

**AGENDA**  
**CITY OF CASPER PLANNING AND ZONING MEETING**

**December 14, 2023**

**6:00 P.M.**

**THE LYRIC (*Temporary City Hall Meeting Space*)**

**230 West Yellowstone Highway, Casper**

Meetings can be viewed online via the City of Casper's YouTube channel.

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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 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 November 9, 2023

### III. PUBLIC HEARINGS:

**ZOC-527-2023** (*Postponed from November 9, 2023*) – Request for a zone change of 10.0-acres, more or less, described as proposed Tract A-1, “Kensington Heights Addition No. 4” (currently described as the northern half, more or less, of Tract A, “Kensington Heights Addition No. 4”), from R-2 (One Unit Residential) to R-4 (High Density Residential). Applicant: Kensington Heights Development, LLC.

**ZOC-524-2023** – Request for a zone change of the following properties from PUD (Planned Unit Development) to C-2 (General Business):

#### City of Casper Owned Parcels:

- 1514 & 1550 East 12<sup>th</sup> – Pt NW SE: 10-33-79 (Life Steps Campus, Inst. # 581547) (15.51-acres, more or less).
- 1656 & 1760 East 12<sup>th</sup> – Lots 1 & 2, Highland Park #5 (Youth Crisis Center & Meals on Wheels) (2.02-acres & 1.33-acres, more or less).
- Cemetery area located immediately north, and northeast, of Lifesteps Campus, encompassing Chugwater Blvd, Newcastle Blvd – SE Portion of Highland Park Cemetery Add. #2 (3.34-acres, more or less) (Cemetery).
- 1860 East 12<sup>th</sup> – Lot 2, Highland Park Add. #3 (1.44-acres, more or less) (City of Casper Cemetery Office).
- Orphan Parcel located directly north of 1202 South Kenwood, in front of the Youth Crisis Center – Casper View Addition, Lot 2, Block 3 (0.12-acres, more or less).
- Orphan Parcels located directly north of 1705 East 12<sup>th</sup> and 1200 South Elk, in front of Meals on Wheels – Casper View Addition, Lots 1-2, Block 4 (0.22-acres, more or less).
- Orphan Parcels directly south of 1860 East 12<sup>th</sup> Street – Glendale Addition, Block A (0.22-acres, more or less).
- Orphan Parcels in front of Park Place, 1930 East 12<sup>th</sup> – Glendale Addition, Block B (0.22-acres, more or less).

#### Natrona County Owned Parcels:

- 1500 East 12<sup>th</sup> – 8-acres located in the SW portion of the Highland Park Cemetery Addition No. 2 (Health Department Parcel, as described by the Real Estate

Purchase Agreement between the City of Casper and Natrona County, dated April 18, 2023).

- Orphan parcel directly north of 1427 East 12<sup>th</sup> Street – Casper View Addition, Lot 2, Block 1. (0.13-acres, more or less).

#### State of Wyoming Owned Parcels

- Orphan parcel addressed 1408 East 12<sup>th</sup> – Casper View Addition, Lot 1, Block 1; Casper View Addition, (0.13-acres, more or less).
- Orphan parcels located directly south of and abutting 1514 East 12<sup>th</sup> – Lots 1-2, Block 2; Casper View Addition, Lots 1-2, Block 3; (0.30-acres, more or less).
- Orphan parcel located directly north of 1601 East 12<sup>th</sup>, in front of the Youth Crisis Center – Casper View Addition, Lot 1, Block 3 (0.12-acres, more or less).

Applicants: City of Casper, Natrona County & State of Wyoming.

**SUB-541-2023** – Request for final plat approval of the “Natrona County Health Addition,” comprising 8.003-acres, more or less, and located at the northeast corner of South Conwell Street and East 12<sup>th</sup> Street (1500 E 12<sup>th</sup>). Said final plat being a vacation and replat of a portion of “Highland Park Cemetery Addition No. 2”. Applicant: Natrona County.

**ANX-533-2023** and **ZOC-534-2023** – Request to annex 0.51-acres, more or less, described as Lot 5, “Bryan Subdivision” and located at the southwest corner of Mary Street and Bryan-Evansville Road. The request also includes a proposed zone change of the 0.51-acre parcel from County zoning to City zoning classification M-2 (General Industrial). Applicant: Gene L. Robinson Living Trust.

**SUB-540-2023** – Request for final plat approval of the “Morado Cove” Addition, being a vacation and replat of Lot 39, Block 1, “The Heights” and Lots 3 & 4, “The Heights Addition No. 2,” located at 1371 and 6311 Morado Drive, and comprising 1.485-acres, more or less. Applicant: Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust Dated May 13, 2002, and Carol S. Hammond and Bert K. Hammond, Trustees under the Carol S. Hammond Living Trust dated May 13, 2002.

**CUP-454-2023** – (*Tabled on August 10, 2023*) Request for a Conditional Use Permit (CUP) to allow a “personal service shop” (nail salon) in an R-3 (One to Four Unit Residential) zoning district, located at 104 North Lennox Street, “Butler Addition,” Block 106, Lot 8. Applicant: My Hanh Vines.

#### IV. SPECIAL ISSUES: None.

**V. COMMUNICATIONS:**

- A. Commission
- B. Community Development Director/City Planner
- C. Council Liaison
- D. OYD and Historic Preservation Commission Liaisons
  - 1) Historic Preservation Commission (The November meeting was a tour of the Rialto and America Theaters)
  - 2) Old Yellowstone Advisory Committee (Draft minutes from November 27)
- E. Other Communications

**VI. ADJOURNMENT** – *Next Meeting of the Planning and Zoning Commission is scheduled for Thursday, January 11, 2024, at 6:00 P.M., at the LYRIC, 230 West Yellowstone Highway, Casper.*