

**PLANNING AND ZONING MEETING
THURSDAY, October 17, 2019
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 17, 2019, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: Susan Frank

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Bob Hopkins, Council Liaison
 Troy Ihli, 5920 South Walnut Street
 Cory Weibel, 2924 Hanway
 Cydne Skahdahl, 2808 Player
 Sandra Marcus, 5920 South Walnut Street
 Brad Holwegner, WLC, 200 Pronghorn
 Ken Bates, 209 Indian Paintbrush
 Walter Pswarayi, 2600 Fleetwood Place

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the September 19, 2019 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the September 19, 2019 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the September 19, 2019 meeting. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Aune and Mr. Hein who abstained. Motion carried.

II. 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.

PLN-19-030-ARZ – Petition to annex and plat a portion of the SE1/4NW1/4, Section 21, Township 33 North, Range 79 West, 6th P.M., Natrona County Wyoming, to create Ihli Addition, comprising 2.0 acres, more or less, located at 3503 Casper Mountain Road; and consideration of a request to establish the zoning as R-4 (High-Density Residential). Applicant: Troy Ihli.

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.

Troy Ihli, 5920 South Walnut Street, spoke in favor of this case.

Chairman King asked the if the two (2) Conditions listed in the staff report were acceptable.

Mr. Ihli stated the two (2) Conditions listed in the staff report were acceptable.

Mr. Davis asked if the applicant had any plans to place manufactured homes, and if there may be covenants restricting manufactured homes at this location.

Mr. Ihli advised that he did not have any plans to place manufactured homes on this location and there were no covenants.

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

Cory Weibel, 2924 Hanway, spoke in opposition to the proposed zoning, and advised that high density zoning was not a good use for this area.

Cydne Skavdahl, 2808 Player Drive, advised that she lives directly north of the subject property, and she is opposed to high density zoning.

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-19-030-ARZ, regarding the annexation.

Mr. Aune made a motion to approve case PLN-19-030-ARZ, regarding the annexation creating Ihli Addition, for the five (5) reasons listed in the staff report, 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 asked Ms. Marcus to address the Commission.

Sandra Marcus, 5920 South Walnut Street, advised there were no definite plans for the property. Tentative plans include one-acre lots, building their own home on one and selling the other. The intent was not to place multi-family units on the lots.

Mr. Hein asked if the applicant would have a problem changing the zoning to R-2 (One Unit Residential).

Ms. Marcus started that she did not understand the difference between the two (2) zonings. She asked if one would be less dense than the other?

Mr. Hein stated that the R-2 (One Unit Residential) zoning applied to single family residents and not multi-family.

Ms. Marcus that single family was the original intent.

Chairman King asks staff for input and thoughts regarding the zoning.

Mr. Collins mentioned that the R-4 (High Density) zoning exists in the area, which is where the surveyor/engineer came up with it. The R-4 zoning allows for single family and twin homes, four-plex apartments, churches, and professional office buildings. The Comprehensive Land Use Plan for the area specifies Neighborhood -Three which includes different types of residential housing. The City’s goal is to have dense development which allows the City to provide services in a more efficient manner. He advised that a single family zoning would work in this area, too.

Chairman King asks Wallace Trembath, should the Planning Commission change the zoning to R-2 (One Unit Residential) would that create a spot zoning issue.

Wallace Trembath, Assistant City Attorney, because it complies with the Comprehensive Land Use Plan there would not be a high risk of that being a spot zoning.

Chairman King asks for questions from the Commission for staff.

Mr. Feth asks staff what the zoning of the properties to the north and south the subject property.

Mr. Collins stated the zoning to the north is PUD (Planned Unit Development) and immediately to the south is County, just beyond that is City zoning R-4 (High Density Residential).

Chairman King asked staff if the Commission changes the zoning to R-2 (One Unit Residential) would that satisfy the conditions and concerns of the applicant with what they would like to do with the property.

Mr. Collins states that having heard the applicant express their plans for the property this evening before the Commission, the R-2 (One Unit Residential) zoning would be appropriate.

Mr. Aune asked Mr. Trembath if the Commission could make that change this evening.

Mr. Trembath advised that the Commission can make that change this evening.

Mr. Aune asked Mr. Ihli if changing the zoning would be appropriate to your plans.

Mr. Ihli inquired if the zone change would decrease the value of the property.

Chairman King advised Mr. Ihli that the value of the property does not fall under the purview of the Commission.

Mr. Collins stated he would normally suggest that the case be continued to discuss the zoning, however, this is an annexation and there is a time limit to complete the process. He stated the main difference would be if multi-family use was what you were going to sell the property for, it would be a significant change, but if your intent was single family than there would not be any real change.

Mr. Wingerter stated if we change the zoning this evening, and the applicant does not do anything with this property for a time period, he may request a zone change at a later date.

Mr. Collins advised that he does have the option to change the zoning at a later date.

Mr. Davis stated that PUD (Planned Unit Development) would be another zoning option.

Mr. Collins discouraged the PUD (Planned Unit Development) zoning, as it is confusing and he would like staff to take a look at some revisions.

Chairman King stated that in his limited experience with PUD (Planned Unit Development) zoning there has been more confusion than they solve problems. He advised that it is wise of staff to not recommend a PUD (Planned Unit Development) as an option.

Mr. Ihli asked if he changes the zoning to R-2 (One Unit Residential) would he be required to put in curb and gutter.

Mr. Collins advised that putting in curb and gutter would be under the direction of the City. At the present time it would not be feasible to put in curb and gutter as the street is a state highway.

Chairman King entertained a motion to approve, deny or table PLN-19-004-ARZ, regarding the annexation.

Mr. Aune made a motion to approve case PLN-19-030-ARZ, regarding the annexation to create the Ihli 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-19-004-ARZ, regarding the zoning.

Mr. Hein made a motion to approve case PLN-19-030-ARZ, regarding the zoning of the Ihli Addition as R-2 (One Unit Residential), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-19-030-ARZ, regarding the plat.

Mr. Wingerter made a motion to approve case PLN-19-030-ARZ regarding the plat of the Ihli Addition, with the two (2) Conditions listed in the staff report and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

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-19-031-R – Petition to vacate and replat a portion of the Fairgrounds Home Addition, as Fairgrounds Home Addition No. 2, comprising 2.17 acres, more or less, generally located southeast of the intersection of Fairgrounds Road and Casper Street. Applicant: Fairgrounds Plaza, Inc.

Craig Collins, City Planner presented the staff report and 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.

Brad Holwegner, WLC, 200 Pronghorn, spoke in favor of this case.

Mr. Hein inquired if there was an Home Owners Association (HOA) for this property.

Mr. Holwegner advised there was not a Home Owenrs Association (HOA).

Mr. Wingerter stated that Mr. Grimshaw has done a nice job developing this land.

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

Ken Bates, 209 Indian Paintbrush, asks if there was going to be an elderly housing complex in that area, as originally approved by Council.

Mr. Collins advised that it was originally designed for a multi-family project. However, with the success of the single family units, I believe the applicant may be switching to twin homes only.

Walter Pswarayi, 2600 Fleetwood Place, spoke in favor of this project.

There being no others to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table PLN-19-031-R a replat to create Fairgrounds Home Addition No. 2, located at the intersection of Fairgrounds Road and Casper Street.

Mr. Wingerter made a motion to approve case PLN-19-031-R a replat creating Fairgrounds Home Addition No. 2 and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Davis. All those present voted aye. Motion carried.

III. 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 to create Johnny J's Addition.

IV. SPECIAL ISSUES:

There were none.

V. COMMUNICATIONS:

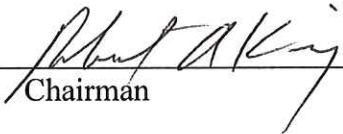
- A. Commission:
Chairman King attended the Monday, October 7, 2019, Casper Historic Preservation Commission meeting to update them on the plans for the Bishop Home.
- B. Community Development Director:
Mr. Collins thanked Chairman King for attending the Casper Historic Preservation Commission meeting.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons
There were none.

- D. Other Communications:
There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, November 21, 2019.

VI. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Mr. Wingerter and seconded by Mr. Feth to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 7:02 p.m.



Chairman



Secretary