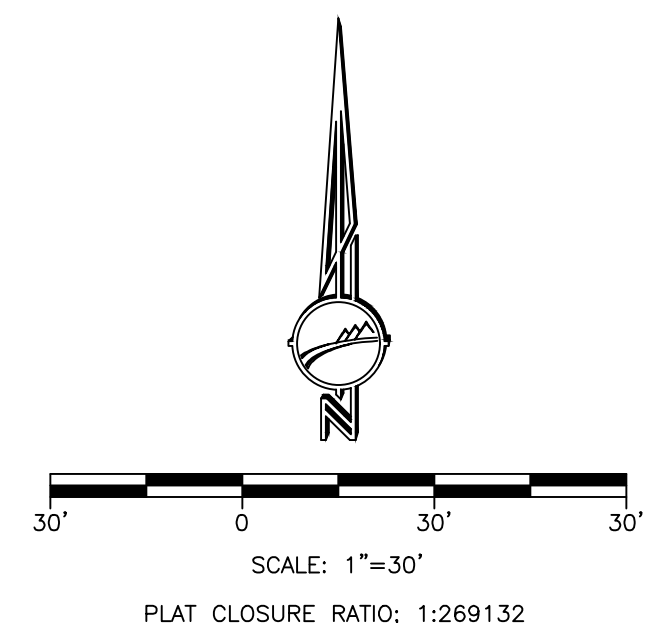
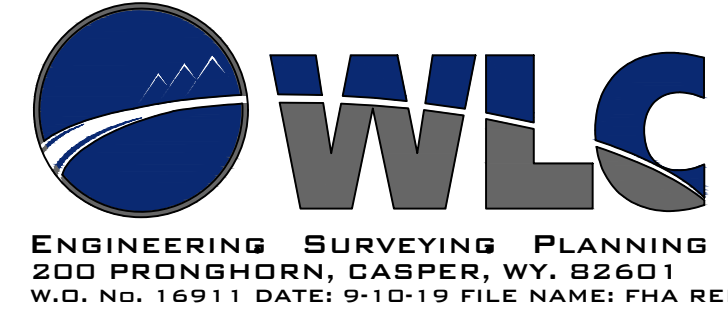
I, Steven J. Granger, of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of September, 2019 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.



Wyoming Registration No. 15092 L.S.

Subscribed in my presence and sworn to before me by Steven J. Granger this _____ day of _____, 2019.

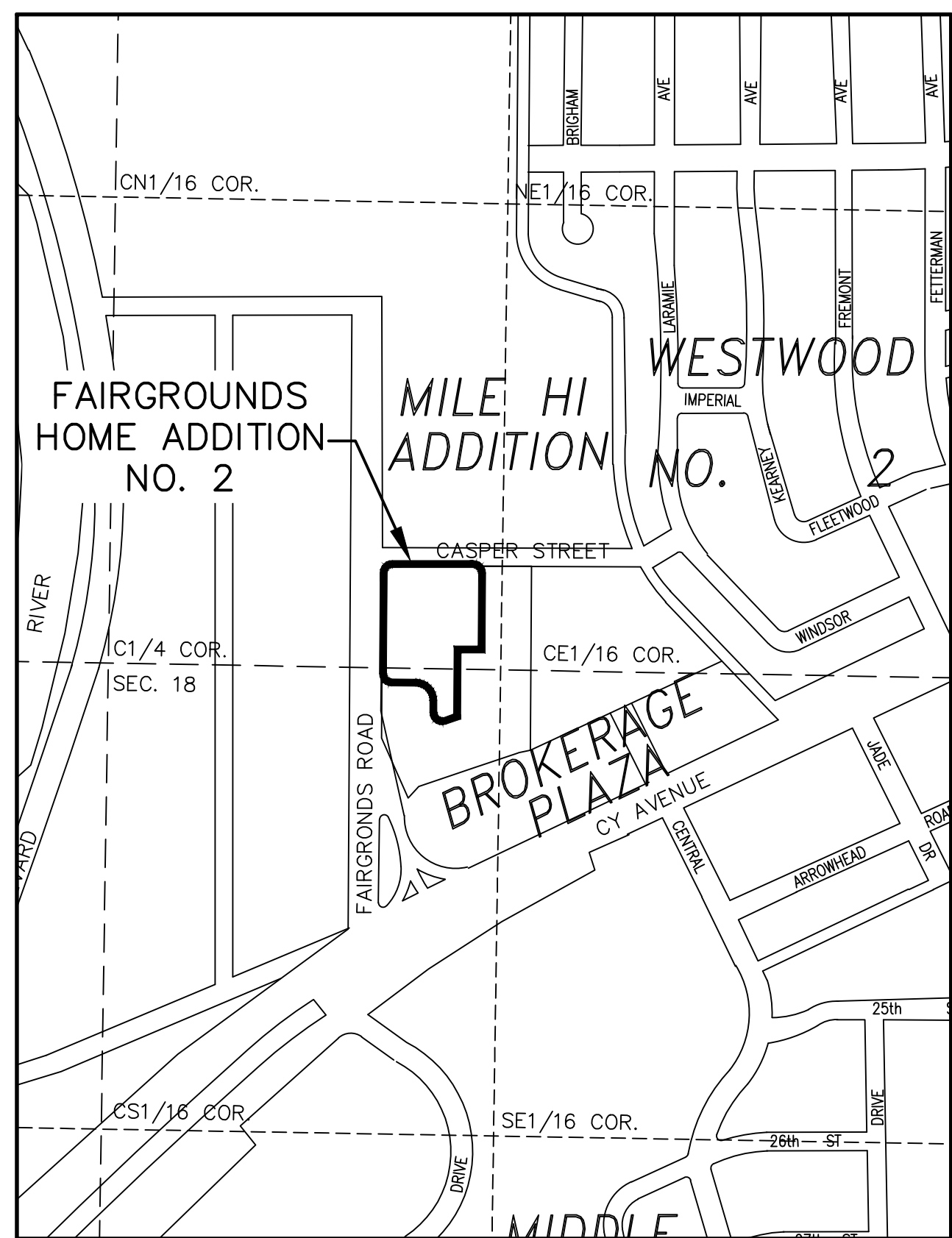
My commission expires: _____
Notary Public



SCALE: 1"=30'
PLAT CLOSURE RATIO: 1:269132

LOT 1
BLOCK 1
MILE HI ADDITION

(50') CASPER STREET



VICINITY MAP
SCALE: 1"=400'

- LEGEND**
- RECOVERED BRASS CAP
 - SET BRASS CAP
 - SET 5/8" REBAR W/ALUMINUM CAP
 - WITNESS CORNER
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 - - - EASEMENT
 - N.64°32'30"E., 469.86' MEASURED BEARING & DISTANCE
 - (N.64°32'30"E., 469.86') RECORD BEARING & DISTANCE

DATUM:
GROUND DISTANCE - U.S. FOOT
BASIS OF BEARING - GEODETIC BASED ON GPS
COORDINATES REFER TO CITY OF CASPER GIS DATUM,
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C8	90°00'00"	20.00'	31.42'	N45°20'28"E, 28.28'
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PLAT OF
"FAIRGROUNDS HOME ADDITION No. 2"
AN ADDITION TO THE CITY OF CASPER, WYOMING
A VACATION AND REPLAT OF LOTS 1-3 AND 28-30
OF THE FAIRGROUNDS HOME ADDITION
AN ADDITION TO THE CITY OF CASPER, WYOMING
A SUBDIVISION OF PORTIONS OF
THE S1/2NE1/4 & N1/2SE1/4, SECTION 18
TOWNSHIP 33 NORTH, RANGE 79 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1"=30'
CERTIFICATE OF DEDICATION

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Fairgrounds Plaza, Inc.
39 E. 1st Street
Sheridan, Wyoming 82801

STEPHEN L. GRIMSHAW, PRESIDENT
FAIRGROUNDS PLAZA, INC.

ACKNOWLEDGMENT

State of Wyoming) ss
County of Natrona)

The foregoing instrument was acknowledged before me by Stephen L. Grimshaw, President of Fairgrounds Plaza, Inc., on this _____ day of _____, 2019.

Witness my hand and official seal. _____
Notary Public

My commission expires: _____

APPROVED: City of Casper Planning and Zoning Commission this _____ day of _____, 2019 and forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

Secretary _____ Commission Chairman _____

APPROVED: City Council of the City of Casper, Wyoming by Ordinance No. _____ duly passed, adopted and approved on the _____ day of _____, 2019.

Attest: _____ Mayor _____
City Clerk _____

INSPECTED AND APPROVED on the _____ day of _____, 2019. _____ City Engineer

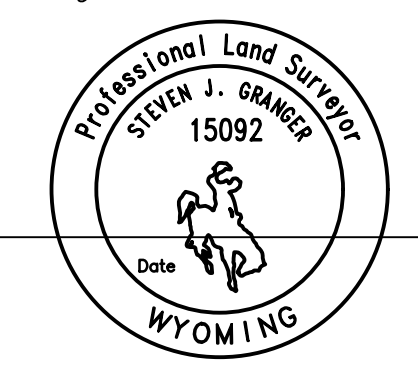
INSPECTED AND APPROVED on the _____ day of _____, 2019. _____ City Surveyor

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
COUNTY OF NATRONA)

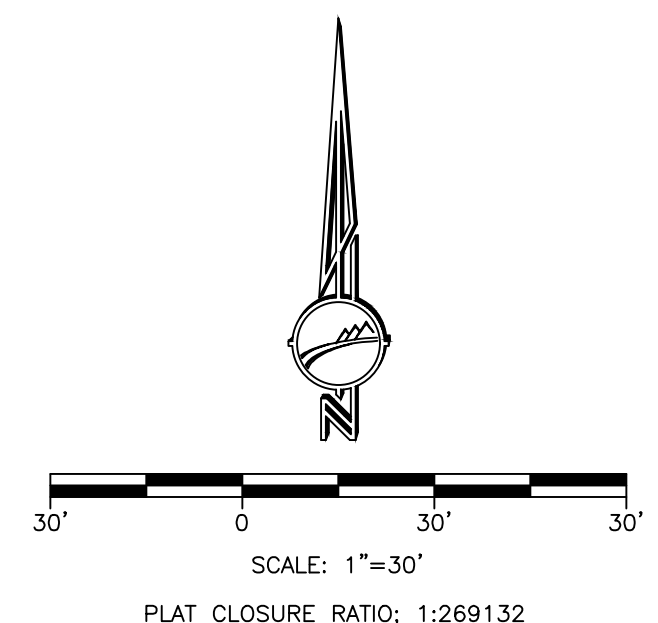
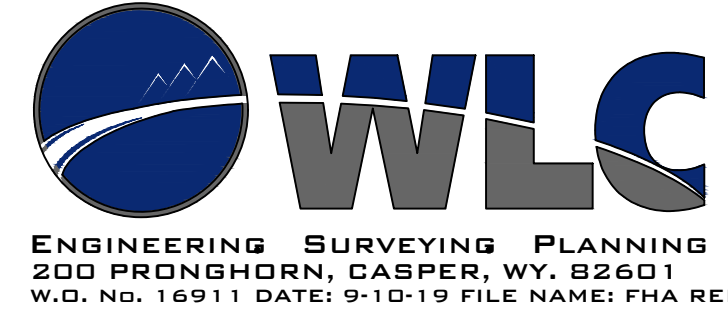
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Wyoming Registration No. 15092 L.S.



Subscribed in my presence and sworn to before me by Steven J. Granger this _____ day of _____, 2019.

My commission expires: _____ Notary Public



SCALE: 1"=30'
PLAT CLOSURE RATIO: 1:269132

CASPER HISTORIC PRESERVATION COMMISSION
MINUTES OF THE REGULAR MEETING
September 9, 2019

In attendance: Jeff Bond, Pinky Ellis, John Lang, Connie Hall, Carrie Merrill, Constance Lake, Maureen Lee, Robin Broumley, Ann Berg, (1) Vacancy.

Absent: Cyd Grieve (3)

Staff: Craig Collins, City Planning Department

Liaisons: Ken Bates, Council
Terry Wingerter, Planning and Zoning

Guest: Anthony Jacobsen, State Line No. 7 Architects
Paul Yurkiewicz, State Farm Insurance Company

Jeff Bond called the meeting to order at 8:31 a.m.

Approval of Minutes

Jeff Bond asked if everyone had read the minutes of the August 12, 2019 meeting and asked if there were any corrections.

Connie Hall moved to approve the August 12, 2019 minutes. Motion was seconded by Maureen Lee. Motion passed unanimously.

New Business

Bylaw changes.

Craig reminded the Commission that there would not be a Historic Preservation Commission meeting before the Tuesday, October 1, 2019, 6:00 p.m. Council meeting. He asked members to attend the Council meeting to support the changes to the Bylaws. Constance asked for a copy of the marked up version of the Bylaws. Craig replied that a copy would be forwarded to her. He stated that the changes were simple, getting rid of the term limit, and the requirement for training. He noted that SHPO encourages training, but it is not required, and there are times that training is not available or there are not funds to provide the training. Hopefully, once SHPO fills Erica's position there will be a monthly webinar provided for training purposes.

Isaak Walton League Clubhouse

Craig referred to the e-mail he had received and forwarded to the Commission asking for help to begin/complete the paperwork to designate the Izaak Walton clubhouse on the National Register. He provided a copy to members. Craig asked for input from the Commission regarding the request. Connie stated that the clubhouse could be on the National Register, but the campground could not be included. She stated that the Commission has not ever assisted with this type of request. Craig asked Anthony Jacobsen if he had done any paperwork to get a building on the National Register. Anthony advised that he had not. Jeff Bond stated that Connie has done some of this paperwork. Connie stated that filling out the forms is the easy part, it is writing to provide a case for the value of placing it on the Register that takes time. She noted that it can take a significant amount of time and can bounce back and forth from the State to the Federal level, and can take years to complete. Jeff advised that at the least a survey form should be done and forwarded to SHPO. Connie and Jeff mentioned that a consultant should assist the Isaak Walton League with this process. Ann Berg stated that it would be a good experience for the Commission to take this on or be involved. Constance inquired if there was grant money available to help with this request.

Strategic Plan Update.

Craig placed a phone call to Kerry Davis. Craig noted that the Draft plan was up for the commission to see. Kerry thanked the commission for their good comments. She stated she was willing to make additional edits, and she was open to any and all constructive criticism. Craig commended Kerry for writing a good plan. He noted that the plan goes further than the funding available for it. Robin does have some editorial things and she will get with Kerry later or forward a marked up copy to her. Craig advises that if it is something that may change the document then we should review the plan as a group. Craig stated on page 11 he was impressed with the list of resources Kerry put together, and asked where she found those resources. Kerry advised that the history of the preservation commission came from several documents provided by Peggy Brooker, as well as annual reports from SHPO. She will forward these items to Craig for a Library. Craig stated that on page 16 there is only mention of the public opinion poll and didn't mention the outreach done at various venues by the Commission. While Craig did not want to make the Strategic Plan any longer; he would like to see the extensive outreach done by the Commission noted. Ann stated that in the process of gathering public opinion we attended various groups and meeting places. Kerry advised that she was willing to list the outreach done by the Commission. Kerry asked Craig if he wanted a list or general statement. Craig advised that he would like a statement for the broad outreach. Kerry asked for information to be compiled of the outreach and she will include it in the plan. Kerry appreciated and likes the recommendation to summarize/reformat the action steps in chronological order on page 34. Craig advised that the plan looks good. Kerry stated that she appreciated that the Commission has gone through the plan and provided feedback. She enjoys that this commission is engaged and this plan was a team effort. Kerry advised that we've met the requirements for SHPO and National Historic Parks. The next step is to get this plan before City Council. Kerry mentioned that some municipalities will take a plan to Planning and Zoning and then to Council to have it officially adopted. Craig would like to get the plan in front of Council to ask for their input. Kerry stated that getting it before Council would let Council know what the commission has been working on and get their

support. Kerry asked for a time frame for getting the plan before Council. She mentioned October or November. Craig advised that it was tentatively scheduled for October. He advised that before that, he should get with the City Manager and have him speak to the Mayor to see how he would like to handle it. Craig advised that Council meets on the first and third Tuesday of each month. He stated that previously Robin made the suggestion about skyping in if Kerry is unable to travel. Craig thanked Kerry for being willing to skype. Robin had a question, about a map on page 62 that doesn't seem to fit with the text. Kerry advised that the map did not belong there and would insert the correct map. Craig noted that Kerry didn't just list buildings, she listed trails, parks and even trees. Robin mentions that this will work well with the Wayfinding Committee that is currently under way. Terry inquired about the possibility of the McKinley and Center Street Bridges being historic and wondered if that was something you may take into consideration. Kerry stated as part of this plan those bridges could be surveyed. She went on to say moving forward she thinks that bridges, parks, trails should be a consideration. She noted that trees in a park or neighborhood may be used without a building around. Craig advised that the Commission did not have anything further regarding edits to the Strategic Plan. Kerry stated that she looks forward to hearing from Craig once he checked with the City Manager and Mayor regarding her presentation. The call ended.

Robin stated that some examples of information to add would be the outreach done at Art 321, newspaper article, interview at KTWO radio, and the senior center. Maureen mentioned the Christmas parade.

Craig stated Kerry sent the final invoice, which she discounted and he is working through that because he thinks she should be paid for her skype presentation. SHPO gave the commission the full amount of the grant due to the in-kind time Commission members provided. Connie advised that there is a need to keep focus on the Commission and have the float in the summer parade, Christmas will be here before we know it.

Connie introduced Paul Yurkiewicz with State Farm as a guest.

Anthony Jacobsen, with State Line 7 Architects, attended as a guest. Anthony does have something for the Commission today. He displayed an old map found while they were doing research for the State Office Building. It was a blueprint of the Chicago/Northwestern rail yard located in Casper, dated 1937. The blueprint was 13 feet long. He advised that some of the history will be incorporated into the new State Office building. Anthony mentioned that they scanned the blueprint and forwarded it to the State Archives. There was discussion about the blueprint (inaudible).

Maureen asked for photos of ghost signs for the Facebook page.

Old Business

OYD Committee Update

Connie Hall stated at the last meeting there was a review of the OYD Oscar Awards ceremony and how smoothly the event ran. Mention was made of the restoration of the cornice on the old

Municipal Garage located on David Street. She invited members of the Commission to stop by and take a look. There was a discussion about the number of stories a building can be in the Old Yellowstone District (OYD). Connie mentioned that was why the State went out further to purchase land, because they wanted more than two (2) stories. Jeff asked if the state building would be 3 floors. Anthony Jacobsen stated that it will be a four (4) story building. Craig stated that the number of stories and building heights vary within the Old Yellowstone District. Connie stated that she is enthused by this committee and what is happening within the OYD.

P&Z Committee Update

Terry Wingerter, Planning and Zoning Liaison advised that at the Thursday, August 15, 2019, Planning and Zoning Commission approved a replat creating the Dewald Divide Addition, a total of 3 lots. He stated that the old Grant School had been sold for a daycare and at the present time there are not any plans for the remaining lots. He advised that the next Planning and Zoning Commission meeting is scheduled for Thursday, September 19, 2019.

Wayfinding Committee Update

Jeff Bond advised that there would be a meeting tomorrow Tuesday, September 10, 2019 with the Consultants to kick off the project. He noted that there would be more to report after this meeting. Craig stated that Maureen mentioned some mis-information on Facebook regarding funding for the Wayfinding Committee. He advised that this project would be federally funded. The Federal money that is being used may only be used for transportation projects. Craig stated that he wanted to let the Commission know the funding source in the event a citizen may inquire.

Demolition Permit Update

Craig stated that there had not been any demolition permits issued since the last meeting.

Next meeting will be October 7, 2019 in Council Meeting Room, 200 North David Street.

*Connie Hall made a motion to adjourn, and the motion was seconded by Constance Lake.
The motion unanimously passed.*

Meeting adjourned at 9:32 a.m.

Respectfully submitted,

Dee Hardy
Administrative Support Technician

OLD YELLOWSTONE DISTRICT ADVISORY COMMITTEE MEETING

Monday, September 23, 2019

Martin's Co-op, 613 W. Yellowstone

The OYD held its monthly meeting at 4:00 p.m., on Monday, September 23, 2019 in the outside courtyard at Martin's Co-op (right next to Carol's most excellent hair salon).

Members Present: Bob Hopkins, Chairman
 Fred Feth
 Patty McKenzie
 Karen Meyer
 Phillip Rael
 Carol Martin
 Steve Freel
 Susie Grant

Members Absent: Randy Hein, David Kelley, Linda Wolcott

Liaisons Present: None

Guests Present: Lyle Murtha, Morgan Hughes (with CST)

Staff present: Liz Becher

CALL TO ORDER

Chairman Hopkins ascertained a quorum and called the meeting to order at 4:06 p.m. He thanked Ms. Martin for hosting us.

APPROVAL OF AUGUST 26TH MINUTES

Chairman Hopkins asked for the approval of the August 26, 2019 meeting minutes. Mr. Feth moved to approve the minutes, Ms. McKenzie seconded. All voted aye; minutes were approved as written.

INTRODUCTION OF GUESTS AND PUBLIC COMMENTS

Mr. Murtha and Ms. Hughes were reintroduced to the Committee.

OLD BUSINESS:

Midwest Project Update

Ms. Becher reported that Phase 1 should wrap up in early November, and Phase 2 should go out for bid in December or January (Elm – Walnut). This phase would be completed by 2021.

State Office Building Update

Mr. Murtha gave an update about the State Office Building. He brought renderings of the building and site plan. The highlights are:

- 12 agencies are planned for the building, up from the original 7.
- A plaque in the entryway to the new building will feature an old plat of the property to celebrate its history with the railroad. It will be 4' x 6' in size.
- The central chandelier in the building will be designed as a railroad roundhouse turntable.
- An artist has been selected for the public art piece to be built at the site.
- The landscape islands along Collins have been added to the State's budget for this project.
- The contractor has been selected (FCI out of Cheyenne). Seven bids were submitted for the \$35M project. The project should begin construction in November and be completed in 2 years.
- The naming of the building is on hold.
- Keith Brown will be the on-site manager.
- The next State Office Building Task Force meeting is November 20th.

Former Plains Building disposition

Ms. Becher shared that she has arranged for a final walk-thru of the buildings in anticipation of their upcoming sale to FLAG Development. It will be held on Wednesday evening, September 25th, from 6:30 – 7:30. The OYD Committee is invited to attend with other community groups who have been invited too.

Proposed Changes to the Form-Based Code rules for Signs

Mr. Collins is still working on the language changes. He will email out a DRAFT to the Committee to get feedback.

BUILD grant

Ms. Becher reported that City and County representatives had gone to Washington, DC last week to lobby the Wyoming Congressional delegation and U.S. Department of Transportation in support of our \$1.9M BUILD grant. The meetings had been positive. The City should know by November 12th if they are successful in this funding request for the final phase of Midwest Avenue (Walnut to Poplar).

Status of WBC Enhancement Grant for riverfront upgrade

Ms. Becher reported that Carter, Andrew Beamer, Jolene, and she had presented the \$500K grant request to the Wyoming Business Council in mid-September. It was not recommended for funding. She and Jolene will appeal that decision to SLIB in early October.

NEW BUSINESS:

EPA Brownfields Grant status

Ms. Becher asked the Committee to get the word out to the neighborhood that there is still grant funding available to conduct Phase 1 and Phase 2 assessments in the OYD.

Property Activity in the OYD

Ms. Becher reported that Kyle Stalkup is putting up a decorative wall between his property and Prazma. He will use the lot to store supplies related to his custom furniture/woodworking business. Also, Ms. Becher has confirmed that the Stalkup's lot has sold and the City will be meeting with the new owners to discuss their plans.

OTHER BUSINESS

Historic Preservation Liaison Report

No report.

ARAJPB/Art Call

Ms. Grant reported that the Selection Committee has chosen 3 art proposals for the art along the trail system in the Platte River Commons. The artists are from Natrona County and Glenrock. The art pieces should be in place by May 1st.

ADJOURN:

A motion to adjourn was made by Ms. Martin and seconded by Ms. Meyer. All agreed and the business meeting adjourned at 5:06 p.m.

(Minutes prepared by Liz Becher)
Respectfully Submitted,

Bob Hopkins
Chairman