

**PLANNING AND ZONING MEETING
TUESDAY, MAY 27, 2014
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, May 27, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Fred Maguire
James Holloway
Monte Henrie
Ryan Waterbury

Absent Members: Mary England
Don Redder
Gary Richards

Others Present: Liz Becher, Community Development Director
Craig Collins, Associate Planner
Constance Lake, GIS Technician
Wallace Trembath, Assistant City Attorney
Joshua Bake, Urban Renewal Manager
Bill Fehringer, 6080 Enterprise Drive
Dennis Langdon, 770 West Collins Drive
Randell Johnson, Windsor, CO
Randy Hall, 550 North Poplar Street
Shane Porter, 200 Pronghorn Street
Lewis James, 111 West 2nd Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Maguire asked if there were additions or corrections to the minutes of the April 22, 2014 Planning & Zoning Commission meeting.

There being none, Chairman Maguire called for a motion to approve the minutes of the April 22, 2014 Planning & Zoning Commission.

Mr. Holloway made a motion to approve the minutes of the April 22, 2014 meeting. The motion was seconded by Mr. Henrie. 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.

Proposed ordinance amendment to the Old Yellowstone District and South Poplar Street Corridor Form-Based Code as it pertains to off-street parking requirements.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission review the proposed ordinance amendment to the Casper Municipal Code, and forward a “do pass” recommendation to the City Council.

Chairman Maguire opened the public hearing and asked if there was a person representing the petition wishing to speak.

Josh Bake, Urban Renewal Manager, spoke on behalf of the proposed ordinance amendment.

Chairman Maguire asked for anyone wishing to comment in favor of or opposition to the proposed ordinance amendment.

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to Council with a “do pass” recommendation, deny, or table the recommended ordinance amendment.

Mr. Henrie made a motion to approve the ordinance amendment pertaining to off-street parking requirements in the Old Yellowstone District and South Poplar Street Corridor Form-Based Code and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-009-RZ – *(Continued from March 25, 2014)* Petition to vacate and replat a portion of Lot 9, all of Lots 10 & 11, and a portion of Lot 12, Block 119, and a portion of a vacated alley within Block 119, Sheridan Heights Addition, and platting portions of the SE1/4SW1/4, Section 3, T33N, R79W, 6th P.M., Natrona County, Wyoming to create Sheridan Heights Addition No. 3, comprising 0.609-acres, more or less; and rezoning of the same from M-1 (Limited Industrial) and

C-2 (General Business) to entirely M-1 (Limited Industrial), generally located south of the intersection of East C & North Melrose Streets. Applicant: Natrona County.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the Sheridan Heights Addition No. 3, and forward a “do pass” recommendation to the City Council, with the following conditions:

1. Prior to use of Lot 2 as a parking lot, the owner of the property shall apply for and receive approval of a conditional use permit and a site plan for said parking lot, and the site shall meet all City minimum requirements, including paving and landscaping.
2. Owner shall repair/replace all deficient and broken sidewalks, as determined by the City Engineer, along the frontage of the subject property to City standard specifications.

Ms. Lake also stated staff recommends that the Planning and Zoning Commission approve the requested zone change of the property described above from C-2 (General Business) and M-1 (Limited Industrial) to entirely M-1 (Limited Industrial), and forward a “do-pass” recommendation to the City Council.

Ms. Lake entered three (3) new exhibits into the record for this case.

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

Bill Fehringer, 6080 Enterprise Drive, represented the applicant and spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-009-RZ regarding the replat.

Mr. Henrie made a motion to approve case PLN-14-009-RZ regarding the replat with Conditions 1-2 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-009-RZ regarding the zone change.

Mr. Holloway made a motion to approve case PLN-14-009-RZ regarding the zone change and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. 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-14-019-S – *(Continued from April 22, 2014)* Planned Unit Development (PUD) sub-area plan approval for Lot 10, Park Ridge Medical Campus No. 2 Addition (a portion of the McMurry Business Park PUD). Said sub-area plan establishes, as the proposed use of the property, an apartment complex consisting of ten, 3-story buildings, and one, 2-story clubhouse, with a combined total of 228 dwelling units. The current address of the property is 650 Granite Peak Drive. Applicant: Granite Peak Development, LLC.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the sub-area plan for the development of an apartment complex on Lot 10, Park Ridge Medical Campus No. 2 Addition, and forward a “do-pass” recommendation to the City Council with the following condition:

1. Pursuant to the approved McMurry Business Park PUD Guidelines and prior to the development of the property, a detailed site plan shall be submitted to the Community Development Department for review and approval.

Ms. Lake entered six (6) new exhibits into the record for this case.

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

Dennis Langdon, 770 West Collins Drive, spoke on behalf of this case.

Randell Johnson, Windsor, CO, spoke on behalf of this case.

Bill Fehringer, 6080 Enterprise Drive, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-019-S.

Mr. Henrie made a motion to approve case PLN-14-019-S with Condition 1 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-022-RZ – Petition to vacate and replat Lots 10 & 11 and a portion of Talon Drive, Mountain Plaza Addition No. 6 to create Wolf Creek Eight, comprising 19.75-acres, more or less, generally located off Talon Drive south and west of Mountain Plaza Assisted Living; and a rezoning of proposed Lots 17 and 18 in the newly created Wolf Creek Eight Addition, from PUD (Planned Unit Development) and R-4 (High Density Residential) to entirely R-4 (High Density Residential). Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the vacation and replat of Lots 10 & 11 and a portion of Talon Drive, Mountain Plaza Addition No. 6 to create Wolf Creek Eight Addition, and forward a “do pass” recommendation to the City Council.

Ms. Lake also stated staff recommends that the Planning and Zoning Commission approve a rezone of Lots 17 and 18, Wolf Creek Eight Addition from PUD (Planned Unit Development) and R-4 (High Density Residential) to entirely R-4 (High Density Residential), and forward a “do-pass” recommendation to the City Council.

Ms. Lake entered seven (7) exhibits into the record for this case.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-022-RZ regarding the replat.

Mr. Holloway made a motion to approve case PLN-14-022-RZ regarding the replat and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-022-RZ regarding the zone change.

Mr. Waterbury made a motion to approve case PLN-14-022-RZ regarding the zone change and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. 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-14-023-ARZ – Petition to vacate and replat Tract A, Wolf Creek Eight and Lots 2, 3 & 4 and West 37th Street, Mountain Plaza Addition No. 5; and an annexation and plat of a portion of the SW1/4NW1/4, Section 19, T33N, R79W, 6th P.M., Natrona County Wyoming, comprising 1.467-acres, more or less, to create the Wolf Creek Nine, comprising 20.18-acres, more or less, generally located southwest of Talon Drive and Aspen Place; and zoning said property from Natrona County Zoning Classification C (Commercial) and City Zoning Classifications (PUD) Planned Unit Development, OB (Office Business), and C-2 (General Business) to entirely R-2 (One Unit Residential). Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the request to annex 1.467-acres being incorporated into the proposed Wolf Creek Nine Addition for the five (5) reasons listed in the staff report; and approve the plat creating the Wolf Creek Nine Addition, and forward a “do pass” recommendation to the City Council with the following conditions:

1. All lots with lot frontages on Talon Drive and Aspen Place shall face the homes/structures toward Gray Wolf Drive. Vehicular access to the lots from Talon Drive and Aspen Drive shall be prohibited.
2. Prior to final approval and the recording of the Wolf Creek Nine Addition plat, the applicant shall obtain the City Engineer’s approval of a stormwater drainage study.
3. The plat creating the Wolf Creek Eight Addition must be approved and recorded prior to final approval and recording of Wolf Creek Nine Addition.

4. The Gray Wolf Drive/Red Wolf Drive/Dancing Wolf Drive intersection shall be re-aligned so that Gray Wolf Drive and Red Wolf Drive are lined up directly across from each other, rather than offset.

Ms. Lake entered eight (8) exhibits into the record.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

Shane Porter, 200 Pronghorn Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a "do pass" recommendation, deny, or table case PLN-14-023-ARZ regarding the annexation.

Mr. Henrie made a motion to approve case PLN-14-023-ARZ regarding the annexation for Reasons 1-5 listed in the staff report and forward a "do pass" recommendation to the City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a "do pass" recommendation, deny, or table case PLN-14-023-ARZ regarding the replat.

Mr. Henrie made a motion to approve case PLN-14-023-ARZ regarding the replat with Conditions 1-4 listed in the staff report and forward a "do pass" recommendation to the City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Chairman Maguire then entertained a motion to approve and forward to City Council with a "do pass" recommendation, deny, or table case PLN-14-023-ARZ regarding the zone change.

Mr. Holloway made a motion to approve case PLN-14-023-ARZ regarding the zone change and forward a "do pass" recommendation to the City Council. The motion was seconded by Mr. Waterbury. 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-14-024-R – Petition to vacate and replat Tracts A, B, & C, Heritage Hills Addition No. 2 to create Heritage Hills Addition No. 3, comprising 13.98-acres, more or less, generally located southeast of the current South Beverly Street terminus. Applicant: Gaddis Custom Building, LLC

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating Heritage Hills Addition No. 3, and forward a “do pass” recommendation to the City Council with the following conditions:

1. Prior to the development of any of the lots located in Heritage Hills Addition No. 3, South Beverly Street shall be constructed, to standard City specifications as a collector street, to the south property line of proposed Lot 9. Prior to the development of any portion of proposed Tract A, South Beverly Street shall be extended to the south property line of Tract A.
2. South Beverly Street shall be constructed with five (5) foot wide detached sidewalks, with street trees (deciduous, shade) planted at a maximum spacing interval of forty (40) feet on center along the frontage. Interior (local) streets may be constructed with either standard City curbswalks, or detached walks, at the developer’s option.
3. Prior to the issuance of building permits within the Heritage Hills Addition No. 3 for areas currently located in the Special Flood Hazard Area, the applicant shall complete the Letter of Map Revision (LOMR) process for the realignment of the drainage/floodplain through the subdivision.
4. A standard City hard-surfaced, multi-use, pathway shall be provided by the applicant/developer within the drainage easement, for use by pedestrians, and bicyclists, as well as equipment and vehicles responsible for the maintenance of the drainage way. No fences or other obstructions will be permitted within the drainage easement(s).

Ms. Lake entered six (6) exhibits into the record for this case.

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

Lewis James, 111 West 2nd Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-024-R.

Mr. Holloway made a motion to approve case PLN-14-024-R with Conditions 1-4 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Waterbury. 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-14-025-R – Petition to vacate and replat Lot 41B of Mesa Addition No. 5 to create Mesa Addition No. 9, comprising 2.89-acres, more or less, generally located south of CY Avenue on Central Drive. Applicant: Mesa Development, Inc.

Constance Lake, GIS Technician, presented the staff report which recommended that the Planning and Zoning Commission approve the replat creating Mesa Addition No. 9, and forward a “do pass” recommendation to the City Council with the following condition:

1. Prior to final approval of the replat by the City Council, the applicant shall submit a drainage study to the City Engineering Department for review and approval.

Ms. Lake entered eight (8) exhibits into the record for this case.

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

Randy Hall, 550 North Poplar Street, spoke on behalf of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve and forward to City Council with a “do pass” recommendation, deny, or table case PLN-14-025-R.

Mr. Waterbury made a motion to approve case PLN-14-025-R with Condition 1 listed in the staff report and forward a “do pass” recommendation to the City Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There was discussion on proceeding with the digital sign standards ordinance amendment.

B. Community Development Director:

Liz Becher, Community Development Director, advised of current MPO projects and their upcoming meetings/presentations.

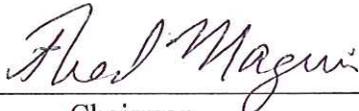
C. Other Communications:

D. Council Liaison:

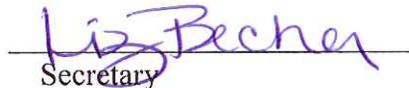
There were none.

VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Holloway and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:45 p.m.



Chairman



Secretary