

**PLANNING AND ZONING MEETING
TUESDAY, SEPTEMBER 22, 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, September 22, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Bob King
Randy Hein
Ryan Waterbury
Mary England
Don Redder
Monte Henrie

Absent Members: None

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
Bobby Allbaugh, 506 Shoshoni Street, Cheyenne, WY
Steve Carlson, 6658 West Riverside Drive
Jim Jones, 6080 Enterprise Drive
Ken White, 455 North Poplar Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the August 25, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the August 25, 2015 Planning & Zoning Commission.

Mr. Hein made a motion to approve the minutes of the August 25, 2015 meeting. The motion was seconded by Mr. Waterbury. All those present voted aye with the exception of Mr. Redder and Mr. Henrie who abstained. 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.

PLN-15-045-R – *(Continued from August 25, 2015)* Petition to vacate and replat Lots 10A, 10B, 11A, 11B, and 28, Block 8, and Lots 12A, 12B, 13A, 13B, 14A, and 14B, Block 12, Prairie Park Estates No. 2, to create Prairie Park Estates No. 3, comprising 1.14-acres, more or less, located at the intersection of Rogue River and Quivera River Roads. Applicant: Red Butte, LLC.

Aaron Kloke, Planner I, presented the staff report and stated the replat creating Prairie Park Estates No. 3 meets all minimum requirements of the Casper Municipal Code; and therefore, recommends the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation, with the following conditions:

1. The Quivera River Road extension street stub, located north of Rogue River Road, must be constructed at the same time that the proposed Lot 12 and Lot 14, Block 12, Prairie Park Estates No. 3 are developed.
2. All previous requirements of the Prairie Park Estates Addition No. 2 Subdivision Agreement dated July 19, 2005 shall remain in full force and effect. Specifically, as the agreement relates to the “A” and “B” lots.
3. Lot A shall be renamed as “Tract A.”

Mr. Kloke entered six (6) 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.

Bobby Allbaugh, 506 Shoshoni Street, Cheyenne, Wyoming, spoke in favor of this case.

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

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-045-R, regarding the proposed Prairie Park Estates No. 3 and forward a “do pass” recommendation to City Council with Conditions #1-3 listed in the staff report.

Mr. King made a motion to approve case PLN-15-045-R, replat creating Prairie Park Estates No. 3, and forward a “do pass” recommendation to Council with Conditions #1-3 listed in the staff report. The motion was seconded by Mr. Waterbury. 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-15-048-ARZ – Petition to annex and plat a portion of the SE1/4NE1/4 and the NE1/4SE1/4 of Section 7, and the SW1/4NW14 of Section 8, T33N, R78W, 6th P.M., Natrona County Wyoming, comprising 5.47-acres, more or less, to create Betty Luker Parkway Campus No. 3, generally located south of East 2nd Street, and rezoning of same from Natrona County zoning classification UA (Urban Agriculture) to City zoning Classification C-2 (General Business). Applicant: Steven Paul Carlson and Paulette Joan Carlson, Trustees under the Steve and Polly Carlson Revocable Trust Dated June 15, 2012, and Highland Park Community Church of God, Inc.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request to annex the subject property for the five (5) reasons listed in the staff report; approve the plat creating Betty Luker Parkway Campus No. 3, and forward a “do pass” recommendation to the City Council with the following conditions:

1. Access to Lot 1 of the Betty Luker Parkway Campus No. 3 will be off of Bentley Drive only, and no access off of East 2nd Street shall be permitted.
2. At the time that the Betty Luker Parkway Campus No. 3 is developed, Bentley Drive and Highland Drive shall be constructed to standard City specifications, including the extension of utilities, curb, gutter, sidewalk, asphalt, and streetlights.
3. Bentley Drive shall be constructed to standard City specifications with five (5) foot wide detached sidewalks.

And approve the C-2 (General Business) zoning of the Betty Luker Parkway Campus No. 3 subdivision, and forward a “do-pass” recommendation to the City Council.

Mr. Kloke entered eight (8) exhibits into the record for this case.

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

Steve Carlson, 6658 West Riverside Drive, spoke in favor of this case.

Jim Jones, 6080 Enterprise Drive, spoke in favor of this case.

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

Chris Bradford, 1800 Elkhorn Valley Drive, spoke in favor of this case.

Ken White, 455 North Poplar Street, spoke in favor of this case and asked if a traffic signal would be placed on East 2nd Street, and how would cost be distributed.

Mr. Collins, replied until the use for the property is known, a traffic study will not be done, and that would indicate whether a signal should be placed on East 2nd Street. He stated that any cost for the signal would be distributed equally to property owners.

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-15-048-ARZ, regarding the annexation.

Ms. England made a motion to approve case PLN-15-048-ARZ, regarding an annexation creating Betty Luker Parkway Campus No. 3, 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. Redder. All those present voted aye. Motion carried.

Chairman Holloway entertained a motion to approve, approve with conditions, deny, or table PLN-15-048-ARZ, regarding the plat.

Ms. Waterbury made a motion to approve case PLN-15-048-ARZ regarding the plat of the Betty Luker Parkway Campus No. 3, with Conditions #1-3 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

Chairman Holloway entertained a motion to approve, deny or table PLN-15-048-ARZ, regarding the zone change.

Ms. England made a motion to approve case PLN-15-048-ARZ, regarding the zoning of the Betty Luker Parkway Campus No. 3 to C-2 (General Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There was discussion on:

- Meeting formats,
- Day of the week the Commission holds meetings;
- Staff reports.

Ms. England made a motion to suspend the rules and allow a citizen to speak. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

Bobby Allbaugh, 506 Shoshoni Street, Cheyenne, WY, stated that he appreciates the Commission meetings being held at a time when the public can attend and give their comments. He feels public comments are worthwhile to the overall project.

Community Development Director:

B. Craig Collins, stated that there would be a training session held Wednesday, September 30, 2015 where a recap of the joint Work Session will take place. He advised that Jolene Martinez, Special Projects Coordinator, City of Casper will do a presentation on open space in the within the City.

C. Other Communications:

There were none.

D. Council Liaison:

There were none.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Ms. England and seconded by Mr. Hein to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7: 05 p.m.



Chairman



Secretary