

**CASPER PLANNING AND ZONING MEETING**  
**THURSDAY December 8, 2022**  
**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 December 8, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: Maribeth Plocek

Others present: Craig Collins, City Planner  
Barb Santmire, Administrative Assistant III  
Wallace Trembath, Deputy City Attorney  
Bruce Knell, Council Liaison  
Liz Becher, Community Development Director

**I. MINUTES OF THE PREVIOUS MEETING**

Chairperson Bates asked if there were additions or corrections to the minutes of the November 10, 2022 Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the November 10, 2022 Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the November 10 meeting. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried.

**II. PUBLIC HEARINGS**

**Our first case this evening:**

**ZOC-310-2022** – Request for zone change for three (3) lots on South Washington from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential). The applicants are Tim and Cindy Stirrett.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case. It was noted that one (1) letter of opposition from Lori Andrews had been received and was provided to the Commission in hard copy.

Chairperson Bates opened the public hearing and asked if anyone on the Commission has any preliminary questions for the staff.

Chairperson Bates asked if there are other neighborhoods that are mostly R-2 with one place that's and R-3?

Mr. Collins replied that having a R-3 in the middle of a R-2 is not common, however, in this instance there are some nearby properties that are zoned for multi-family and commercial immediately adjacent to and in the neighborhood.

Mr. Wingerter stated there is an area across the street and over two blocks that is R-2, but there are a couple of duplexes already there. He asked if they had to get special zone change?

Mr. Collins indicated they could have pre-dated the zoning map, they could be considered non-conforming but legal and allowed to stay there, they also could have a conditional use permit or the property could be zoned appropriately.

Chairperson Bates asked for the person representing the case to come forward and explain the application.

Mr. Tim Stirrett, 2305 S Poplar, spoke as representative for this case. Relevant points included:

- The lots are wide enough for the duplexes to sit front facing,
- There will be a 5' set back on each side of each unit along with privacy fencing and landscaping,
- There will be a one car garage and additional space for a 2<sup>nd</sup> vehicle to be parked off-street,
- The applicant is a general contractor who will be building the units himself with an anticipated start date of Spring 2023,
- A sidewalk will be installed as part of the project.

Chairperson Bates asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

Yuri Hardt, 1216 S Washington Street, spoke in opposition to the case. Mr. Hardt stated he was concerned that the building of duplexes will negatively impact his property value.

Sara Chung, 1221 S Washington Street, spoke in opposition to the case. Ms. Chung stated concerns about property maintenance, indicating that Mr. Stirrett has not maintained the property as vacant lots during the 4 years she has owned her property and she is concerned the rental properties will reflect this same level of negligence.

Angela Frechea, 1234 S Washington Street, spoke in opposition stating one of her concerns is about parking. She indicated parking is already an issue with most families having, 2-4 vehicles along with some boats and campers. She further asserted that when the church at the end of the block has events, parking becomes even more difficult. She expressed concern that bringing in these 3 “apartments” will create an even larger issue. She stated she does not feel multi-family structures will benefit the area.

John Bell, 1234 S Melrose, spoke in opposition to the case. Mr. Bell owns the vacant lot next to the lots in question. His concern was about location of garbage cans for the units and about elevation of the lot causing drainage issues in the neighborhood. He is concerned that the building of multi-family homes will bring down the value of his property.

Kasey Miller, 1224 S Washington Street, spoke in opposition to the case. Mr. Miller expressed concern about danger to children in the neighborhood from increased traffic and renters. Mr. Miller is also concerned that, if the zone change is approved, the applicant could then change the type of dwelling they are building and increase the number of people being added to the neighborhood even more.

Deputy City Attorney Trembath cautioned the Commission that their task is to focus on the zoning change request and whether or not it is compatible with the neighborhood. The building plan will focus on garbage cans and parking, etc. The decision can only be based on zoning factors.

Mr. Stirrett was given the opportunity to speak again and addressed the neighbors concerns and expressed his desire to make a positive impact on the neighborhood.

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain **ZOC-310-2022** regarding the request for zone change for three (3) lots on South Washington from R-2 (One Unit Residential) to R-3 (One to Four Unit Residential).

Mr. McIntosh made a motion to approve case **ZOC-310-2022** to be forwarded to Council for consideration. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

### **III. SPECIAL ISSUES:**

Craig Collins, City Planner presented a Recommendation on Proposed Reduction in the Minimum Setback Requirements in the PH (Park Historic) Zoning District. The recommendation has been brought forth based on the site plan for the proposed sports complex that will be located near the events center. Options would be to rezone that particular area or to reduce the PH (Park Historic) setback requirement from 30’ to 15’.

Chairperson Bates entertained a motion to approve or deny a recommendation to reduce the minimum setback requirements in the PH (Park Historic) Zoning District from 30' to 15'.

Mr. Wingerter made a motion to approve the recommendation. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried.

#### **IV. COMMUNICATIONS:**

A. Commission:

Mr. McIntosh reported that a Metro Task Force has been formed and they will be holding monthly meetings. The first focus, in January, will be on policies and procedures.

Mr. Wingerter asked if the demolition of the YMCA is to include the entire building. Mr. Collins stated he was unsure of the status at this time, but that the original proposal was for the entire building.

Mr. Wingerter asked if there was an update on the new dog park that was started a few years ago. No one had any update on the status.

Chairperson Bates congratulated Bruce Knell on his election to Mayor.

B. Community Development Director:

There were none.

C. Council Liaison:

Bruce Knell indicated that, with his new duties as Mayor, he would be stepping down as Council liaison to the Commission. Mr. Steve Cathey has expressed interest in taking the position and will be attending meetings starting in January.

D. OYD and Historic Preservation Commission Liaisons:

OYD – Mr. McIntosh reported that the Advisory Committee has met with Jeffree Star, the new owner of the Hall on Ash, and that Mr. Star has exciting plans to create a retail space for his cosmetics line and his yak meat business.

HPC – There were none.

E. Other Communications:

There were none.

V. ADJOURNMENT:

Chairperson Bates adjourned the meeting at 7:35pm.

  
Chairperson

  
Secretary