

CASPER PLANNING AND ZONING MEETING
THURSDAY October 13, 2022
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 October 13, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Joe Hutchison
 Vickery Fales-Hall
 Travis Van Hecke
 Michael McIntosh
 Terry Wingerter
 Maribeth Plocek

Absent Members: Kenneth Bates
 Bruce Knell, Council Liaison
 Liz Becher, Community Development Director

Others present: Craig Collins, City Planner
 Wallace Trembath, Deputy City Attorney

I. MINUTES OF THE PREVIOUS MEETING

Vice-Chairperson Fales-Hall asked if there were additions or corrections to the minutes of the August 18, 2022 Planning & Zoning Commission meeting. There was no meeting in September.

Vice-Chairperson Fales-Hall called for a motion to approve the minutes of the August 18, 2022 Planning & Zoning Commission meeting.

Mr. McIntosh made a motion to approve the minutes of the August 18 meeting. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

SUB-266-2022 – Petition for a vacation and replat of all of the Goldwater Addition, Portions of Goldwater Addition No. 2, Portions of the vacated North David Street Right-of-way, Portions of the Liberty Addition, and an unplatted portion of the NE1/4SW1/4 & NW 1/4SE1/4, Section 4, T.33N., R.79W., 6th P.M, to create the

Pasadena Addition to the City of Casper. Applicants: West Center Hospitality RE, LLC/ Greenlake Real Estate Fund, LLC/Greenlake Investment Management, LLC.

ZOC-271-2022 – Petition to zone the entire Pasadena Addition as C-2 (General Business). The majority of the area involved in this request is already zoned C-2 (General Business). Applicant: West Center Hospitality RE, LLC/ Greenlake Real Estate Fund, LLC/Greenlake Investment Management, LLC.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case.

Vice-Chairperson Fales-Hall opened the public hearing and asked if anyone on the Commission has any preliminary questions for the staff.

Mr. Wingerter asked if the North/South road is wide enough to put in a turn lane to accommodate any increase in traffic.

Alex Sveda, City Engineer, addressed the question stating that a traffic study would be required which may prompt a turning lane, depending on the findings.

Vice-Chairperson Fales-Hall asked for the person representing the case to come forward and explain the application.

Mr. Paul Diamond, 1416 El Centro, S Pasadena, CA spoke as representative from West Center Hospitality, RE, LLC for this case.

Vice-Chairperson Fales-Hall asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Vice-Chairperson Fales-Hall closed the public hearing and entertained a motion to approve, deny or table SUB-266-2022 and ZOC-271-2022 regarding the Pasadena Addition.

Mr. Wingerter made a motion to approve case SUB-266-2022 and ZOC-271-2022. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried.

Our second case this evening:

SUB-267-2022 – A vacation and replat creating the Valley West Business Center No. 2, encompassing 8.2-acres, more or less, and located at the northeast corner of the intersection of CY Avenue (WY State Hwy 220) and Valley Drive. Said vacation and replat comprises Valley West Business Center, Lots 1 through 6 Addition, & a Portion of Commercial Tract 1, Paradise Valley Subdivision. Applicant: Half Barrel, LLC

Craig Collins, City Planner presented the staff report and entered 5 exhibits into the record for this case. Mr. Collins pointed out that there were 5 conditions listed in the staff report, but a 6th condition is needed to address an easement needed. The 6th condition would read that prior to Council review, an easement shall be added to the plat for an existing 24" storm sewer located in the southwest portion of the subdivision.

Vice-Chairperson Fales-Hall opened the public hearing and asked for the person representing the case to come forward and explain the application.

Mr. Pat Sullivan, 6488 Coates Rd, Casper, WY spoke as representative from Half Barrel, LLC for this case.

Vice-Chairperson Fales-Hall asked if the applicant understood and agreed with the recommended conditions in the staff report, including the 6th condition just disclosed. Mr. Sullivan acknowledge the conditions.

Vice-Chairperson Fales-Hall asked the Commissioners if they have any questions they would like to ask the applicant at this time.

Mr. Wingerter stated he feels this is a great layout, but expressed concern that future development of the lots could negatively impact traffic around the community swimming pool. Mr. Wingerter asked if a frontage road has ever been considered. Mr. Collins replied there may be topography and/or space issues that can be addressed during the site plan development. Mr. Collins stated he would not recommend including a frontage road as a condition at this point.

Vice-Chairperson Fales-Hall asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Vice-Chairperson Fales-Hall closed the public hearing and entertained a motion to approve, deny or table SUB-267-2022.

Mr. McIntosh made a motion to approve case SUB-267-2022 with the five (5) conditions listed in the staff report with the sixth condition amended by staff on the record. The motion was seconded by Mr. Hutchison.

All those present voted aye. Motion carried.

III. SPECIAL ISSUES:

There were none.

IV. COMMUNICATIONS:

A. Commission:
There were none.

- B. Community Development Director:
There were none.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons:
OYD – Mr. McIntosh reported that OYD met and discussed having a meeting with the DDA Board on October 26th.

HPC – There were none.
- E. Other Communications:
There were none.

V. **ADJOURNMENT:**

Vice-Chairperson Fales-Hall adjourned the meeting at 6:25pm.



Chairperson



Secretary