

CASPER PLANNING AND ZONING MEETING
THURSDAY March 9, 2023
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 March 9, 2023, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Terry Wingerter
Nic Eskew
Kenneth Bates
Vickery Fales-Hall
Michael McIntosh
Joe Hutchison

Absent Members: Maribeth Plocek

Others present: Craig Collins, City Planner
Barb Santmire, Administrative Assistant III
Wallace Trembath, Deputy City Attorney
Steve Cathey, Council Liaison

I. ELECTION OF OFFICERS

Ken Bates, acting as the temporary presiding officer, called the meeting to order. Deputy City Attorney Trembath explained the election process.

Mr. Bates opened the floor for nominations for the position of Vice-Chairperson. Ms. Fales-Hall nominated Mr. Hutchison for Vice-Chairperson. The nomination was seconded by Mr. McIntosh. With no other nominations, Mr. Bates closed the nominations.

With all members voting aye, Mr. Hutchison was elected Vice-Chairperson for 2023.

Mr. Bates opened the floor for nominations for the position of Chairperson. Mr. Wingerter nominated Mr. McIntosh for Chairperson. The nomination was seconded by Ms. Fales-Hall. With no other nominations, Mr. Bates closed the nominations.

With all members voting aye, Mr. McIntosh was elected Chairperson for 2023.

II. MINUTES OF THE PREVIOUS MEETING

Chairperson McIntosh asked if there were additions or corrections to the minutes of the December 8, 2022 Planning & Zoning Commission meeting.

There being no additions or corrections, Chairperson McIntosh called for a motion to approve the minutes of the December 8, 2022 Planning & Zoning Commission meeting.

Ms. Fales-Hall made a motion to approve the minutes of the December 8 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

III. PUBLIC HEARINGS

Our first case this evening:

CUP-351-2023 – Request for a Conditional Use Permit to convert an existing detached garage, located at 1515 S. Elm Street, into an accessory dwelling unit (ADU). The current zoning of the property is R-2 (One Unit Residential), and is more particularly described as Lot 1, Block 3 of the Community Park Addition. Applicants: Pat and Vicki Hughes.

Craig Collins, City Planner, explained that the application submitted is not sufficient for the work being planned and additional steps will need to be taken by the applicant prior to the case being considered by the Commission. Another notification will be sent out when the case is rescheduled.

With all members voting aye, case **CUP-351-2023** was continued to April 13, 2023.

Our second case this evening:

SUB-347-2023 – Request for plat approval creating the Highland Park Tennis Complex Addition to the City of Casper, comprised of a portion of the City of Casper Highland Park Addition and an unplatted parcel located in the SE1/4 NE1/4 of Section 10, T33N., R79W., 6th P.M. Natrona County, Wyoming. The proposed Highland Park Tennis Complex Addition encompasses 4.57-acres, more or less, and is located generally south and west of the intersection of South Beverly Street and East 4th Street. Applicant: Natrona County School District.

Craig Collins, City Planner, presented the staff report and entered 5 exhibits into the record for this case. It was noted that there were no staff-recommended conditions and there were no public comments submitted.

Doug Tunison, Facilities and Construction Project Manager for the School District, spoke as representative for this case. The purpose of the replat is to build a tennis complex that will be for use by Natrona County School District students, athletes, and PE classes; and, when not in use, be available for use by county residents.

Mr. Bates asked if the parking spaces will be sufficient to accommodate increased traffic during competitions. Mr. Tunison replied that the CCA parking lot (just to the south) will serve as overflow parking.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain SUB-347-2023 regarding the request for plat approval creating the Highland Park Tennis Complex Addition to the City of Casper.

Mr. Wingerter made a motion to approve case SUB-347-2023 to be forwarded to Council for consideration. The motion was seconded by Mr. Bates. All those present voted aye. Motion carried.

Our third case this evening:

ZOC-355-2023 – Request for a vacation and zone change of Lot 1 Majestic Mountain Addition, from Park Historic (PH) to General Business (C-2). Said property is located immediately east of the Paradise Valley Pool and north of the Iris Street cul-de-sac. Applicant: Pat Sullivan/Half Barrel Inc.

Craig Collins, City Planner, presented the staff report and entered 6 exhibits into the record for this case. There was 1 letter of opposition submitted. There are no recommended conditions because conditions are not appropriate with a zone change.

Mr. Wingerter asked Staff if curbs and gutters will be put in. Mr. Collins responded that public improvements are typically addressed when a site plan or building permit is received.

Pat Sullivan, Half-Barrel, Inc., spoke as representative for this case, stating that the rezone to C-2 would be in keeping with the original intent for the property and allow for the building of apartment complexes.

Mike Burstad, 177 Camellia, asked if there will be a through street at the end of Camellia. Mr. Collins reported that it would be a staff recommendation when the area is developed to have Camellia continue thru to Iris to provide a secondary access.

Mr. Burstad expressed concerns about noise created by the emptying of nearby dumpsters, property taxes/values, and drainage issues in the area. It was noted by Commissioner Bates that these are not items for the Commission's consideration. The only item under the Commission's purview is the rezoning from PH (Park Historic) to C-2 (General Business). Mr. Burstad acknowledged that his concerns were not related to the zone change, but wanted to express his hopes that some of these items will be addressed during development.

Mr. Collins stated he would pass the information about drainage issues along to the City engineers and ask that they take a look at the situation.

Steve Johnson, 156 Honeysuckle, indicated he is definitely in favor of the development, believing it will be an improvement to the area.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain ZOC-355-2023 regarding the request for a vacation and zone change of Lot 1 Majestic Mountain Addition, from Park Historic (PH) to General Business (C-2).

Mr. Bates made a motion to approve case ZOC-355-2023 to be forwarded to Council for consideration. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

Our fourth case this evening:

SUB-356-2023 & ZOC-357-2023 – Request for approval of a plat creating the Lukasiewicz Subdivision, and zoning said subdivision as AG (Urban Agriculture). The proposed subdivision consists of an unplatted parcel located in the NW1/4 NW1/4 of Section 23, T33N., R80W., 6th PM, Natrona County, Wyoming; and a portion of lots 22 and 23 of the Paradise Valley Addition. Said property encompasses 4.6-acres, more or less, and will consist of two (2) Tracts. Applicant: Del Lukasiewicz.

Craig Collins, City Planner, presented the staff report and entered 6 exhibits into the record for this case. Staff has included one (1) recommended condition of approval that requires the property owner to participate in Robertson Road upgrades at some point in the future. There were no public comments submitted.

Del Lukasiewicz, Johnstown, CO, spoke as representative for this case. While he currently resides in Johnstown, plans are to build a family home on the property. The subdivision request will consolidate 3 parcels into 2 larger parcels with the main home and an outbuilding being constructed on the larger of the two. The 2nd parcel would be for a guest house which might also be used as a bed/breakfast or vacation rental (Air BnB).

Chairperson McIntosh asked if the applicant understands and agrees with the condition attached.

Mr. Lukasiewicz requested clarification regarding his financial responsibility. Mr. Collins explained that Mr. Lukasiewicz would only be responsible for a portion of the initial costs and that it would be the responsibility of the city to provide ongoing maintenance.

Mr. Lukasiewicz stated that, with the clarification, he understands and agrees with the condition.

Shawn Gustafson, ECS Engineers, was present as author of the plat to answer any questions.

Patrick Frenick, 3033 Cabin Creek Pl, asked if the applicant was planning to have livestock on the property if it is rezoned to AG. Mr. Lukasiewicz responded that he has no intent to

own livestock at this time. Mr. Frenick also expressed concerns about increased traffic and potential additional damage to roads that already have potholes.

There being no others to speak, Chairperson McIntosh closed the public hearing and indicated that the plat request and zoning request will be voted on separately.

Mr. Wingerter made a motion to approve, with the one (1) condition specified by Staff, case SP-356-2023 to be forwarded to Council for consideration. The motion was seconded by Mr. Hutchison. All those present voted aye. Motion carried.

Mr. Wingerter made a motion to approve case ZOC-357-2023 to be forwarded to Council for consideration. The motion was seconded by Ms. Fales-Hall. All those present voted aye. Motion carried.

Our fifth case this evening:

SP-358-2023 – Site plan review for the construction of a 130,720 square foot, indoor sports facility, located directly north of the Ford Wyoming Center on portions of Lot 3 of North Platte River Park No. 2. Applicant: WYO Complex.

Craig Collins, City Planner, presented the staff report and entered 5 exhibits into the record for this case. It was noted that there were no staff-recommended conditions and there were no public comments submitted.

Mr. Wingerter asked if traffic lights have been considered to help address any potential issues of traffic flow that might arise if both the sports complex and the events center hold events at the same time. Mr. Collins replied that a traffic study was completed and lights are not deemed to be warranted.

Jessica Hastings, 441 Landmark Drive, was present on behalf of WYO Complex to answer any questions the Commission may have.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain SP-358-2023 regarding the request for site plan approval for the construction of a 130,720 square foot, indoor sports facility.

Ms. Fales-Hall made a motion to approve case SP-358-2023 to be forwarded to Council for consideration for approval by Resolution. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

IV. SPECIAL ISSUES:

- A. Joe Hutchison and Mike McIntosh volunteered to serve as liaisons to the OYD Advisory Committee.

- B. Mike McIntosh volunteered to serve as liaison to the Historic Preservation Commission.

V. **COMMUNICATIONS:**

- A. Commission:

Mr. Wingerter asked if anything could be done about a house near the corner of 13th and McKinley that has had political signs on the side of it for an extended period of time. Mr. Collins reported that it is not considered a dangerous structure so the city has little recourse to do anything.

Mr. Bates congratulated Mr. McIntosh and Mr. Hutchison on their election to Chair and Vice-Chair positions, stating that he appreciates their service to the Commission. He also expressed appreciation to Mr. Eskew for volunteering to join the Commission.

Ms. Fales-Hall thanked Mr. Bates for his service as Chair for the last year.

- B. Community Development Director:

There were none.

- C. Council Liaison:

Steve Cathey congratulated Mr. McIntosh on his election to Chair and stated he wrote down the name of the citizen who expressed concerns about flooding over by the Paradise Valley pool. He will speak with the city manager to see if there is anything they can do.

Mr. Wingerter asked if there was any update to the unfinished dog park on 2nd Street. Mr. Cathey reported that the improvements that were done were financed by private donation. When those funds ran out, there were no additional funds available to move forward with completing the project. So, what is there now is all there will be unless other funds are donated.

- D. OYD and Historic Preservation Commission Liaisons

There were none.

VI. **ADJOURNMENT:**

Chairperson McIntosh adjourned the meeting at 7:07 pm.



Chairperson



Secretary