

**AGENDA
PLANNING AND ZONING MEETING**

October 13, 2022

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: Consideration of P & Z Commission Minutes from August 18th, 2022

III. PUBLIC HEARINGS:

SUB-266-2022 & ZOC-271-2022– Petition for a vacation and replat creating the Pasadena Addition to the City of Casper, encompassing 20-acres, more or less, and located at 123 West “E” Street. Said vacation and replat comprises all of the Goldwater Addition, Portions of Goldwater Addition No. 2, Portions of the vacated North David Street ROW, Portions of the Liberty Addition, and a Portion of the NE1/4SW1/4 & NW1/4SE1/4, Section 4, T.33N., R.79W., 6th P.M. In addition to the replat, the applicants have submitted a petition to establish the zoning of the unzoned portion of the Pasadena Addition as C-2 (General Business), to be consistent with the current zoning classification of the balance of the proposed subdivision. Applicants: West Center Hospitality RE, LLC/Greenlake Real Estate Fund, LLC/Greenlake Investment Management, LLC.

SUB-267-2022 – Petition for a vacation and replat creating the Valley West Business Center No. 2, encompassing 8.52-acres, more or less, and located at the northeast corner of the intersection of CY Avenue (WY State Hwy 220) and Valley Drive. Said vacation and replat comprises Valley West Business Center, Lots 1 through 6 Addition, & a Portion of Commercial Tract 1, Paradise Valley Subdivision. Applicant: Half Barrel, LLC

IV. SPECIAL ISSUES:

V. COMMUNICATIONS:

A. Commission

B. Community Development Director

C. Council Liaison

D. OYD and Historic Preservation Commission Liaisons

1) **Historic Preservation Commission Meeting** - *(Field Trip to Battle Site)*

2) **Old Yellowstone Advisory Committee Minutes** – *August 29, 2022*

E. Other Communications

VI. ADJOURNMENT – *Next Meeting of the Planning and Zoning Commission is scheduled for Thursday, November 10, 2022, at 6:00 P.M.*

PLANNING AND ZONING MEETING
THURSDAY August 18, 2022
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 18, 2022, in the Council Chambers, City Fales-Hall, 200 North David Street, Casper, Wyoming.

Members Present: Terry Wingerter
Joe Hutchison
Ken Bates
Vickery Fales-Hall
(1) Vacancy

Absent Members: Mike McIntosh
Maribeth Plocek

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Kristie Turner, Administrative Assistant III
Wallace Trembath, Deputy City Attorney
Bruce Knell, Council Liaison

I. MINUTES OF THE PREVIOUS MEETING

Chairperson Bates asked if there were additions or corrections to the minutes of the July 21, 2022, Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the July 21, 2022, Planning & Zoning Commission meeting.

Mr. Hutchison made a motion to approve the minutes of the July 21, 2022, meeting. The motion was seconded by Ms. Fales-Hall.

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

ANX-227-2022 – Petition for Annexation of 2.0-acres located at 3025 Paradise Drive, into the Casper City Limits. Said parcel is currently described/platted as Dowler No. 2 Subdivision, Tract 8. Applicant: Paradise Valley Christian Church.

ZOC-228-2022 – Petition for a zone change of the 8.2-acre Paradise Valley Christian Church property located at 3041 Paradise Drive, and the 2-acre property located at 3025 Paradise Drive, which is currently being considered for annexation into the City of Casper. The proposed zoning request will make the zoning of all of the church's 10.2-acre property uniform, as C-2 (General Business). The current zoning of the properties are PUD (Planned Unit Development – City Designation) and SR1 (County Designation). The properties are legally described as Dowler No. 2 Subdivision, Tract 8, and the Paradise Acres Addition. Applicant: Paradise Valley Christian Church.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case.

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

Mr. Dan Elston, 85 Primrose, Casper, WY spoke as representative for this case.

Mr. Elston addressed the commission regarding the project and shared Paradise Valley Church's plans to build a larger building that will seat 500. The Church will move from their current location on Paradise Drive to this location after completion.

Mr. Elston entered the draft concept plan for the church as an additional exhibit.

Chairperson Bates asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny or table ANX-227-2022 regarding the annexation.

Mr. Hutchison made a motion to approve case ANX-227-2022. The motion was seconded by Ms. Fales-Hall.

Chairperson Bates entertained a motion to approve, deny or table ZOC-228-2022 regarding the annexation.

Ms. Fales-Hall made a motion to approve case ZOC-228-2022. The motion was seconded by Mr. Hutchison.

All those present voted aye. Motion carried

III. SPECIAL ISSUES:

Mr. Collins addressed the Commission regarding the September meeting. There are no cases for September. Mr. Collins suggested that the group could use the time for additional training or they could choose to cancel the meeting. Mr. Collins will send out an email and the Commissioners will have until Aug 25, 2022 to share their preference.

IV. COMMUNICATIONS:

- A. Commission:
There were none.

- B. Community Development Director:
Ms. Becher shared that the vacant commissioner position has been posted and interviews should happen in September, with Council approval in October.
Ms. Becher also invited the Commission to attend the Coffee Talk event on September 1, 2022 at 7:00am at City Hall in the Council Chambers.

- C. Council Liaison:
Mr. Knell addressed the Commission and encouraged the group to attend the Coffee Talk and thanked them for their service.

- D. OYD and Historic Preservation Commission Liaisons:
OYD – There was no meeting in July
HPC – Next meeting will be a tour of the Red Butte Battle site.
Meeting at Whiskey Gap @ 8:30 on September 12th.

- E. Other Communications:
Chairperson Bates congratulated all those that made it through the primaries and wished them good luck in November.

V. ADJOURNMENT:

Chairperson Bates adjourned the meeting at 6:30pm.

Chairperson

Secretary

October 7, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-266-2022** & **ZOC-271-2022**– Petition for a vacation and replat creating the Pasadena Addition to the City of Casper, encompassing 20-acres, more or less, and located at 123 West “E” Street. Said vacation and replat comprises all of the Goldwater Addition, Portions of Goldwater Addition No. 2, Portions of the vacated North David Street ROW, Portions of the Liberty Addition, and a Portion of the NE1/4SW1/4 & NW1/4SE1/4, Section 4, T.33N., R.79W., 6th P.M. In addition to the replat, the applicants have submitted a petition to establish the zoning of the unzoned portion of the Pasadena Addition as C-2 (General Business), to be consistent with the current zoning classification of the balance of the proposed subdivision. Applicants: West Center Hospitality RE, LLC/Greenlake Real Estate Fund, LLC/Greenlake Investment Management, LLC.

Recommendation on the replat:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed vacation and replat meets the minimum requirements of the Casper Municipal Code, staff recommends approval with a “do pass” recommendation to the City Council.

Recommendation on the zone change:

If, after hearing public testimony, and considering the facts of the case, the Planning and Zoning Commission finds that the proposed zone change of the subdivision to C-2 (General Business) meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends approval of the zone change, with a “do pass” recommendation to the City Council.

Code Compliance:

Staff has completed all public notice requirements of Sections 16.24 and 17.12.170 of the Casper Municipal Code pertaining to plats and zone changes, including notification of property owners within 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments.**

Applicable City Codes and Adopted Policies/Plans

1. The Planning and Zoning Commission's decision with regard to the vacation and replat is a recommendation to Council. With an approval, a "do-pass" recommendation will be forwarded. With a denial, a "do-not-pass" recommendation will be forwarded.
2. If the Planning and Zoning Commission "approves" the zone change, it will advance to the City Council for their consideration, with a "do-pass" recommendation from the Commission. However, if the zone change were to be denied by the Commission, the zone change will be dead, and will not progress to City Council, unless an appeal is requested, in the manner specified by Code.
3. Conditions of approval are permissible with the vacation and replat, but are not with zone changes.
4. 16.16.020 General engineering principles for Casper streets and utilities:

(C)(3) – All lots must have frontage on either a dedicated public street or a dedicated public access easement. The minimum width of the frontage must meet all minimum code requirements.
5. 17.68.040(B) – Minimum lot width in the C-2 (General Business) zoning district. None Specified.
6. 17.08.010 (Definitions) –
 - "Flagpole" in reference to a "flag lot," means a strip of land, a minimum of twenty-four feet (24') in width, connecting the widest area of a "flag lot" to the public right-of-way and may be used as the means of access.
 - "Flag Lot" means a platted parcel of property shaped like a flag or panhandle with its widest area set back some distance from a publicly dedicated and improved street, and having a strip of land ("flagpole") that provides the property with frontage on a public street.

Summary:

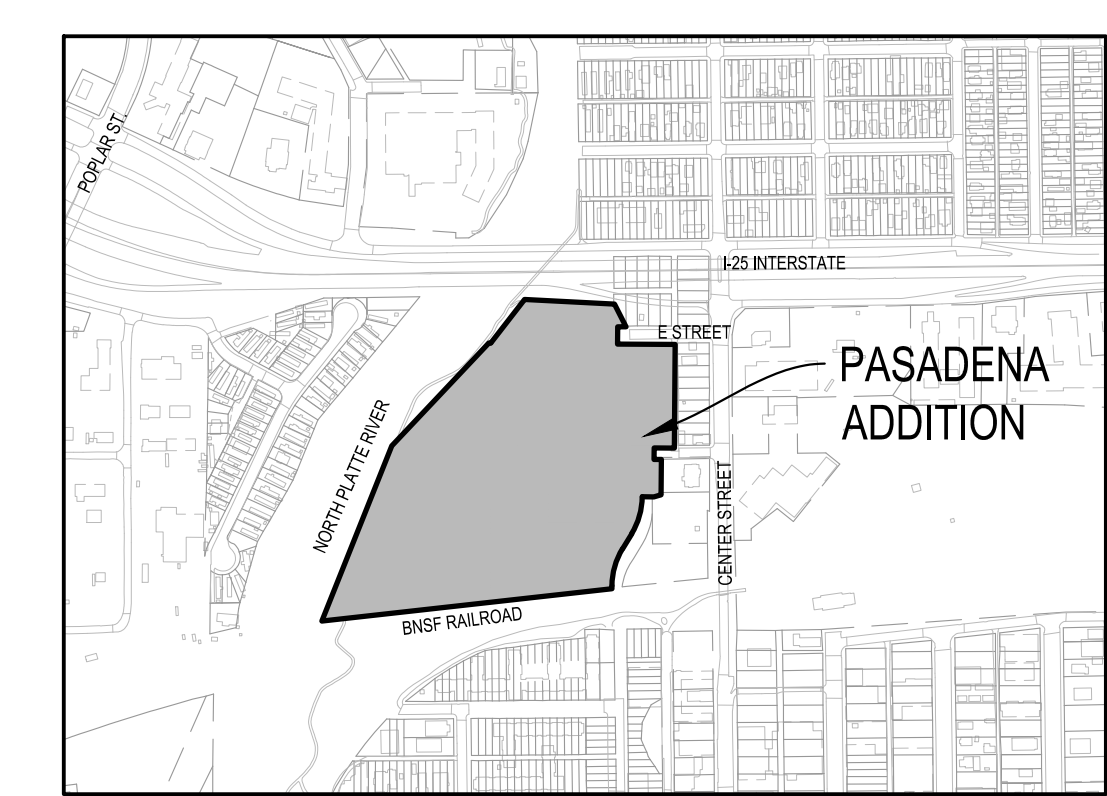
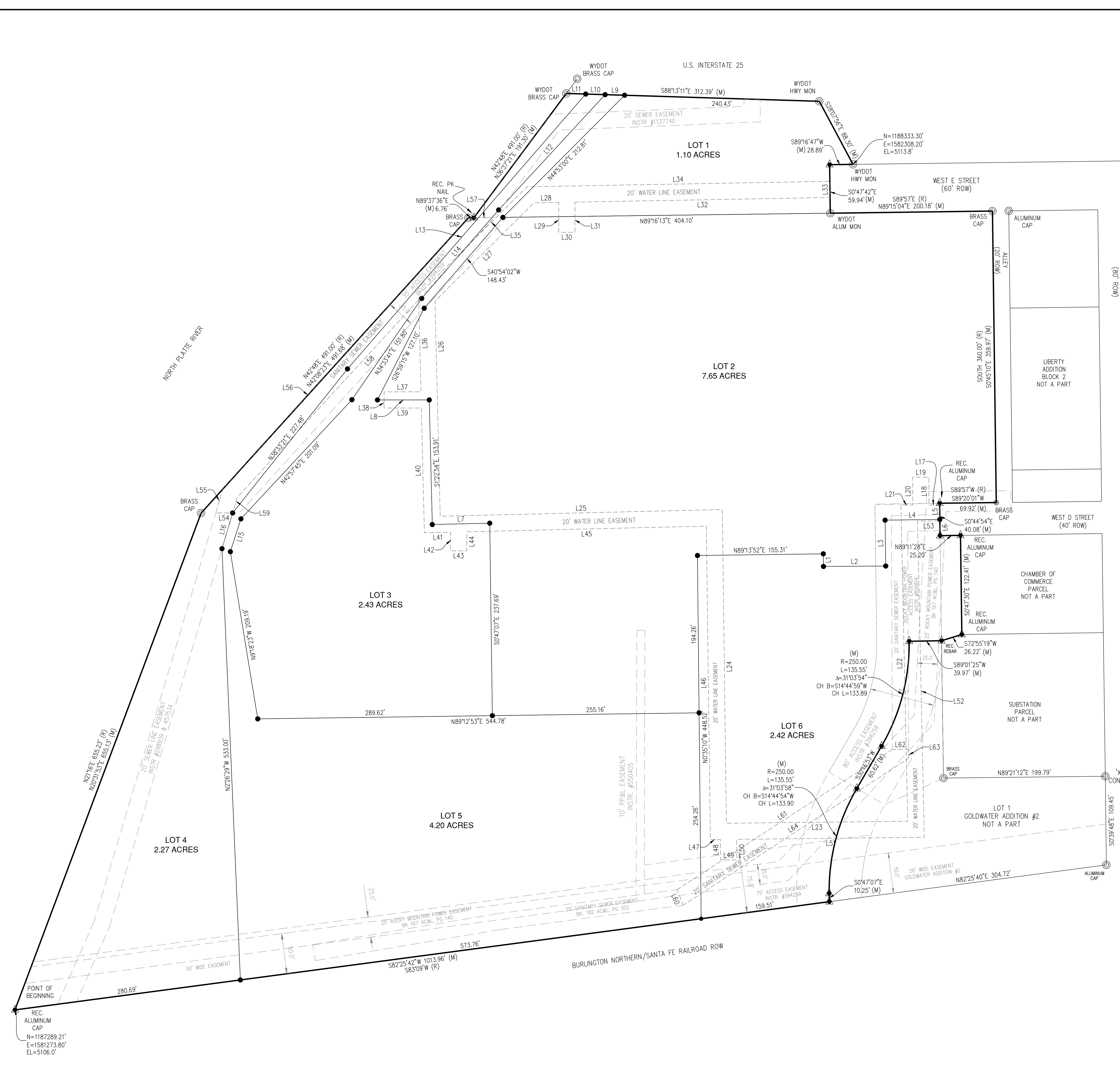
Application has been received for a proposed plat creating the Pasadena Addition to the City of Casper, encompassing 20-acres, more or less. The subject property is currently occupied by the Best Western Hotel (Formerly the Parkway Plaza). The majority of the area involved is currently platted; however, a portion of the subdivision located north of the Best Western Hotel building,

generally identified as proposed Lot 1, is currently unplatted and unzoned. In a companion item, the Planning and Zoning Commission is being asked to approve a zoning request that would zone the entire Pasadena Addition as C-2 (General Business). The majority of the area involved in this request is already zoned C-2 (General Business), and the requested zone change can be seen as merely a housekeeping item to ensure the continuity of zoning for the property.

The proposed plat is reconfiguring the property into six (6) new lots, ranging in size from 1.1-acres to 7.65-acres in size. Proposed Lots 3-5 are configured as “flag lots” in order to meet the requirement that all newly created lots must have frontage on a dedicated public street. Although the lots have frontage on the Interstate 25 right-of-way, meeting the City’s frontage requirements, practical access will not be possible in that location. The applicant/owner plans to provide practical access to the parcels with a separate easement/instrument across proposed Lots 1, 2 and 6 in the future.

Staff has not included any recommended conditions of approval for the Planning and Zoning Commission’s consideration. Applicable City requirements and minimum standards are listed above, in the Code Compliance section of this staff report.

W:\Land_2022\Engineering\21-001_Fordfield\Survey\Plan\Pasadena Addition\REUSED.dwg, 9/23/2022, BIR



VICINITY MAP
NO SCALE

CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF NATRONA }
THE UNDERSIGNED, WEST CENTER HOSPITALITY RE, LLC, AND D CAP, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND BEING A VACATION AND REPLAT OF ALL OF THE GOLDWATER ADDITION, LOTS 2 - 6, GOLDWATER ADDITION NO. 2, AND THE WESTERN PORTION OF VACATED NORTH DAVID STREET WITHIN THE GOLDWATER ADDITION NO. 2, A PORTION OF LOT 15, BLOCK 1, LIBERTY ADDITION, AND LOTS 10 - 15, BLOCK 2, LIBERTY ADDITION, AND A PORTION OF THE NE[1/4] AND THE NW[1/4] OF SECTION 4, T.33N., R.79W., 6TH P.M., STATE WITHIN PORTIONS OF THE NE[1/4] AND THE NW[1/4] OF SECTION 4, T.33N., R.79W., 6TH P.M., CITY OF CASPER, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE GOLDWATER ADDITION NO. 2, ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED AND BEING THE POINT OF BEGINNING;
THENCE N20°31'55"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 655.13 FEET TO AN ANGLE POINT;
THENCE N42°08'23"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 491.68 FEET TO AN ANGLE POINT;
THENCE N89°37'36"E, ALONG THE WESTERLY LINE OF THE PARCEL, A DISTANCE OF 6.76 FEET TO AN ANGLE POINT;
THENCE N36°37'21"E, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 191.30 FEET TO THE NORTHEAST CORNER OF THE PARCEL;
THENCE S88°13'11"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF U.S. INTERSTATE 25 RIGHT-OF-WAY, A DISTANCE OF 312.39 FEET TO THE NORTHEAST CORNER OF THE PARCEL;
THENCE S28°19'47"E, ALONG THE EASTERLY LINE OF THE PARCEL, A DISTANCE OF 88.30 FEET TO AN ANGLE POINT, LOCATED ON THE NORTH LINE OF WEST E STREET;
THENCE S89°16'47"W, ALONG THE NORTH LINE OF WEST E STREET, A DISTANCE OF 28.89 FEET TO A POINT, BEING THE WEST END OF WEST E STREET;
THENCE S02°47'42"E, ALONG THE WEST END OF WEST E STREET, A DISTANCE OF 59.84 FEET TO A POINT;
THENCE N89°15'04"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF WEST E STREET A DISTANCE OF 200.18 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF A PUBLIC ALLEY;
THENCE S07°45'10"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF THE PUBLIC ALLEY, A DISTANCE OF 359.97 FEET TO A POINT LOCATED ON THE NORTH LINE OF WEST D STREET;
THENCE S89°20'07"W, ALONG THE NORTH LINE OF WEST D STREET, A DISTANCE OF 69.92 FEET TO A POINT;
THENCE S02°44'54"E, ALONG THE WEST LINE OF WEST D STREET, A DISTANCE OF 40.08 FEET TO A POINT;
THENCE N89°11'28"E, ALONG THE SOUTH LINE OF WEST D STREET, A DISTANCE OF 25.20 FEET TO A POINT;
THENCE S02°47'30"E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF THE CHAMBER OF COMMERCE PARCEL, A DISTANCE OF 122.41 FEET TO A POINT;
THENCE S72°55'19"W, A DISTANCE OF 26.22 FEET TO THE NORTHWEST CORNER OF THE SUBSTATION PARCEL;
THENCE S89°12'25"W, A DISTANCE OF 39.97 FEET TO A POINT ON THE CENTER LINE OF VACATED NORTH DAVID STREET;
THENCE IN A SOUTHWEST DIRECTION ALONG THE CENTER LINE OF VACATED NORTH DAVID STREET AND A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 310°54", A DISTANCE OF 135.55 FEET, HAVING A CHORD BEARING OF S144°45'06"W, A DISTANCE OF 133.89 FEET TO THE END OF CURVE;
THENCE S30°16'53"W, ALONG THE CENTER LINE OF VACATED NORTH DAVID STREET, A DISTANCE OF 60.62 FEET TO A POINT OF BEGINNING;
THENCE IN A SOUTHWEST DIRECTION ALONG THE CENTER LINE OF VACATED NORTH DAVID STREET AND A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 310°58", A DISTANCE OF 135.55 FEET, HAVING A CHORD BEARING OF S144°45'06"W, A DISTANCE OF 133.90 FEET TO THE END OF CURVE;
THENCE S04°47'07"E, ALONG THE CENTER LINE OF VACATED NORTH DAVID STREET, A DISTANCE OF 10.25 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE NORTH LINE OF THE BURLINGTON NORTHERN/SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S82°25'42"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF THE BURLINGTON NORTHERN/SANTA FE RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1013.98 FEET TO THE POINT OF BEGINNING.

LOT LINE INFORMATION, WATER LINE EASEMENT INFORMATION, SANITARY SEWER EASEMENT INFORMATION tables with columns for Line #, Bearing, and Length.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 20.07 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.
THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, THE NAME OF THE SUBDIVISION SHALL BE "PASADENA ADDITION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "20" WATER LINE EASEMENT" AND "20" SANITARY SEWER EASEMENT" AS SHOWN ON THIS PLAT. NUMEROUS OTHER EASEMENTS HAVE BEEN SHOWN ON THIS PLAT THAT HAVE BEEN PREVIOUSLY RECORDED AND THAT INFORMATION IS INCLUDED. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED TO THE USE OF THE PUBLIC.
WEST CENTER HOSPITALITY RE, LLC
1416 EL CENTRO ST., STE. 200
SOUTH PASADENA, CA 91030
by: GREENLAKE REAL ESTATE FUND, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
by: GREENLAKE INVESTMENT MANAGEMENT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: MANAGER

- LEGEND
● SET BRASS CAP
● SET MONUMENT 5/8" REBAR & ALUMINUM CAP
○ FOUND MONUMENT AS NOTED

CERTIFICATE OF SURVEYOR
STATE OF WYOMING } SS
COUNTY OF NATRONA }
I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2022, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS _____ DAY OF _____, 202____.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

APPROVALS
APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 202____.
ATTEST: _____ SECRETARY _____ CHAIRMAN
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. _____ DULY PASSED,
ADOPTED AND APPROVED THIS _____ DAY OF _____, 202____.
ATTEST: _____ CITY CLERK _____ MAYOR
INSPECTED AND APPROVED THIS _____ DAY OF _____, 202____, _____ CITY ENGINEER
INSPECTED AND APPROVED THIS _____ DAY OF _____, 202____, _____ CITY SURVEYOR

- NOTES
1. ERROR OF CLOSURE EXCEEDS 1:400,000.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°04'55.90", AND THE COMBINED FACTOR IS 0.99977612.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

PAUL DIAMOND - AUTHORIZED SIGNATORY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PAUL DIAMOND, AUTHORIZED SIGNATORY OF WEST CENTER HOSPITALITY RE, LLC THIS _____ DAY OF _____, 202____.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____, 202____.
NOTARY PUBLIC
D CAP, LLC
A WYOMING LIMITED LIABILITY COMPANY
8163 PRESTON TRACE BLVD
FRIEGO, TX 75033
JAGMOHAN DHILLON - MANAGER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAGMOHAN DHILLON, MANAGER OF D CAP, LLC THIS _____ DAY OF _____, 202____.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____, 202____.
NOTARY PUBLIC

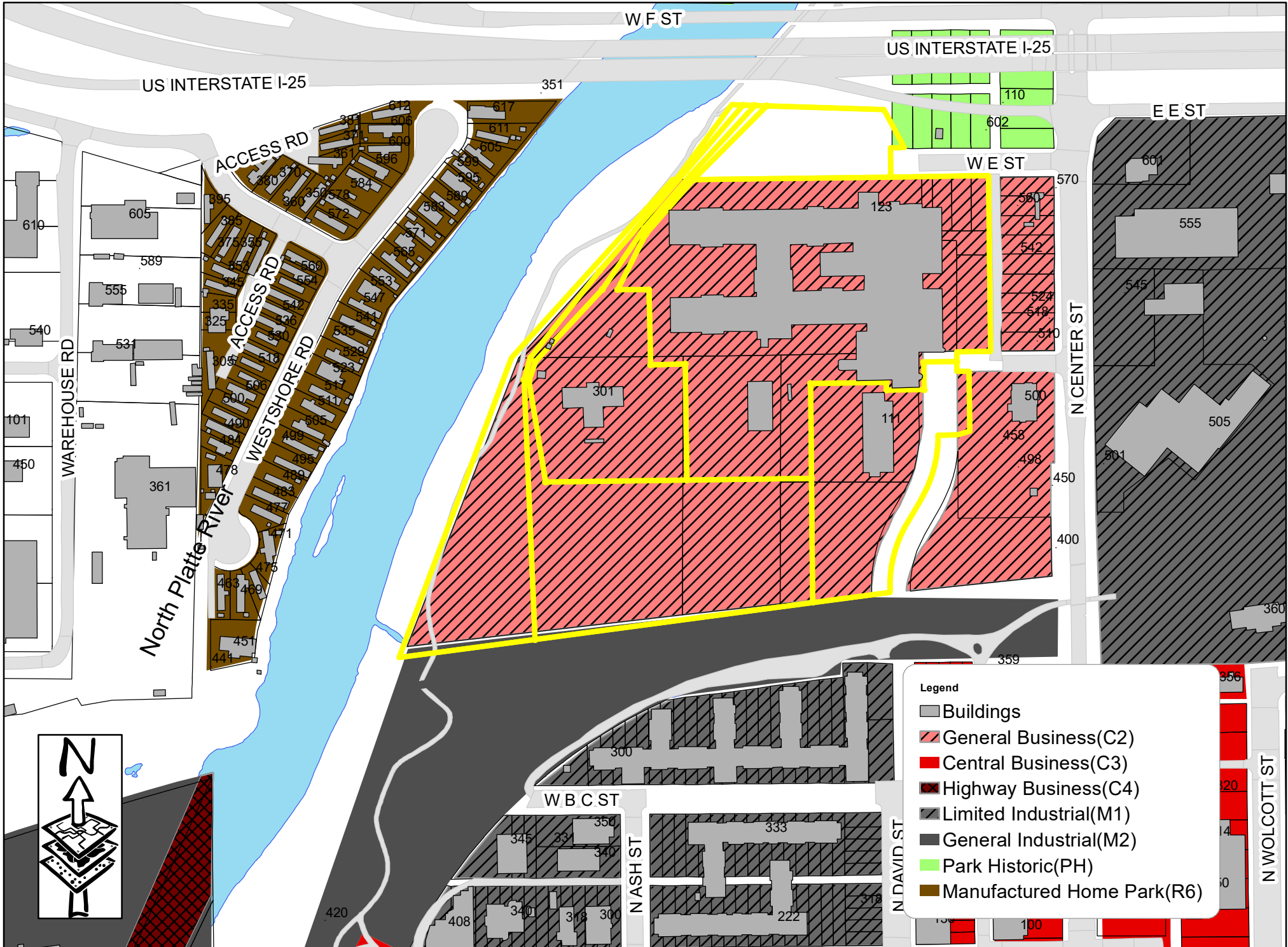
VACATION AND REPLAT OF ALL OF THE GOLDWATER ADDITION, LOTS 2 - 6, GOLDWATER ADDITION NO. 2, THE WESTERLY PORTION OF VACATED NORTH DAVID STREET WITHIN THE GOLDWATER ADDITION NO. 2, A PORTION OF LOT 15, BLOCK 1, LIBERTY ADDITION AND LOTS 10 - 15, BLOCK 2, LIBERTY ADDITION AND A PORTION OF THE NE[1/4] AND THE NW[1/4] OF SECTION 4, T.33N., R.79W., 6TH P.M., CITY OF CASPER, WYOMING AS PASADENA ADDITION AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE NE[1/4] AND THE NW[1/4] OF SECTION 4, T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING SEPTEMBER, 2022 N.O. #22-030



Replat/Zoning Creating the Pasadena Addition



Replat/Zoning Creating the Pasadena Addition



October 7, 2022

MEMO TO: Ken Bates, Chairperson
Members of the Planning and Zoning Commission

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

SUBJECT: **SUB-267-2022** – Petition for a vacation and replat creating the Valley West Business Center No. 2, encompassing 8.52-acres, more or less, and located at the northeast corner of the intersection of CY Avenue (WY State Hwy 220) and Valley Drive. Said vacation and replat comprises Valley West Business Center, Lots 1 through 6 Addition, & a Portion of Commercial Tract 1, Paradise Valley Subdivision. Applicant: Half Barrel, LLC.

Recommendation:

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

1. Prior to review by the City Council, a shared access easement shall be added to the plat on the shared lot line between proposed Lot 1 and proposed Lot 2 in order to reduce the number of future curb cuts/points of access onto Valley Drive.
2. At such time as directed by the City, the Owner shall construct, or participate financially in the cost of construction of a public sidewalk or pathway along the Wyoming Boulevard frontage of the subdivision, per City code. The amount of financial participation will be determined by the City, based on an analysis of then-current costs.
3. The Owner shall be required to upgrade the existing public sidewalk along Valley Drive to current City standards, and to complete missing section of sidewalk in the vicinity of the intersection of CY Avenue and Valley Drive.
4. Prior to the issuance of a Certificate of Occupancy (C/O) for the construction of any structure within the subdivision, standard City sidewalk shall be constructed along the entire Iris Street frontage of the subdivision. If inadequate room is available within the right of way because of existing obstructions placed within the right-of-way, then Owner shall construct the sidewalk within the subdivision, and shall dedicate a public access easement for said sidewalk in a form acceptable to the City.

5. Owner shall replace dead and dying landscaping (trees) on Proposed Lot 3, that were previously required with the development on Proposed Lot 3.

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 300 feet by first class mail, posting a sign on the property, and publishing legal notice in the Casper Star-Tribune. **At the time that the staff report was prepared staff had not received any public comments.**

Applicable City Codes and Adopted Policies/Plans

1. The Planning and Zoning Commission’s decision with regard to the vacation and replat is a recommendation to Council. With an approval, a “do-pass” recommendation will be forwarded. With a denial, a “do-not-pass” recommendation will be forwarded.
2. 16.16.020 General engineering principles for Casper streets and utilities.

(S)(b) - Commercial Areas. Curb and gutter with sidewalk or curbside shall be required on both sides of the street in all commercial areas.

3. Title 17, Appendix B, Landscaping Criteria.

(J) – Upon demand, dead landscaping shall be replaced/replanted.

(K) – Landscaping shall not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.

4. Generation Casper – Comprehensive Land Use Plan - Transportation – (Page 4-8) – “Access Management”

“A minimal number of adequately-spaced access points preserves the capacity of the roadway and provides smoother traffic flow on arterial and collector roads. Limiting the number of driveways can also reduce the number of traffic accidents.”

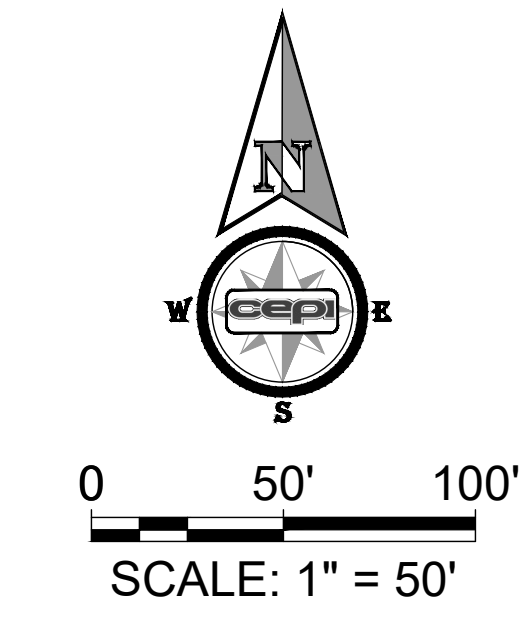
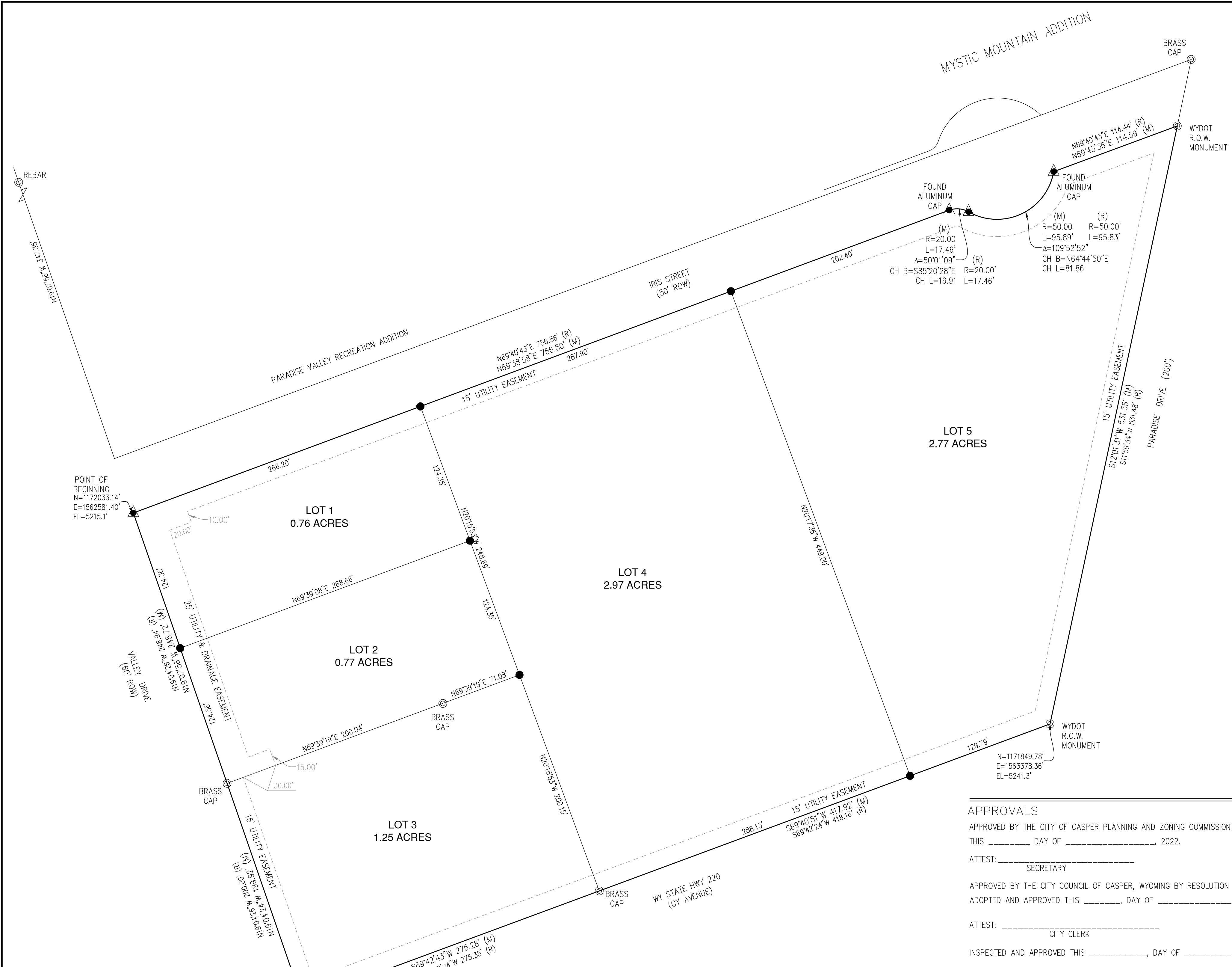
Summary:

Application has been received for a proposed vacation and replat creating the Valley West Business Center No. 2, encompassing 8.52-acres, more or less. The property is zoned C-2 (General Business) and the replat is creating five (5) newly-configured lots, ranging in size from 0.76-acres to 2.97-acres in size. Proposed Lot 3 is currently developed (Paradise Valley Liquors & Lounge), and the balance of the subdivision is undeveloped/vacant. Access to the subject area is via Valley Drive and/or Iris

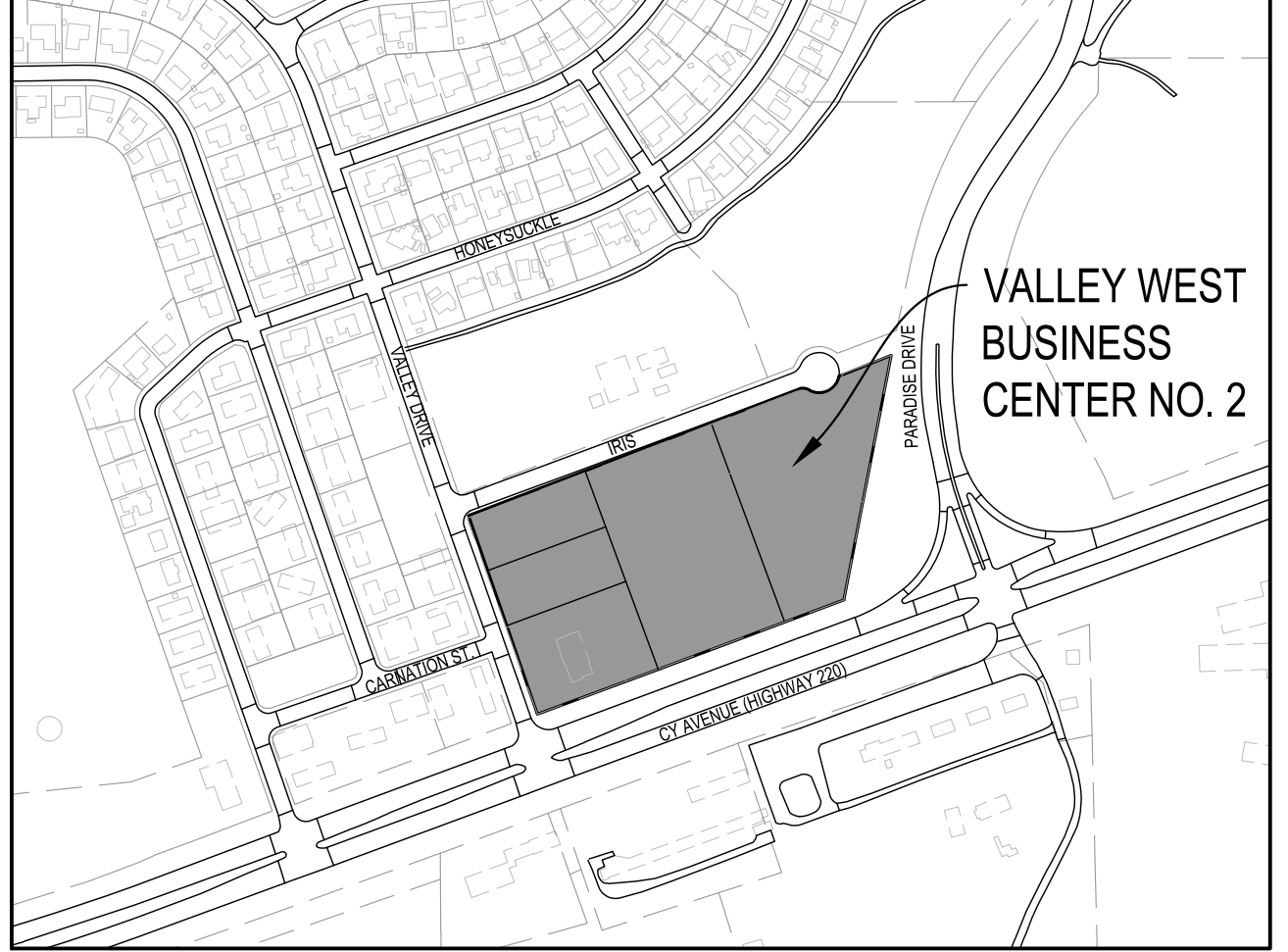
Street. Although the Subdivision has frontage on CY Avenue, it is unlikely that the Wyoming Department of Transportation (WYDOT) would allow private accesses directly onto CY Avenue. There is no minimum lot size required under the C-2 (General Business) zoning of the property.

Staff has included five (5) recommended conditions of approval, for the Planning and Zoning Commission's consideration, and to clarify the City's development requirements for the applicant/owner. All five (5) of the conditions are supported by the requirements of either the Municipal Code, or adopted plans/policies, as outlined above, in the Code Compliance section of this report.

M:\Land_2022\Engineering\22-029 Paradise Valley\Survey Plots\Valley West No 2, Revised.dwg, 9/28/2022, Bill



- LEGEND**
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - ◎ FOUND MONUMENT AS NOTED



VICINITY MAP
NO SCALE



CERTIFICATE OF DEDICATION

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, HALF BARREL, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND BEING A VACATION AND REPLAT OF THE VALLEY WEST BUSINESS CENTER, LOTS 1 THROUGH 6 ADDITION AND A PORTION OF COMMERCIAL TRACT 1 PARADISE VALLEY SUBDIVISION, SITUATE WITHIN A PORTION OF THE NE¼SE¼ OF SECTION 23, T.33N., R.80W., 6TH P.M., CITY OF CASPER, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHWEST CORNER OF VALLEY WEST BUSINESS CENTER, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE N69°38'58"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF IRIS STREET, A DISTANCE OF 756.50 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 50°01'09", A DISTANCE OF 17.46 FEET, WITH A CHORD BEARING OF S85°20'28"E, A DISTANCE OF 16.91 FEET TO A POINT OF REVERSE CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 109°52'52", A DISTANCE OF 95.89 FEET, WITH A CHORD BEARING OF N64°44'50"E, A DISTANCE OF 81.86 FEET TO THE END OF CURVE, MONUMENTED BY A BRASS CAP;

THENCE N69°43'36"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 114.59 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF PARADISE DRIVE, MONUMENTED BY A WYDOT CONCRETE MONUMENT;

THENCE S12°01'31"W, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF PARADISE DRIVE, A DISTANCE OF 531.35 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, MONUMENTED BY A WYDOT CONCRETE MONUMENT;

THENCE S69°40'51"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF STATE HIGHWAY 220, A DISTANCE OF 417.92 FEET TO AN ANGLE POINT OF THIS PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S69°42'43"W, ALONG THE NORTH LINE OF STATE HIGHWAY 220, A DISTANCE OF 275.28 FEET TO THE SOUTHWEST CORNER OF THIS PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N19°04'24"W, ALONG THE EAST LINE OF VALLEY DRIVE, A DISTANCE OF 199.92 FEET TO AN ANGLE POINT OF THIS PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N19°07'56"W, ALONG THE EAST LINE OF VALLEY DRIVE, A DISTANCE OF 248.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8.52 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "VALLEY WEST BUSINESS CENTER NO. 2" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED TO THE USE OF THE PUBLIC.

HALF BARREL, LLC
6488 COATES ROAD
CASPER, WYOMING 82604

PAT SULLIVAN - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PAT SULLIVAN, PRESIDENT OF HALF BARREL, LLC, THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING
THIS _____ DAY OF _____, 2022.

ATTEST: _____ SECRETARY _____ CHAIRMAN

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. _____, DULY PASSED,
ADOPTED AND APPROVED THIS _____ DAY OF _____, 2022.

ATTEST: _____ CITY CLERK _____ MAYOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

CITY SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

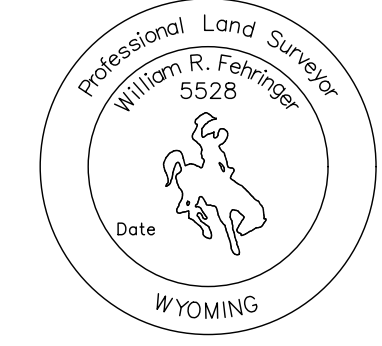
I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST, 2022, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER
THIS _____ DAY OF _____, 2022.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:424,000.
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°38'01.90", AND THE COMBINED FACTOR IS 0.99975982.
4. ALL DISTANCES ARE GRID.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

VACATION & REPLAT OF
VALLEY WEST BUSINESS CENTER,
LOTS 1 THROUGH 6 ADDITION
& A PORTION OF COMMERCIAL TRACT 1
PARADISE VALLEY SUBDIVISION
AS

VALLEY WEST BUSINESS CENTER NO. 2

AN ADDITION TO THE CITY OF CASPER, WYOMING
BEING A PORTION OF THE NE¼SE¼
SECTION 23, T.33N., R.80W., 6TH P.M.
NATRONA COUNTY WYOMING
SEPTEMBER, 2022
W.O. #22-029

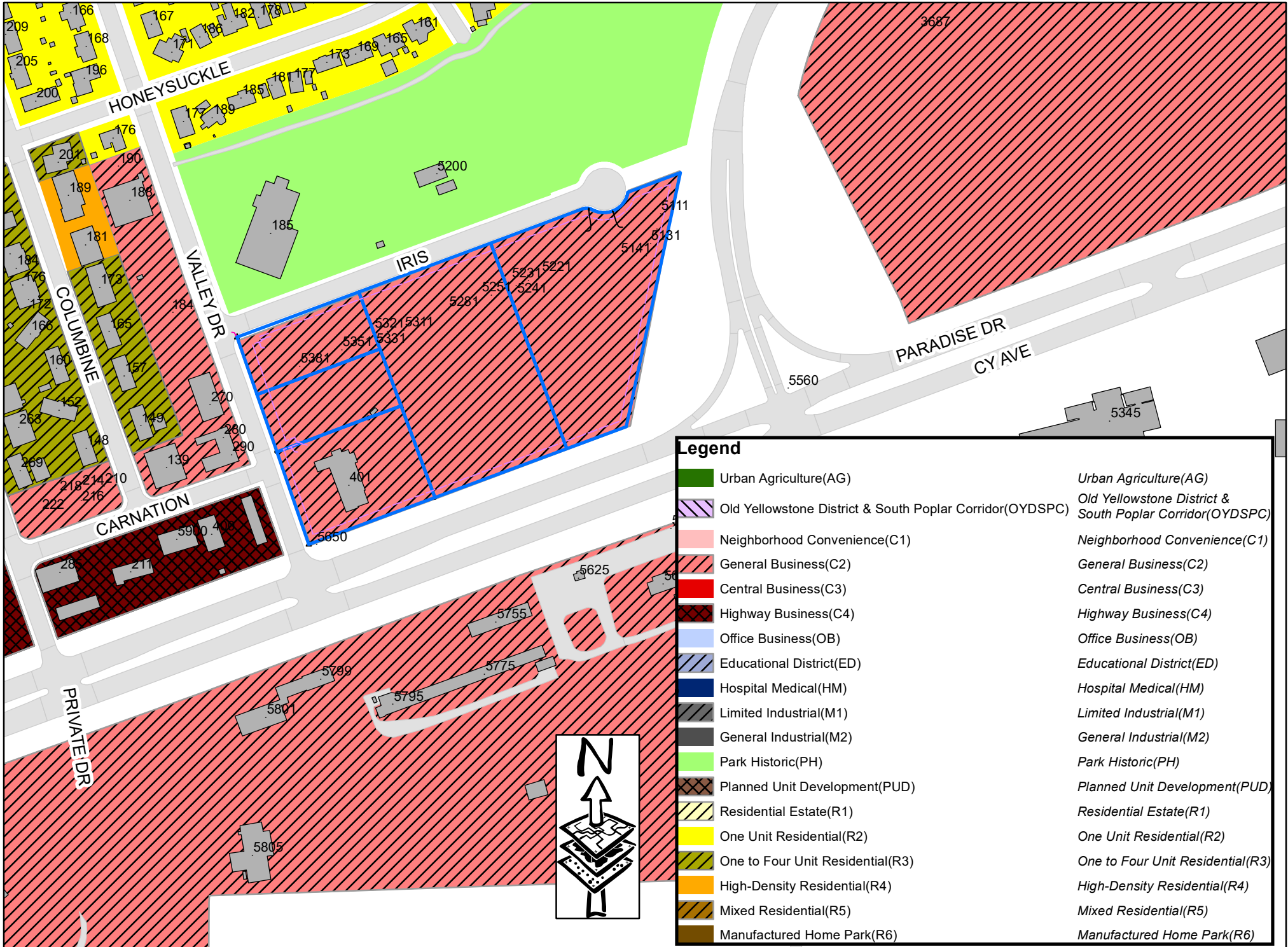
Replat Creating Valley West Business Center No. 2



Replat Creating Valley West Business Center No. 2



Replat Creating Valley West Business Center No. 2



Legend		
	Urban Agriculture(AG)	Urban Agriculture(AG)
	Old Yellowstone District & South Poplar Corridor(OYDSPC)	Old Yellowstone District & South Poplar Corridor(OYDSPC)
	Neighborhood Convenience(C1)	Neighborhood Convenience(C1)
	General Business(C2)	General Business(C2)
	Central Business(C3)	Central Business(C3)
	Highway Business(C4)	Highway Business(C4)
	Office Business(OB)	Office Business(OB)
	Educational District(ED)	Educational District(ED)
	Hospital Medical(HM)	Hospital Medical(HM)
	Limited Industrial(M1)	Limited Industrial(M1)
	General Industrial(M2)	General Industrial(M2)
	Park Historic(PH)	Park Historic(PH)
	Planned Unit Development(PUD)	Planned Unit Development(PUD)
	Residential Estate(R1)	Residential Estate(R1)
	One Unit Residential(R2)	One Unit Residential(R2)
	One to Four Unit Residential(R3)	One to Four Unit Residential(R3)
	High-Density Residential(R4)	High-Density Residential(R4)
	Mixed Residential(R5)	Mixed Residential(R5)
	Manufactured Home Park(R6)	Manufactured Home Park(R6)

OLD YELLOWSTONE DISTRICT ADVISORY COMMITTEE MEETING
Monday, August 29, 2022 at Black Tooth Brewery – Outside Patio

The OYD held its monthly meeting at 4:00 p.m., on Monday, August 29, 2022.

Members Present: Phillip Rael
Joe Hutchison
Maribeth Plocek
Amber Pollock
Carol Martin
Tyler Cessor
Karen Meyer
Kelly Ivanoff
Steve Freel
Jamie Haigler
Mike McIntosh

Members Absent: Julie Condelario

Liaisons Present: Renee Hahn (ARAJPB), Connie Thompson and John Lang
(Historic Preservation)

Staff present: Liz Becher

Guests present: Garry and Tara Yake (residents), Vickie Ujvary (CPA office), Dawn Kropatsch (Montessori School), Martin Axlund (True Development – Brick & Bond), Police Chief Keith McPheeters, Carla Mills-Laatsch (City Licensing Specialist)

CALL TO ORDER:

Chairman Pollock welcomed everyone, ascertained a quorum, and called the meeting to order at 4:03.

APPROVAL OF THE JULY 25 MINUTES:

Chairman Pollock asked for the approval of the July 25, 2022 meeting minutes. Mr. Cessor moved to approve the minutes, Ms. Meyer seconded. All members voted aye; minutes were approved.

INTRODUCTION OF GUESTS/PUBLIC COMMENTS:

With the large number of guests, Chairman Pollock asked everyone to introduce themselves.

OLD BUSINESS:

Note: Chairman Pollock put the Agenda Items on hold to allow time for the New Business topics.

NEW BUSINESS:

Ash Street/Concert Event Issues - All

Chairman Pollock abstained from the discussions.

The discussions were a group sharing of issues surrounding the summer concerts in the OYD. The neighborhood residents and businesses shared that while they love the live, work, play goals of the OYD, there were issues with the recent concert events. The comments are summarized:

- The Gaslight concerts are loud – most recently the past Saturday night. Neighborhood buildings feel the vibrations. Sound checks appear to go longer than necessary.
- Three (3) Mini-“bombs” were deployed by the concert vans in the alley on July 20 at 1:58 a.m. The noise rattled the neighborhood and awakened the residents who attempted to personally reach out to the revelers.
- Communication to the OYD neighbors is poor about when events will be held. Little notification. There has been a lack of response to calls into the Gaslight management and ownership.
- Ash Street is closed for an unreasonable time for concert set-up – many times from 10 a.m. the day of, until 3 a.m. after the concert. Business access MUST be flagged on the street cones. Customers to the area are of all ages and physical abilities.
- Garbage is excessive after the concerts and the neighborhood has to self-clean.
- Some businesses reported that personal gates were left open into yards following concerts.
- David Street Station events have been okay.
- Police foot patrol is welcomed. Questions arose about event security protocols.
- Bus parking would preferred in the alley, not on the street.
- ART Walk nights bring many kids along Ash Street.
- Montessori School still needs alley access for parent pickups even on concert nights.
- Rats have been seen in trash dumpsters after concert events.

In summary, everyone agreed that the OYD needs a Win-Win. The Police Chief shared the decibel maximum (65 after 9 p.m.) and the need to ensure that concerts have egress plans in place for the attendees. He will follow-up with Pete Maxwell (one of the

Gaslight owners). Carla Mills-Laatsch said she would review the City's application/process for downtown events.

Neighborhood Development Plans/Discussion – Martin Axlund

Mr. Axlund shared that his development team is completing the Black Tooth Brewery project, and the retail and food fits for the Nolan. The townhome projects (3 along David and 4 along Midwest) are starting. The townhomes will each be 2,500 sf with a 1,000 sf rooftop space. He shared that the Nolan townhomes will be the first market-rate project in the OYD. The townhomes are listed at \$925,000 each. He shared that Nolan West will be the properties along Ash Street; the former warehouse west of ART 321 will be undergoing redevelopment; and the former Stalk-ups lot will see future development. He stated that Brick & Bond (True Companies) is committed to the OYD.

Property Activity in the OYD

Mr. Cessor announced that a new mural has been painted on the west wall of ART 321.

OTHER BUSINESS:

Historic Preservation Commission Liaison Report

No report.

ARAJPB Liaison Report

No report.

NEXT MEETING:

The next meeting is scheduled for September 26 at 4:00 p.m. Located TBD.

ADJOURN:

A motion was made to adjourn. The business meeting adjourned at 5:06p.m.

(Minutes prepared by Liz Becher)

Respectfully Submitted,

Amber Pollock
Chairperson