

AGENDA
PLANNING AND ZONING MEETING
June 16, 2016
6:00 P.M.
COUNCIL CHAMBERS
CITY HALL, 200 NORTH DAVID

Meetings can be viewed online at www.casperwy.gov on the Planning Commission web page.

PLANNING AND ZONING POLICY
PUBLIC STATEMENTS

1. Use of Cellular telephones is not permitted, and such telephones shall be turned off or otherwise silenced during the Planning and Zoning Meeting.
2. Speaking to the Planning and Zoning Commission (These guidelines are also posted at the podium in the Council Chambers).
 - Clearly state your name and address.
 - Please keep your remarks pertinent to the issue being considered by the Planning and Zoning Commission.
 - Please do not repeat the same statements that were made by a previous speaker.
 - Please speak to the Planning and Zoning Commission as you would like to be spoken to.
 - Please do not address Applicants or other audience members directly.
 - Please make your comments at the podium and directed to the Planning and Zoning Commission.
3. The City of Casper Planning and Zoning Commission is a volunteer body composed of members of the Casper Community, and appointed by the Casper City Council. The Commission acts as a quasi-judicial panel, making final decisions on some specific items, and recommendations to the City Council on others as dictated by law. The Commission may only consider evidence about any case as it relates to existing law. The Commission cannot make or change planning or zoning laws, regulations, policies or guidelines.

AGENDA

- I. CALL TO ORDER**
- II. MINUTES: May 19, 2016 Meeting**
- III. PUBLIC HEARINGS:**

- A. **PLN-16-026-R** – A petition to vacate and replat Lots 2, 3, and 4 and West 37th Street in Mountain Plaza Addition No. 5, Lots 10 and 11 and Talon Drive in Mountain Plaza Addition No. 6 and a portion of the SW1/4NW1/4 of Section 19, T33N, R79W, to the City of Casper, Wyoming, to create Wolf Creek 8 Addition, comprising 25-acres, more or less, generally located south of Talon Drive, and west of Aspen Place. Applicant: Mesa Development, Inc.

- B. **PLN-16-027-R** – A petition to vacate and replat Lots K-T, Block 59 of the Eddings Subdivision, to create Central Wyoming Rescue Mission Addition, comprising 0.964-acres, more or less, generally located at the northwest corner of North Park and East A Streets. Applicant: Central Wyoming Rescue Mission, A Non-Profit Corporation.

- C. **PLN-16-028-S** – Site plan approval for a 1-story, 38,975 square foot, indoor shooting and training facility, on Lot 5, Village Addition, No. 2, located at 580 Landmark Drive. Applicant: East Valley Investments, LLC.

VI. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

- A vacation and replat creating Harmony Hills Addition No. 2 Phase 2A.
- A vacation and replat creating Eastward Heights VIII, Lot 16.

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

- A. Commission**
- B. Community Development Director**
 - 1) Old Business Items**
 - 2) New Business Items**

- C. Council Liaison**
- D. Other Communications**

VII. ADJOURNMENT

**PLANNING AND ZONING MEETING
THURSDAY, MAY 19, 2016
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 Thursday, April 21, 2016, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 James Holloway
 Susan Frank
 Fred Feth
 Ryan Waterbury

Absent Members: Don Redder
 Randy Hein

Others present: Craig Collins, City Planner
 Aaron Kloke, Planner I
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Jason Knopp, City Engineer
 Steve Cathey, Council Liaison
 Bill Fehringer, CEPI, 6080 Enterprise Drive
 Jon Cardenas, 2850 East 5th Street
 Shannon Briggs, 2850 East 5th Street
 Ted Sellers, 2819 East 5th Street
 Letitia Abromatas, 750 U.S. Highway 14, Greybull, WY

II. MINUTES OF THE PREVIOUS MEETING

Chairman King asked if there were additions or corrections to the minutes of the April 21, 2016 Planning & Zoning Commission meeting.

There being none, Chairman King called for a motion to approve the minutes of the April 21, 2016 Planning & Zoning Commission meeting.

Mr. Holloway made a motion to approve the minutes of the April 21, 2016 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Waterbury 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.

Chairman King entertained a motion to remove Case No. PLN-16-019-C from the table for consideration.

Mr. Holloway made a motion to remove case PLN-16-019-C from the table for consideration. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

PLN-16-019-C – *(Tabled April 21, 2016)* Petition for a Conditional Use Permit for the construction of an oversized detached accessory building (garage) in an R-1 (Residential Estate) zoning district. Said garage consists of a 2,196 square foot addition to an existing detached garage, for a total footprint of 2,580 square feet. Per the Municipal Code, the maximum size of an accessory building (garage) is 1,500 square feet. The subject property is located on Lots 72 and 73, Sunrise Hills No 8 Addition, at 6200 South Chestnut Street. Applicant: Rick and Judy Binks.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission acknowledge the withdrawal of the case by the applicant.

Chairman King entertained a motion to acknowledge withdrawal of Case No. PLN-16-019-C.

Mr. Waterbury made a motion to acknowledge withdrawal of Case No. PLN-16-019-C. The motion was seconded by Ms. Frank. All those present voted aye. Motion passed.

Chairman King noted that Vice Mayor Cathey was in attendance this evening.

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-16-022-R – Petition to vacate and replat Lots 5 and 6, Harmony Hills Addition No. 2 – Phase 2, and Lot 4A, Harmony Hills Addition No. 2 – Phase 2, Lots 3A and

4A, to create Harmony Hills Addition No. 2 Phase 2A, comprising 0.46-acres, more or less, generally located at the southeast intersection of Wyoming Boulevard and Tranquility Way. Applicant: Harmony Hills Holdings, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Bill Fehringer, CEPI, 6080 Enterprise Drive, presented the case and advised he was available to answer questions.

Mr. Holloway asked Mr. Fehringer about the walls of the constructed building not aligning with the plat.

Mr. Fehringer stated that there were five (5) units designed to be sold as separate parcels, and as the walls went up they were shifted. He advised this could have been due to a client wanting a different square footage within their space or the actual construction being off.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-022-R, regarding the proposed Harmony Hills Addition No. 2 Phase 2A and forward a “do pass” recommendation to City Council.

Ms. Frank made a motion to approve case PLN-16-022-R, a replat for the proposed Harmony Hills Addition No. 2 Phase 2A, and forward a “do pass” recommendation to council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

Ms. Frank recused herself and left the meeting at 6:13 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-16-023-R – Petition to vacate and replat of Eastward Heights VIII, Lots 11-15, to create Eastward Heights VIII, Lot 16, comprising 0.260-acres, more or less, located at 1460, 1462, 1464, 1466 Missouri Avenue. Applicant: Langdon Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Bill Fehringer, CEPI, 6080 Enterprise Drive, presented the case and stated he was available to answer questions.

Mr. Holloway asked if the driveway would remain the same.

Mr. Fehringer replied that the driveway would remain as it is.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-023-R, regarding the proposed Eastward Heights VIII, Lot 16 and forward a “do pass” recommendation to City Council.

Mr. Waterbury made a motion to approve case PLN-16-023-R, replat creating Eastward Heights VIII, Lot 16 and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Holloway. All those present voted aye. Motion carried.

Ms. Frank returned to the meeting at 6:20 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-16-024-C – Petition for a Conditional Use Permit for an accessory building (garage), with 19’ high walls, in excess of the 12’ maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street. Applicant: Jon Cardenas.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the Conditional Use Permit, meets the two (2) reasons and six (6) findings necessary for the approval of a Conditional Use Permit found in Section 17.12.240 (G) and (H) of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission articulate its findings, and further recommends that the Planning and Zoning Commission include, at a minimum, the following recommended conditions of approval.

1. Per Section 17.12.121(F)(6) of the Casper Municipal Code, the accessory building, once completed, shall be similar in exterior design, with comparable exterior residential materials and roof pitch, to the principal residential building and surrounding neighborhood residential structures. In addition, vertical metal siding is expressly prohibited.

Mr. Kloke entered five (5) exhibits into the record for this case.

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

Jon Cardenas, 2850 East 5th Street, presented the case and stated he was available to answer questions.

Chairman King asked the applicant if the Condition listed in the staff report was acceptable.

Mr. Cardenas replied that the Condition listed in the staff report was acceptable.

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

Shannon Briggs, 2850 East 5th Street, spoke in favor of this case.

Ted Sellers, 2819 East 5th Street, spoke in opposition to this case.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-16-024-C, Conditional Use Permit for an accessory building (garage), with 19’ high walls, in excess of the 12’ maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street.

Ms. Frank made a motion to approve case PLN-16-024-C for the construction of an accessory building (garage), with 19' high walls, in excess of the 12' maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street, with Conditions #1, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Holloway.

Ms. Frank inquired about amending the motion with the added Condition of prohibiting windows on the west side of the structure that overlooks the adjacent neighboring yard.

Mr. Trembath, Assistant City Attorney, advised that the Planning and Zoning Commission could add reasonable conditions, and to do so would require an amended motion.

There was discussion on:

- Structural integrity of the existing garage.
- Architectural design of the project.
- Building permit process and what plans would be required, would structural be included, difference between commercial projects and residential.
- Safety always a concern in consideration of building permitting.

Ms. Frank made an amended motion to include a second Condition that would not allow windows on the west side of the addition. The motion was seconded by Mr. Feth. All those present voting aye, with the exception of Mr. Holloway, and Mr. Waterbury who voted nay. The amended motion passes.

Ms. Frank made a motion to approve case PLN-16-024-C for the construction of an accessory building (garage), with 19' high walls, in excess of the 12' maximum wall height permitted; in an R-2 (One Unit Residential) zoning district on Lot 8, Block 7, Pineview Meadows Addition No. 2, Subdivision No. 1, located at 2850 East 5th Street, with Condition #1 listed in the staff report, and Condition #2 to not allow windows on the west side of the addition, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Holloway. Chairman King, Ms. Frank, and Mr. Feth voted aye. Mr. Holloway and Mr. Waterbury voted nay. Motion failed.

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-16-025-Z - Petition for a Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business). Applicant: Chetan Patel.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested zone change meets the minimum requirements of the Casper Municipal Code, and is in conformance with the Casper Area Comprehensive Land Use Plan and the West Central & South Poplar Street Corridor Plan, staff recommends that the Planning and Zoning Commission approve the zone change of Lots 1-5, Block 122, Casper Addition located at 901 and 909 South Cedar Street, and forward a “do pass” recommendation to the City Council. If however, the Commission determines that the zone change does not meet the minimum requirements of the Casper Municipal Code, or is not in conformance with the Casper Area Comprehensive Land Use Plan or the West Central & South Poplar Street Corridor Plan, staff recommends that the Commission deny the requested zone change.

Mr. Kloke entered eleven (11) exhibits into the record for this case.

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

Letitia Abromatas, 750 U.S. Highway 14, Greybull, WY, representing the applicant, presented the case and spoke in favor of the petition.

Mr. Kloke entered City of Casper electrical permit dated March 22, 2007, and City of Casper Building permit dated November 23, 2005, submitted by Ms. Abromatas as exhibit “L” two (2) pages.

Steve Cathey, Vice Mayor, Council Liaison, asked for clarification of the appeal process and appropriate use determination.

Mr. Trembath, advised that whether the use is appropriate would be determined under the OYD guidelines. He stated the matter would need to go to the Architectural Review Committee and they would render a decision. Under Municipal Code 17.94.020 an appeal can be made to the Council Committee Board of Appeals. He advised that this was a two (2) step process.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table the Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business).

There was discussion on:

- Spot zoning.
- Previous planning efforts in the area that have been adopted as the OYD.

Mr. Holloway made a motion to approve the Zone Change of Casper Block 122, Lot 1-3 Commercial, and Casper Block 122 Lot 4-5 All, located at 901 and 909 South Cedar Street, from OYDSPC (Old Yellowstone District and South Poplar Corridor) to C-2 (General Business). The motion was seconded by Mr. Waterbury. All those present voted nay. Motion failed.

Chairman King advised the applicant to work with City staff to determine their next step.

IV. COUNCIL ACTIONS:

Mr. Kloke advised that a contract has been approved with Logan Simpson for the Comprehensive Land Use Plan update.

Mr. Collins thanked Council for their support on this project and endeavor to get public involvement. He stated that Council stressed how important the Comprehensive Land Use Plan is in planning for the City of Casper.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Chairman. King stated that a Planning and Zoning training was held on Tuesday, May 17, 2016. In attendance were Mr. Waterbury, Mr. Redder, Ms. Frank, and himself.

B. Community Development Director:

There were none.

Other Communications:

C. There were none.

D. Council Liaison:

Steve Cathey, advised that there were two (2) items approved by Council Tuesday, May 17, 2016, the replat of the McKinley Heights Subdivision and a Sub-area plan for the Church of Latter Day Saints. He asked for clarification that the Architectural Review Committee would make the determination of whether the use of the business on South Cedar Street was appropriate.

Mr. Collins advised that either the Architectural Review Committee or the Community Development Director could make that determination.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 8:56 p.m.

Chairman

Secretary

June 10, 2016

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner
Aaron Kloke, Planner I

SUBJECT: **PLN-16-026-R** – A petition to vacate and replat Lots 2, 3, and 4 and West 37th Street in Mountain Plaza Addition No. 5, Lots 10 and 11 and Talon Drive in Mountain Plaza Addition No. 6 and a portion of the SW1/4NW1/4 of Section 19, T33N, R79W, to the City of Casper, Wyoming, to create Wolf Creek 8 Addition, comprising 25-acres, more or less, generally located south of Talon Drive, and west of Aspen Place. Applicant: Mesa Development, Inc.

Recommendation:

Staff recommends that the Planning and Zoning Commission continue **Case # PLN-16-026-R** to the regularly scheduled July 21, 2016 Planning and Zoning Commission public hearing.

Summary:

Mesa Development, Inc. has applied for a replat to create the Wolf Creek 8 Addition. The current proposal involves the area that the applicant previously obtained plat approval for Wolf Creek 8 and Wolf Creek 9 in 2014. Although Wolf Creek 8 and Wolf Creek 9 were approved by the Planning and Zoning Commission and the City Council in 2014, the legal paperwork was not completed or recorded within the year following approval, and the plats became null and void. The expiration of the plats has clouded the legitimacy of the associated annexation and zone change that were approved concurrently in 2014. Staff is requesting a continuance of the Wolf Creek 8 replat to the July 21, 2016 Planning and Zoning Commission regular public hearing in order to allow time to ascertain the legal status of the previously approved zone change and annexation. If the annexation and zoning are found to be illegitimate or could potentially cloud the titles of the involved properties, then an annexation and a zone change application must accompany the current replat request.

June 10, 2016

MEMO TO: Bob King, Chairman
Members of the Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner
Aaron Kloke, Planner I

SUBJECT: **PLN-16-027-R** – A petition to vacate and replat Lots K-T, Block 59 of the Eddings Subdivision, to create Central Wyoming Rescue Mission Addition, comprising 0.964-acres, more or less, generally located at the northwest corner of North Park and East “A” Streets. Applicant: Central Wyoming Rescue Mission, a Non-Profit Corporation.

Recommendation:

Staff recommends that the Planning and Zoning Commission continue **Case # PLN-16-027-R** to the regularly scheduled July 21, 2016 Planning and Zoning Commission public hearing.

Summary:

Central Wyoming Rescue Mission has applied for a replat of ten (10) lots to consolidate said lots into a single lot, creating the Central Wyoming Rescue Mission Addition. During the review of the project it was discovered that the subject lots had mixed zoning classifications; and therefore, require an accompanying zone change application. In that the zone change application was not submitted in time for the June meeting, staff is recommending that the Planning and Zoning Commission continue this case in order to process the necessary zone change concurrent with the replat.

June 10, 2016

MEMO TO: Bob King, Chairman
Members, Planning and Zoning Commission

FROM: Liz Becher, Community Development Director
Craig Collins, AICP, City Planner
Aaron Kloke, Planner I

SUBJECT: **PLN-16-028-S** – Site plan approval for a 1-story, 38,975 square foot, indoor shooting and training facility, on Lot 5, Village Addition, No. 2, located at 580 Landmark Drive. Applicant: East Valley Investments, LLC.

Recommendation:

If, after the required public hearing, the Planning and Zoning Commission finds that the site plan meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the site plan. Staff has provided three (3) recommended conditions of approval for the Planning and Zoning Commission's consideration.

1. All on-site lighting shall be designed to reduce off-site glare and light pollution. All exterior lighting fixtures, including building and parking lot lighting, shall be shielded (full-cutoff). Pursuant to the Casper Municipal Code, no light pole may be taller than thirty (30) feet in height.
2. A public access easement shall be provided for the shared driveway access located north of the building. Said easement shall be provided in a form acceptable to the City prior to the issuance of a certificate of occupancy.
3. A solid privacy fence, constructed of either wood or vinyl, shall be constructed along the entire length of the south property line, on top of the retaining wall, in order to buffer the site from the adjacent multi-family development immediately to the south. The remainder of the fencing on-site may be chain-link, or other materials.

Code Compliance:

Staff has complied with all requirements of Section 17.12.150 of the Casper Municipal Code pertaining to site plans, including notification of property owners within three hundred (300) feet by first class mail, posting of the property, and publishing legal notice in the Casper Star-Tribune. Staff has received one (1) letter of opposition to this case.

The Planning and Zoning Commission is the reviewing authority for all site plans for commercial buildings with a footprint over 20,000 square feet, but less than 43,560 square feet. The actions available to the Planning and Zoning Commission are to approve; approve with conditions; deny; table; or continue to a future Planning and Zoning Commission meeting.

Section 17.12.150(D) of the Casper Municipal Code provides the review criteria for the approval of a site plan. Those criteria include whether the site plan is compatible with the goals and policies of many of the City's adopted plans. Other design-related criteria for the approval of a site plan include the following:

- Promote the efficient use of land by means of a sound arrangement of buildings, safe and functional points of access, well planned parking circulation systems, and adequate sidewalks and pathways for pedestrians.
- Provide for landscaping, and within high density housing complexes, usable open space, such as, but not limited to, bicycle paths, playground areas, courtyards, areas for active recreation, swimming pools, landscaping, gardens, walks, outdoor seating areas, outdoor picnic areas, and similar open space.
- Preserve and utilize where possible, existing landscape features and amenities, and blend such features with the new structures and other improvements.

Summary:

East Valley Investments, LLC has applied for site plan approval for the construction of a one-story indoor shooting and training facility located at 580 Landmark Drive. The property is zoned C-1 (Neighborhood Convenience), and the applicant was granted a Conditional Use Permit by the Planning and Zoning Commission for the indoor training and shooting center in April of this year with the following four (4) conditions of approval:

1. The indoor training and shooting center shall be completed within one (1) year from the date of approval of the Conditional Use Permit. If said indoor training and shooting center is not completed within a year the Conditional Use Permit shall become null and void.
2. A detailed site plan shall be submitted to the City for review and approval. Special emphasis shall be given to providing adequate buffering from the adjacent multi-family residential development immediately to the south.
3. Construction materials and methods shall include adequate abatement of noise, noxious fumes, lead exposure, and structural barriers/backstops to prevent projectiles from exiting the facility.
4. The owner/operator of the facility shall comply with all federal, state and local regulations regarding the sale and discharge of weapons within the City of Casper limits.

Properties surrounding the subject property are zoned C-2 (General Business) to the north, east and west; and PUD (Planned Unit Development) to the south. Land uses in the immediate area are a mix of multi-family residential and commercial. The subject property is approximately two (2) acres in size, and slopes upward from the street to the back of the lot.

The site plan proposes the construction of an approximate 39,000 square foot structure, including approximately 10,000 square feet devoted to retail sales. The retail portion of the building will be twenty-eight (28) feet in height, and the portion of the structure housing the shooting lanes will be located largely below grade. The Municipal Code does not provide a ratio for determining the minimum number of parking spaces required for a shooting and training facility. It was decided by staff that parking needs would be determined based on the City's minimum requirements for specialty retail (2.41 spaces per 1,000 square feet of area), plus an additional space for every shooting lane. Based on 10,000 square feet of retail area, and twenty-five (25) shooting lanes, it was determined that a minimum of forty-nine (49) spaces should be provided. The site plan shows a total of sixty-two (62) parking spaces, exceeding the minimum required.

Buffering is required, pursuant to Appendix C of the Casper Municipal Code, between the proposed shooting and training facility and the adjacent multi-family residential development immediately to the south. The Municipal Code provides six (6) different alternatives for buffering, including solid fencing, landscaping, or a combination of both. The proposed site plan shows a six (6) foot retaining wall along the south property line, with one hundred thirty (130) lineal feet of six (6) foot solid fence on top, from the southeast corner of the property to the front corner of the building. The remainder of the fence is proposed to be "security" fence. Based on staff's interpretation of the intent of the buffering requirements in Appendix C of the Casper Municipal Code, staff has provided a recommended condition of approval that would require a solid wood or vinyl buffering/screening fence along the entire length of the south property line to adequately buffer the site from the adjacent multi-family development to the south. The condition allows the applicant to use security fence on the other portions of the site, which do not require buffering because they are not contiguous with a less intensive land use.

The site consists of approximately 18,415 square feet of landscaping, totaling approximately twenty-one (21) percent of the area of the site, exceeding the City's minimum landscaping requirement of six (6) percent of the area of the site. The site plan did not meet the traffic generation threshold which would have required the completion of a traffic study, and no significant traffic impacts are expected. Access to the site is via a shared driveway with the lot to the north, off of Landmark Drive. Staff has provided a recommended condition that would require the applicant to provide a permanent access easement for the driveway, since it is located on an adjacent property, which could be sold to a separate entity in the future.

The City Council recently approved a Municipal Code Amendment changing the regulations on discharging weapons in the City limits. The previous law required City Council approval to discharge weapons in the City limits. The new law permits the discharge of weapons when the area/facility is zoned appropriately for the use, or if a Conditional Use Permit is granted by the Planning and Zoning Commission for the use.

Lot 5, Block 2, Village Addition - Shooting & Training Facility



Eastridge Mall

Lifetime Health & Fitness

CAEDA DR

LANDMARK DR

PAY IT FORWARD DR

SE WYOMING BLVD N
LONG LN
CARRIAGE LN

Aspen Court Apartments

VIKING CT

BLACKMORE RD

STAFFORD

DONEGAL

DUNDEE

WATERFORD



NOT TO SCALE

Legend

■ Subject Property

Lot 5, Block 2, Village Addition - Shooting & Training Facility

Facing southwest from Landmark Drive

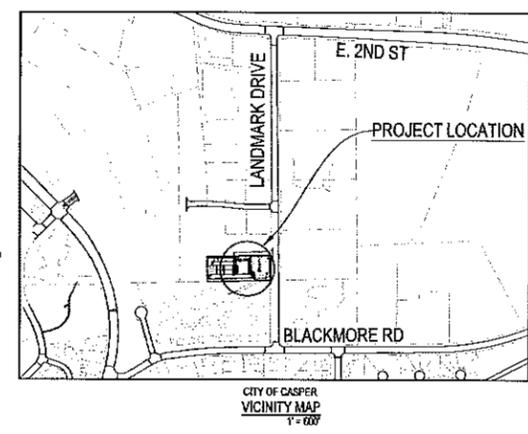
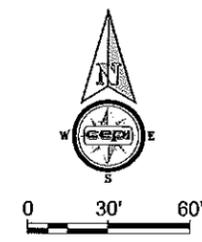
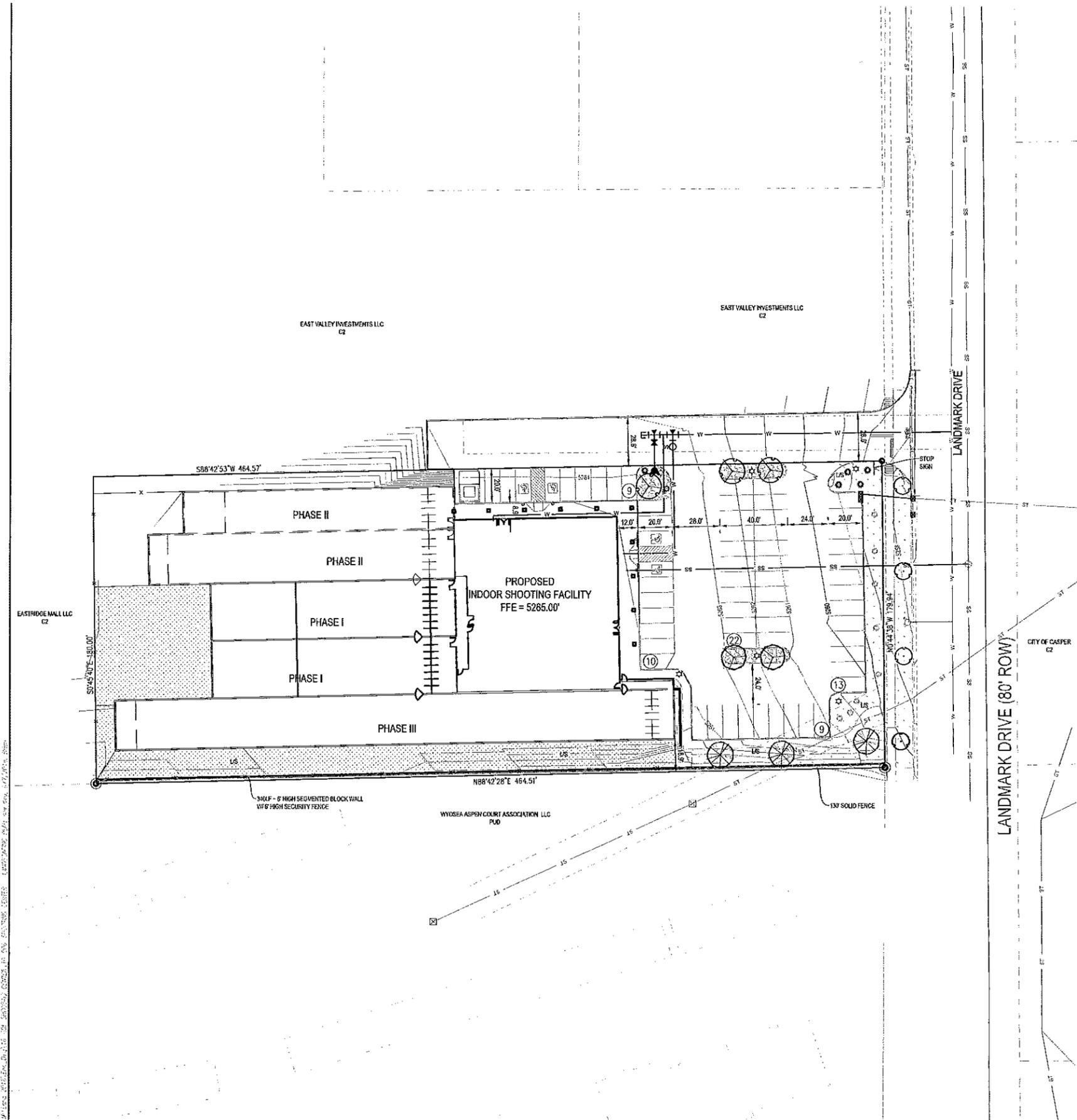


Facing south along Landmark Drive



Facing north along Landmark Drive





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	TOTAL
[Symbol]	NATIVE VEGETATION - DRYLAND GRASSES	11,411 SF	18,415
[Symbol]	SEEDED BRUGATED LAWN	7,004 SF	

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
[Symbol]	3	ACER FREEMANI 'JEFFERSON' TM	AUTUMN BLAZE MAPLE	8 & B	2.5' CAL
[Symbol]	4	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER MAPLE	8 & B	1.5' CAL
[Symbol]	3	PIRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	8 & B	1.5' CAL
[Symbol]	2	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	8 & B	1.5' CAL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
[Symbol]	2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
[Symbol]	2	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	

cepi
 Civil Engineering Professionals, Inc.
 600 East 15th Street, Casper, WY 82409
 Phone: 307.251.4444 Fax: 307.251.1110
 www.cepi.com

DATE: _____

REVISIONS:

EAST VALLEY INVESTMENTS, LLC
INDOOR SHOOTING & TRAINING FACILITY
 CASPER, WYOMING

PROJECT #: 16-008
 DATE: 6/8/16
 DRAWN BY: BT

LANDSCAPING PLAN

SHEET

C2.0

IN PROGRESS
NOT FOR
CONSTRUCTION

SHOOTING TRAINING CENTER
580 LANDMARK DRIVE
CASPER, WYOMING 82609



PROJECT NUMBER
16-002

DATE
June 8, 2016

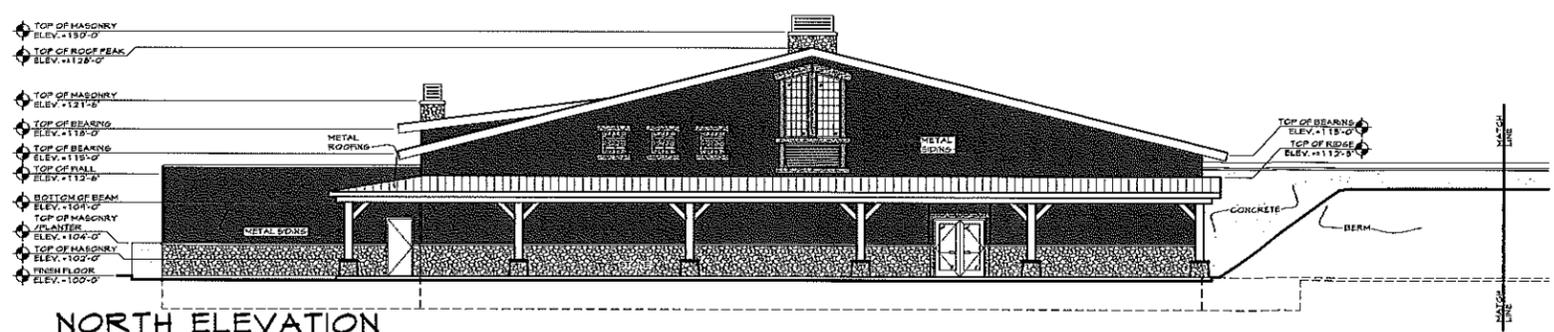
DRAWN BY
D. LITTLE

DISK ID.
16-002_5.10.dwg

SHEET TITLE
BUILDING
ELEVATIONS

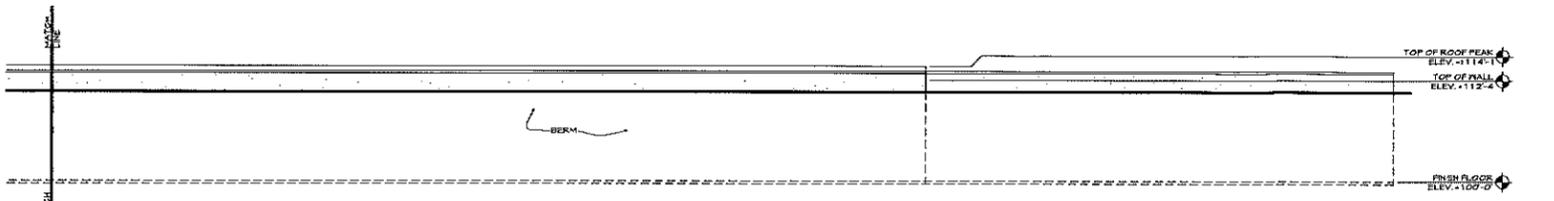
SHEET NUMBER
5.10

1602 6 - NW1



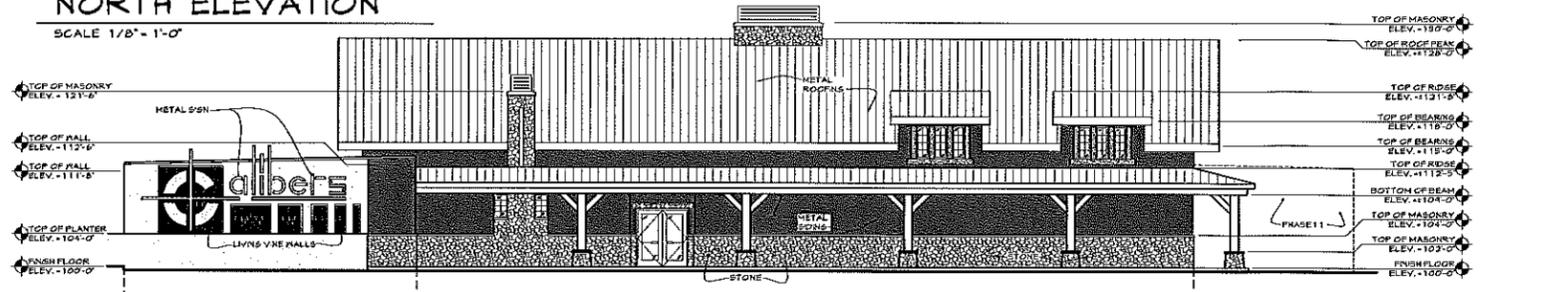
NORTH ELEVATION

SCALE 1/8" = 1'-0"



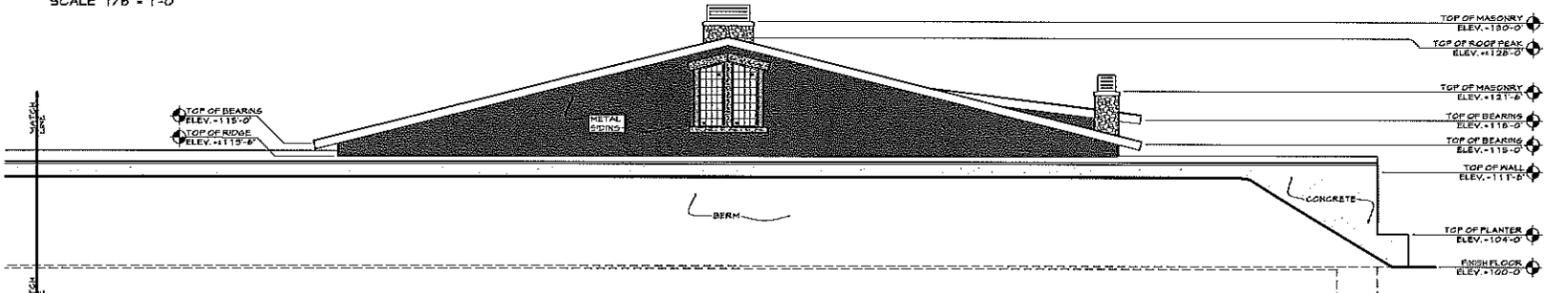
NORTH ELEVATION

SCALE 1/8" = 1'-0"



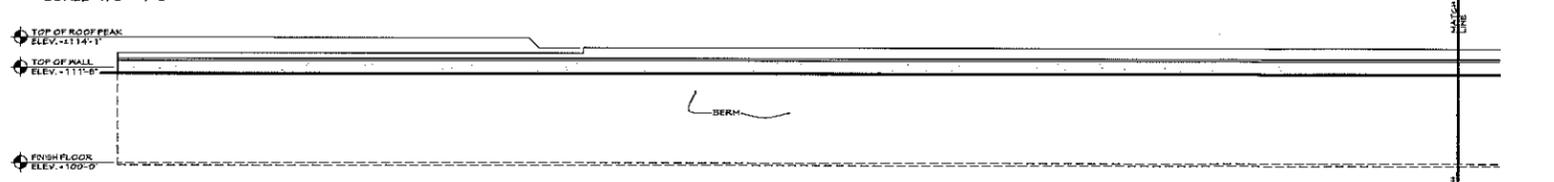
EAST ELEVATION (LANDMARK DRIVE)

SCALE 1/8" = 1'-0"



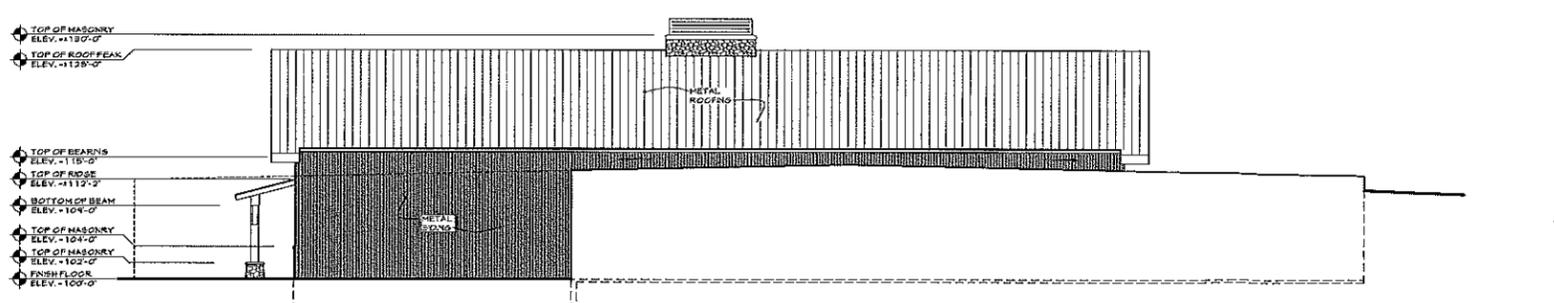
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

PHASE I SHOOTING RANGE (FUTURE)
PHASE I SHOOTING RANGE (FUTURE) OFFICE BEYOND

Dee Ann Hardy

From: Steve Higginson <Steveh@reliantfcu.com>
Sent: Monday, June 06, 2016 3:17 PM
To: Dee Ann Hardy
Subject: PLN-16-028-S

JUN - 6 2016

Members of the Planning and Zoning Commission:

I am writing to ask that you consider carefully the location of an indoor shooting and training facility just steps from an apartment complex, across the street from a financial institution and a block away from Casper's largest shopping mall.

Is this a proper location for this type of business? I support the 2nd amendment but believe this is the wrong location for this type of business. I ask you to consider carefully the safety of the residents of the apartment complex, the staff and members of Reliant Federal Credit Union, and patrons and employees of the mall. Thank you for your consideration.

Steve Higginson
CEO



"Financially educating, preparing and
empowering members since 1936"