

**PLANNING AND ZONING MEETING  
THURSDAY, JULY 19, 2018  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://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, July 19, 2018, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:            Bob King  
                                     Fred Feth  
                                     Randy Hein  
                                     Don Redder  
                                     Ryan Waterbury  
                                     Susan Frank  
                                     Erik Aune

Absent Members:        None

Others present:            Craig Collins, City Planner  
                                     Dee Hardy, Administrative Support Technician  
                                     Wallace Trembath, Assistant City Attorney  
                                     Bob Hopkins, Council Liaison  
                                     Shawn Gustafson, ECS Engineering, 111 W. 2<sup>nd</sup>, Ste. 600  
                                     Leon Weber, 159 West K Street  
                                     Ron & Norita Trussell, 2030 Walsh Drive

**I.        MINUTES OF THE PREVIOUS MEETING**

Chairman Redder asked if there were additions or corrections to the minutes of the March 15, 2018 Planning & Zoning Commission meeting.

Chairman Redder called for a motion to approve the minutes of the March 15, 2018 Planning & Zoning Commission meeting.

Mr. King made a motion to approve the minutes of the March 15, 2018 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Waterbury who abstained. Minutes approved.

## II. PUBLIC HEARING

### **The first case this evening.**

PLN-18-011-R – A vacation and replat of Lots 5-7 of Mesa Addition No. 9, to create a new two-lot Subdivision, “Mesa Addition No. 11, Lots 4A and 5A” comprising 0.55-acres, more or less, located in the 2900 block, on the west side of Central Drive. Applicant: Wolf Creek Properties, Inc.

Craig Collins, City Planner, presented the staff report and recommended that if 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. Collins entered six (6) exhibits into the record for this case.

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

Shawn Gustafson, ECS Engineering, 111 West 2<sup>nd</sup> Street, Suite 600, spoke in favor of this case.

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

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-011-R a replat creating Mesa Addition No. 11, Lots 4A and 5A.

Ms. Frank made a motion to approve PLN-18-011-R a replat creating Mesa Addition No. 11, Lots 4A and 5A, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion passed.

### **The next case this evening.**

PLN-18-012-Z – Petition for a Zone Change of Lots 1 through 8 inclusive, Block 1, North Burlington Addition, located at 143, 145, 159, 169 West K Street, from R-3 (One to Four Unit Residential) to R-5 (Mixed Residential). Applicants: Rozanna Jean Weber, Penny Lynn Davenport.

Craig Collins, presented the staff report and recommended that if 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 Comprehensive Land Use Plan,

staff recommends that the Planning and Zoning Commission approve the zone change, and forward a “do pass” recommendation to the City Council.

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

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

Leon Weber, 159 West K Street, spoke in favor of this case.

Mr. Hein asks the applicant what type of structure would be built at the location.

Mr. Weber stated he had not explored a type of structure as of yet, but that he has and would be working with Craig Collins, City Planning Department.

Ms. Frank asked for the address of the building that they wanted to tear down.

Mr. Weber replied 143 West K Street.

Mr. Hein asked staff if a mobile home was permitted on this lot.

Mr. Collins stated that with the current zoning a double wide mobile home was permitted on the lot, however it has to be on a permanent foundation. He noted with the zone change a single wide would be permitted, and it, also, would have to be on a permanent foundation.

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

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-012-Z, a zone change.

Ms. Frank made a motion to approve case PLN-18-012-Z a zone change of Lots 1 through 8 inclusive, Block 1, North Burlington Addition, located at 143, 145, 159, 169 West K Street, from R-3 (One to Four Unit Residential) to R-5 (Mixed Residential). The motion was seconded by Mr. Waterbury. All those present voted aye with the exception of Mr. Hein who voted nay. Motion passed.

**The next case this evening.**

**PLN-18-013-C** – Petition for a Conditional Use Permit for construction of a parking lot in a C-2 (General Business) zoning district, located at 1425 South Poplar Street, more particularly described as Lot 4, Block 166, Casper Addition, Excepting the Southwestern Corner to the City Street. Applicant: M&T Enterprises, LLC.

Craig Collins, City Planner, presented the staff report and recommended that if, the Planning and Zoning Commission finds that the requested 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, as outlined in the staff report, staff recommends that the Planning and Zoning Commission articulate its findings; and apply the following conditions of approval:

1. Pursuant to Section 17.12.240(I) of the Casper Municipal Code, the Conditional Use Permit shall be “exercised,” and all conditions shall be met within one (1) year of the date of approval, or the Conditional Use Permit shall become null and void.
2. Prior to the construction of the parking lot, the applicant shall obtain approval of a formal site plan application by the Community Development Director.

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

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

Ron and Norita Trussell, 2030 Walsh Drive, spoke in favor of this case.

Ms. Frank noted that the application contained a sheet with information about a tree. She asked if the applicant was planning to place a tree on this lot.

Mr. Trussell advised that they were not adding a tree.

Mr. Aune inquired if there would be an egress in the alley.

Mr. Trussell stated no that the Wyoming Department of Transportation (WYDOT) had eliminated one entrance/exit.

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

There being no one to speak, Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-18-013-C.

Mr. King made a motion to approve case PLN-18-013-C for the construction of a parking lot in a C-2 (General Business) zoning district, located at 1425 South Poplar Street, more particularly described as Lot 4, Block 166, Casper Addition, Excepting the Southwestern Corner to the City Street, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Feth.

Mr. King asked staff if there had been any changes in this application from when it was granted a year ago.

Mr. Collins stated that a Condition to get the Wyoming Department of Transportation’s (WYDOT) approval had been removed because during the last year they have worked with WYDOT for approval to meet ingress/egress requirements.

All those present voted aye. Motion passed.

**III. COUNCIL ACTIONS:**

None.

**IV. SPECIAL ISSUES:**

None.

**V. COMMUNICATIONS:**

A. Commission:

Mr. King stated that five (5) Planning Commissioners attended the WYOPASS Conference in May. He advised that he found the Conference useful and he got a lot out of it. Chairman Redder thanked the City for letting the five (5) Planning Commissioners attend the Conference. Mr. Hein stated that the Main Street presentation was good.

B. Community Development Director:

There were none.

C. Other Communications:


There were none.

D. Council Liaison:

Bob Hopkins, Council Liaison, stated that a Request for Proposal (RFP) would be out soon for the remaining Plains Furniture Building. He noted that the Planning and Zoning Commission had advised Council of their wishes for the future of those buildings with the last Request for Proposal (RFP). He asked the Commission to be involved, again.

**VI. ADJOURNMENT**

Chairman Redder called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Waterbury to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:33 p.m.

  
Chairman

  
Secretary