

**PLANNING AND ZONING MEETING
TUESDAY, MARCH 24, 2015
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, March 24, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Ryan Waterbury
Don Redder
Mary England

Absent Members: Randy Hein
Monte Henrie

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Lisa Burrige, 5820 Walnut Street
Janet Hughes, 1026 Goodstein Drive
Daniel Mull, 910 Goodstein Drive
Lowell Fleenor, 900 Bryan Stock Trail
Eric Graney, 1855 Begonia
Andrew Houck, 1823 Begonia
Phil Ellsworth, 1740 Begonia
Cindy Clayton, 1670 Begonia
John Hitchcock, 1811 Begonia
Jeff McDonald, 1843 Begonia
Jerry Quinlan, 1664 Begonia
Kim Holloway, 2068 South Cedar Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the February 24, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the

February 24, 2015 Planning & Zoning Commission.

Mr. Redder made a motion to approve the minutes of the February 24, 2015 meeting. The motion was seconded by Mr. King. All those present voted aye. Minutes approved.

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.

Chair entertains a motion to remove PLN-15-001-RZ from the table for consideration at the March 24, 2015 Planning and Zoning Commission meeting.

Mr. Waterbury made a motion to remove PLN-15-001-RZ from the table for consideration at the March 24, 2015 Planning and Zoning Commission meeting. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

PLN-15-001-RZ – *(Tabled January 27, 2015)* Petition for preliminary plat approval for the Harmony Hills Addition No. 2, comprising 106.16-acres currently described as all of Sunrise Hills No. 3, and portions of Sunrise Hills No. 9, Sunrise Hills Addition No. 12, Garden Creek Hills Patio Homes No. 1, and Tract A, Harmony Hills No. 1, generally located at the southeast intersection of South Poplar Street and SE Wyoming Boulevard; and final plat approval of Harmony Hills No. 2 – Phase 1, and rezoning of a portion of Harmony Hills No. 2 – Phase 1, from PUD (Planned Unit Development) to R-2 (One Unit Residential). Applicant: High Plains Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the preliminary plat and Phase I Final Plat of the Harmony Hills Addition No. 2, and forward a “do pass” recommendation to the City Council with the following conditions:

1. Per Section 16.20.060(J) of the Municipal Code, approval of the preliminary plat shall not constitute acceptance of the final plat, and shall only confer upon the applicant the right to file a final subdivision plat based upon the preliminary plat. The preliminary plat shall not be recorded at the office of the County Clerk, and instead, shall be retained in the Casper Community Development office.

2. Per Municipal Code Section 16.16.020, the developer shall construct eight (8) foot wide sidewalks/pedestrian pathways, meeting City construction standards, within the subdivision's mid-block pedestrian right-of-ways at the time each phase of the development is constructed.
3. Public sidewalks will be required along all streets, including South Poplar Street and Wyoming Boulevard. Sidewalks along South Poplar Street and Wyoming Boulevard shall be detached and located as far from the street pavement as practical. The sidewalks along Wyoming Boulevard shall be constructed as individual lots fronting Wyoming Boulevard are developed. The sidewalk along South Poplar Street shall be constructed as the adjacent phase of the subdivision is developed. Interior subdivision sidewalks may either be detached sidewalks, or curb walks with rollover curb, at the developer's discretion.
4. Curb cuts and vehicular access to Wyoming Boulevard and South Poplar Street shall be prohibited for individual lots. All lots that have frontage on either Wyoming Boulevard or South Poplar Street shall obtain access from interior streets only.
5. A traffic study has been commissioned. Prior to final approval by the City Council, the traffic study shall be approved by the City Engineer, and the applicant shall agree to all necessary on or off-site traffic improvements identified as necessary by said study.
6. Prior to review by the City Council, a drainage study and grading plan shall be submitted to the City Engineer for review and approval.

Phase I final plat conditions:

7. All requirements and conditions of preliminary plat approval shall apply to the approved final plat.
8. The new 12-inch transmission water main traversing from Wyoming Boulevard, south to the Sunrise Hills No. 2 water tanks, within the undeveloped Goodstein Drive right of way was installed in 2012. This water line shall be relocated within dedicated right of ways, or utility easements, at the Owner's sole expense. Utility easements shall be provided in a form acceptable to the City prior to the commencement of construction activities on the site.
9. The undeveloped right of way, Goodstein Drive, is being partially vacated where it traverses proposed Blocks 1 and 3. The applicant shall provide temporary turn-around easements for cul-de-sacs at the northern and southern terminuses of the remaining portion of Goodstein Drive, in a form acceptable

to the City, which shall be recorded concurrent with the final plat of Phase 1. Said temporary turn-around easements for the cul-de-sacs shall remain in place until such time as the area is replatted and the Goodstein Drive right of way is vacated.

10. Prior to the recording of the final plat of Phase 1, the applicant shall furnish the City with executed utility easement release forms from all utility companies for the portion of Goodstein Drive which is being vacated within Blocks 1 and 3.

And approve the request to rezone the properties described below, as follows, and forward a “do-pass” recommendation to the City Council:

1. Tracts 1, 2, 3, 4 and 5, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential);
2. Block 7 and Block 8, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential).

Ms. Kloke entered ten (10) exhibits into the record.

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

Lisa Burrige, 5820 South Walnut Street, spoke in favor of this case.

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

Chairman Holloway entertained a motion to enter the public comment letter provided by Janet Hughes as Exhibit “K” into the record.

Janet Hughes, 1026 Goodstein Drive, spoke in opposition to this case.

Daniel Mull, 910 Goodstein Drive, had concerns regarding drainage and the possibility of water in his basement, and a safety issues regarding traffic entering Wyoming Boulevard from this development.

Lowell Fleenor, 900 Bryan Stock Trail, Wyoming Department of Transportation (WDOT) stated he would reserve any comments on traffic entering Wyoming Boulevard until a traffic study was done.

There being no others to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-001-RZ, regarding the preliminary plat of Harmony Hills No. 2.

Ms. England made a motion to approve case PLN-15-001-RZ, the preliminary plat of Harmony Hills No. 2, with Conditions #1-6, listed in the staff report. The motion was seconded by Mr. Redder. All those present voted aye. Motion passed.

Chairman Holloway entertained a motion to approve, approve with conditions, deny, or table PLN-15-007-ARZV, regarding the final plat Phase I Harmony Hills No. 2.

Ms. England made a motion to approve case PLN-15-001-RZ regarding the plat of the Harmony Hills No 2, with Conditions #7-10 listed in the staff report and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

Chairman Holloway entertained a motion to approve, deny or table PLN-15-001-RZ, regarding the zone change.

Mr. Redder made a motion to approve case PLN-15-001-RZ, regarding the zoning of the Harmony Hills Addition No. 2, Tracts 1, 2, 3, 4 and 5, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential); and Block 7 and Block 8, Harmony Hills Addition No. 2, Phase 1, shall be rezoned from PUD (Planned Unit Development) to R-2 (One Unit Residential) and forward a “do pass” recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion carried.

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-15-007-ARZV – Petition to annex a portion of the NE1/4 Section 14, T.33N., R.80W., 6th P.M., Natrona County Wyoming, and a vacation and replat of the City Park, Platte View Bluffs Subdivision, comprising 8.06-acres, more or less, to create the Begonia Bluffs Addition, generally located northwest of the intersection of Begonia Street and Lilac Street, adjacent to the North Platte River, and rezoning of proposed Lot 1 to PH (Park Historic) and Lots 2 and 3, Begonia Bluffs Addition from PH (Park Historic) to R-2 (One Unit Residential). Applicant: City of Casper.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request to annex the subject property, plat creating the Begonia Bluffs Addition, vacation of a portion of “Begonia Park,” which is described as proposed Lots 2 and 3, Begonia Bluffs Addition, and rezoning of Begonia Bluffs Addition, and forward a “do pass” recommendation to the City Council as follows:

1. Lot 1, Begonia Bluffs Addition – PH (Park Historic);

2.Lots 2 & 3, Begonia Bluffs Addition – R-2 (One Unit Residential).

Ms. Kloke entered seventeen (17) exhibits into the record.

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

Liz Becher, Community Development Director, 200 N. David, spoke in favor of this case.

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

Eric Graney, 1855 Begonia, spoke in opposition to this case.

Andrew Houck, 1823 Begonia, spoke in opposition to this case.

Phil Ellsworth, 1740 Begonia, spoke in opposition to this case.

Cindy Clayton, 1670 Begonia, spoke in opposition to this case.

John Hitchcock, 1811 Begonia, spoke in opposition to this case.

Jeff McDonald, 1843 Begonia, spoke in opposition to this case.

Jerry Quinlan, 1664 Begonia, spoke in opposition to this case.

There being no others to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-007-ARZV, regarding the annexation.

Mr. Redder made a motion to approve case PLN-15-007-ARZV, regarding an annexation creating Begonia Bluffs Addition, for the five (5) reasons listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

Chairman Holloway entertained a motion to approve, approve with conditions, deny, or table PLN-15-007-ARZV, regarding the platting.

Ms. England made a motion to approve case PLN-15-007-ARZV regarding the plat of the Begonia Bluffs Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

Chairman Holloway entertained a motion to approve, approve with conditions, deny, or table PLN-15-007-ARZV, regarding the vacation of a portion of Begonia Park.

Mr. Redder made a motion to approve case PLN-15-007-ARZV regarding the vacation of a portion of Begonia Park, described as Lots 2 and 3, Begonia Bluffs Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted nay with the exception of Mr. Redder who voted aye. Motion failed.

Chairman Holloway entertained a motion to approve, deny or table PLN-15-007-ARZV, regarding the zone change.

Mr. King made a motion to approve case PLN-15-007-ARZV, regarding the zoning of the Begonia Bluffs to Lot 1-PH (Park Historic), Lots 2 & 3 R-2 (One unit Residential) and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted nay. Motion failed.

Ms. England recused herself from the next case and left the meeting at 8:25 p.m.

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-15-011-R – Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42, 43 and Tract A Addition, comprising 2.144-acres, more or less, located at 5942, 5953 & 5965 River Park Drive. Applicant: Five G, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission continue the replat request to create the River Park II, Lots 42, 43, and Tract A Addition to the April 28, 2015 public hearing, and direct the applicant to re-submit the requested replat in conformance with all Casper Municipal Code requirements, specifically, with regard to the minimum lot size and width requirements in an R-1 (Residential Estate) zoning district, and the dedication of utility easements.

Chairman Holloway opened the public hearing and asked if there was anyone in attendance regarding this case.

Cindy Clayton, 1670 Begonia, began to speak and Chairman Holloway and invited her to attend the April 28, 2015, Planning and Zoning Commission meeting to share her comments.

Chairman Holloway entertained a motion to continue Case # PLN-15-011-R, replat to River Park II, Lots 42, 43 and Tract A Addition, to the April 28, 2015 public hearing.

Mr. Waterbury made a motion to continue Case # PLN-15-011-R to the April 28, 2015 public hearing. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

B. Mr. King thanked staff for having training sessions. He advised that he found them very useful. Mr. Collins thanked Commission members for attending the training sessions.

C. Community Development Director:

Ms. Becher stated that during the work session this evening Council voted to move forward with having bees within the City limits.

D. Other Communications:

Kim Holloway, 2068 South Cedar Street, asked the Commission if Title 17 was reviewed and updated annually as stated in the Municipal Code.

Wallace Trembath, Assistant City Attorney replied that it was reviewed and updated ongoing as needed.

E. Council Liaison:

There were none.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. King and seconded by Mr. Waterbury to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 8:38 p.m.


Vice Chairman


Secretary