

**PLANNING AND ZONING MEETING  
THURSDAY, MARCH 17, 2016  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday, March 17, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:    Bob King  
                              Randy Hein  
                              James Holloway  
                              Susan Frank  
                              Fred Feth  
                              Don Redder

Absent Members:    Ryan Waterbury

Others present:     Liz Becher, Assistant City Manager, Community  
                              Development Director  
                              Craig Collins, City Planner  
                              Dee Hardy, Administrative Support Technician  
                              Wallace Trembath, Assistant City Attorney  
                              Jason Knopp, City Engineer  
                              Steve Cathey, Council Liaison  
                              Matt Rich, 3150 East Yellowstone Highway  
                              Steve Barger, 327 South Fenway Street  
                              Dennis Steensland, 533 South Washington Street  
                              Carlos and David Iparraguirre, 2990 Pheasant Drive  
                              John Bryson, 1720 South Melrose Street  
                              Chad Allen, 2712 Lanner Street  
                              Shawn Gustafson, 111 West 2<sup>nd</sup> Street, Suite 600

**II. MINUTES OF THE PREVIOUS MEETING**

Chairman King asked if there were additions or corrections to the minutes of the February 18, 2016 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the February 18, 2016 Planning & Zoning Commission.

Mr. Redder made a motion to approve the minutes of the February 18, 2016 meeting. The motion was seconded by Mr. Hein. All those present voted aye. Minutes approved.

Chairman King, advised that Ms. Becher would address the Planning and Zoning Commission at this time as she had another commitment this evening.

Liz Becher, Community Development Director, stated that there were two (2) events coming up that she wanted to invite the Planning and Zoning Commissioners to attend. The Casper Historic Preservation Commission will hold a public meeting to discuss the listing of Downtown Casper in the National Register of Historic Places, Wednesday, March 30, 2016, from 5:30 to 7:30 p.m., Council Chambers, City Hall. On Wednesday, April 13, 2016, the Planning and Zoning Commission will participate in interviews for the Comprehensive Plan Consultant, from 1:00 to 5:00 p.m., Downstairs Meeting Room, City Hall.

### **III. 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-16-006-Z** – Petition for a Zone Change of Lot 7, Block 84, Butler’s Addition, located at 1536 East 4<sup>th</sup> Street, from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential). Applicant: William and Tia Hansuld.

Craig Collins, City Planner, presented the staff report and recommended that if, after the required public hearing, the Planning and Zoning Commission finds that the requested zone change meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the zone change of Lot 7, Block 84, Butler’s Addition, located at 1536 East 4<sup>th</sup> Street, and forward a “do pass” recommendation to the City Council. If however, the Commission determines that the zone change does not meet the minimum requirements of the Casper Municipal Code, or is not in conformance with the Comprehensive Land Use Plan, staff recommends that the Commission deny the requested zone change.

Mr. Collins entered seven (7) 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.

Mr. Rich, 3150 East Yellowstone Highway, representing William and Tia Hansuld, spoke in favor of this case.

Mr. Holloway asked Mr. Rich's relationship to the applicants, and would the proposed structure be a pre-fab home or stick built?

Mr. Rich replied that he worked for Mr. Hansuld at Casper Electric, and the proposed structure would be stick built.

Mr. Hein inquired about the height of the proposed structure.

Mr. Rich advised the structure would be approximately 14-15 feet high.

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

Steve Barger, 327 South Fenway Street, spoke in opposition to this case.

Dennis Steensland, 533 South Washington Street, spoke in opposition to this case.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-006-Z, regarding the proposed rezoning of 1536 East 4<sup>th</sup> Street to R-3 (One to Four Unit Residential) and forward a "do pass" recommendation to City Council.

There was discussion on:

- Spot Zoning.
- Permitted Uses in the R-3 (One to Four Unit Residential) zoning district.
- Potential height of a structure that could be built.

Mr. Holloway made a motion to approve case PLN-16-006-Z, rezoning of 1536 East 4<sup>th</sup> Street to R-3 (One to Four Unit Residential) and forward a "do pass" recommendation to Council. The motion was seconded by Mr. Redder. All those present voted nay. Motion failed.

**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-16-007-R** – Petition to vacate and replat Tract B of Falcon Crest III and Tract B and Tract C of Falcon Crest IV, to create McKinley Heights, comprising 1.71-acres, more or less, generally located at East 26<sup>th</sup> and South McKinley Streets. Applicant: David and Carlos Iparraguirre.

Craig Collins, City Planner, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. Curb cuts shall be minimized and limited to one common curb cut for each set of twin homes with a maximum width of twenty-four (24) feet along South McKinley Street.
2. On the final plat, Owner shall define shared points of access with dedicated shared access easements.
3. Owner shall repair any damaged or deficient sidewalks along the South McKinley Street and East 26<sup>th</sup> Street frontage of the subject property, as directed by the City Engineer.

Mr. Collins entered six (6) 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.

Carlos and David Iparraguirre, 2990 Pheasant Drive, spoke in favor of this case.

Mr. Redder asked about access other than off of South McKinley Street.

John Bryson, 1720 South Melrose Street, stated the presented design was the best solution to allow emergency access.

Mr. Holloway inquired about a possible alley on the plat. Where would it be placed?

Mr. Collins advised that would be a design question, but he would envision it running north of East 26<sup>th</sup> Street and line up as best as possible with East 27<sup>th</sup> Street, on the south side, and continue along the eastern boundary of the property. He stated the minimum alley width is 20 feet, and that would be adequate for emergency access.

Mr. Bryson, stated that an alternate design had been considered where four (4) units would face each other, but it would require access onto McKinley and there would be a loss of two (2) units.

Mr. Holloway stated that the current design would have an impact on the neighborhood and traffic flow would be substantial onto South McKinley Street. He advised that an alternate design could be explored and not have access onto a major arterial.

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

Chad Allen, 2712 Lanner Street, spoke in opposition to this case.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-007-R, regarding the proposed McKinley Heights Subdivision and forward a “do pass” recommendation to City Council.

Mr. Holloway made a motion to table case PLN-16-007-R, a replat creating McKinley Heights Subdivision, to allow the applicant time to work with staff and rework the plat. The motion was seconded by Ms. Frank. All those present voted aye. Motion passed.

**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-16-009-R** – Petition to vacate and replat Lots 31A-33A of Mesa Del Sol II, to create Mesa Del Sol II, Lots 32B and 33B, comprising 0.388 acres, more or less, generally located on the east side of Casa Grande Drive. Applicant: Senergyone Development, Inc.

Craig Collins, City Planner, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Codes, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Collins entered six (6) 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.

Shawn Gustafson, ECS, spoke in favor of this case.

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, approve with conditions, deny, or table PLN-16-009-R, regarding the proposed Mesa Del Sol II, Lots 32B and 33B and forward a “do pass” recommendation to City Council.

Mr. Redder made a motion to approve case PLN-16-009-R, replat creating Mesa Del Sol II, Lots 32B and 33B, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion passed.

**COUNCIL ACTIONS:**

There were none.

**V. SPECIAL ISSUES:**

There were none.

**VI. COMMUNICATIONS:**

A. Commission:

There were none.

B. Community Development Director:

Liz Becher, Community Development Director, spoke at the beginning of the meeting.

Other Communications:

C. There were none.

D. Council Liaison:

There were none.

**VII. ADJOURNMENT**

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:06 p.m.

  
Chairman

  
Secretary