

PLANNING AND ZONING MEETING
THURSDAY, June 18, 2020
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 June 18, 2020, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Randy Hein
 Fred Feth
 Susan Frank
 Terry Wingerter
 Erik Aune
 Chuck Davis

Absent Members: None

Others present: Liz Becher, Community Development Director
 Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Deputy City Attorney
 Bob Hopkins, Council Liaison
 Ken Bates, Council Liaison
 Bob Ide, 159 North Wolcott Street

Chairman King noted for the record that today June 18, 2020 was Craig Collins Birthday and he is 48 years old.

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the April 16, 2020 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the April 16, 2020 Planning & Zoning Commission meeting.

Mr. Hein made a motion to approve the minutes of the April 16, 2020 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye with the exception of Mr. Aune and Mr. Davis who abstained. Motion carried.

II. PUBLIC HEARING

The first case this evening.

PLN-20-015-ARZ – Petition to annex and plat the proposed Ide Addition Subdivision, comprising 0.945-acres, more or less, located at 330 South Center Street; and consideration of a request to establish the zoning of said Addition as C-3 (Central Business). Applicant: Ide-Mobil, LLC.

Craig Collins, City Planner presented the staff report and entered eight (8) 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.

Bob Ide, 159 North Wolcott Street, spoke in favor of this case. He advised that when he applied for a Building Permit he was informed that there were some pieces of property that had not been annexed to the City, which began the current process.

Mr. Wingerter asked if this location was going to be a bank and would there be drive-up windows on the south side of the building? If so that could impact the traffic flow on South Center Street when someone exiting the bank tried to turn left?

Mr. Ide replied that was correct, there would be drive-up windows and a design had been configured to encourage patrons to turn right onto South Center Street.

Chairman King asked Mr. Collins if there was anyone wishing to comment in favor of, or opposition to this case.

Mr. Collins stated that no one had contacted the Planning office to speak this evening.

There being no one to speak Chairman King entertained a motion to approve, deny or table PLN-20-015-ARZ, regarding the annexation.

Mr. Wingerter made a motion to approve case PLN-20-15-ARZ, regarding the annexation to create the Ide Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth.

There was discussion on:

- Some improvements at the location were located on City Property.
- The trail/pathway impacts.

Mr. Collins stated that Mr. Ide leases a portion of City property where the improvements are located, and the trail/pathway would remain, without any impact.

All those present voted aye. Motion Carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-20-015-ARZ, regarding the plat.

Mr. Aune made a motion to approve case PLN-20-015-ARZ regarding the plat of the Ide Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Davis. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, deny or table PLN-20-015-ARZ, regarding the zoning.

Mr. Aune made a motion to approve case PLN-20-015-ARZ, regarding the zoning of the Ide Addition as C-3 (Central Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

The next case this evening.

PLN-20-021-VZ - Petition to vacate Tract G, Mesa Del Sol Addition as public parkland, and to rezone said property as R-4 (High Density Residential). Applicant: City of Casper.

Craig Collins, City Planner presented the staff report and entered five (5) exhibits into the record for this case. He advised that he would answer any questions.

Mr. Wingerter asked if soil reports would be required with future development of the property. He was aware of some homes in the area with foundation problems.

Mr. Collins advised that ultimately the developer would be required to provide soil analysis and geotechnical reports prior to development.

Ms. Frank asked if staff could find out who owned the surrounding properties?

Mr. Collins displayed property ownership in the 300’ radius of the subject property.

Chairman King noted that Liz Becher, Community Development Director is in attendance this evening.

Ms. Frank asked if there was any other designated parkland in the area.

Mr. Collins advised that there is a park in the Meadowlark area. He displayed a map showing the proposed vacation with adjacent land that will remain a park and pointed out the Meadowlark park.

Mr. Hein asked if any additional parks were planned for this area.

Mr. Collins advised that there was a park plan in place for the City and the area was adequately covered with parkland.

Chairman King asked Mr. Collins if there was anyone wishing to comment in favor of, or opposition to this case.

Mr. Collins stated that no one had contacted the Planning office to speak this evening.

Mr. Davis made a motion to approve case PLN-20-021-VZ, regarding the vacation and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Wingerter.

Discussion:

Mr. Hein expressed a concern of connectivity to the park.

Mr. Collins advised that the City had retained the services of Worthington, Lenhart and Carpenter and they have drawn up a easement, that will be recorded and become a pathway/trail that follows the contour of the trail to the park.

All those present voted aye with the exception of Mr. Hein and Ms. Frank who voted nay. Motion carried.

Mr. Wingerter made a motion to approve case PLN-20-021-VZ, regarding the zoning and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Davis. All those present voted aye with the exception of Mr. Hein and Ms. Frank who voted nay. Motion Carried.

Our last case this evening.

PLN-20-022 – Proposed Amendment to the New Delta Addition Subdivision Agreement, dated August 3, 1999, to remove all land use restrictions identified in Sections 2.1 and 2.2 of the New Delta Addition Subdivision Agreement, located generally at the northeast corner of East 15th Street and Wyoming Boulevard. Applicant: True Land Realty, LLC and Wyoming Orthopaedic Institute, LLC.

Chairman King read a statement from the applicant:

“Regarding the proposed amendment to the New Delta Addition Subdivision Agreement, the applicant has requested to table the proposed amendment until further notice. The applicant would like time for additional communication and community participation related to this request. True Land and Realty remains committed to being a good neighbor, partnering with all stake holders to enhance the community and the people it serves. True Land and Realty is looking forward to additional dialogue with its neighbors, sharing its vision for their development known as The Compass at Centennial Hills.”

Chairman King entertained a motion to Table PLN-20-022. Ms. Frank made a motion to Table PLN-20-022. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

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

V. SPECIAL ISSUES:

Chairman King stated that the 2019 Planning Division Annual report had been included with packet materials.

VI. COMMUNICATIONS:

- A. Commission:
There were none.
- B. Community Development Director:
Liz Becher, Community Development Director invited members of the Commission to join the Old Yellowstone District Advisory Committee to tour the State Office Building on Monday, June 22, 2020. She advised that there were special instructions to follow should anyone want to attend. Mr. Wingerter stated he would like to go on the tour.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons
There were none.

Casper Historic Preservation

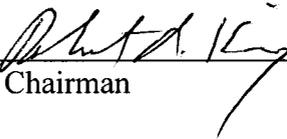
There were none.

- E. Other Communications:
There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, July 16, 2020.

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. Feth to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:37 p.m.



Chairman



Secretary