



Douglas Planning and Zoning Commission

February 19, 2019

City of Douglas-Council Chambers

101 North 4th Street

Douglas, Wyoming 82633

Call To Order

Vice Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:30 P.M. In response to the Chairman's request for roll call, the following were found present:

Members Present: Jay Hancock
Blake Palmer
Robin Velasquez
Becky Renstrom

Members Absent: Carol Johnston

City Staff Present: Clara Chaffin, Community Development Director
Sherri Mullinnix, Planning Technician
Gary Schwarz, IT Director

Agenda

Vice Chairman Hancock introduced the agenda. Commissioner Velasquez moved to accept the agenda. Commissioner Renstrom seconded the motion, and the motion carried 4-0.

Minutes

Vice Chairman Hancock introduced the minutes of the January 21, 2019, meeting. Commissioner Palmer made a motion to accept the minutes. Commissioner Velasquez seconded. The motion carried 4-0.

Planning & Zoning Matters

A. CUP 03-19: Application for a Conditional Use Permit for the Keeping of Chickens at 418 W. Clay Street (Riverview Addition, Block 1, Lot 4 and the East 25 Feet pf Lot 5)

Vice Chairman Hancock opened the public hearing at 5:31 P.M. and introduced the item, inviting staff to speak to the application. Director Chaffin reviewed the specifics of the conditional use permit request, detailing the zoning; the description of the site, which allows for a greater degree of privacy than is the norm; surrounding land uses; and explaining the keeping of fowl is a permitted conditional use in R-2 Medium Density Residential zones. The proposed coop is located in the rear yard and the coop yard is appropriately fenced. Buffered from adjacent properties by a seven (7) foot solid fence, and meets the code requirements for the distance from the shared property lines and from adjacent residential structures. Adjacent property owners have submitted letters of support for the conditional use permit

Staff recommended approval of the application, with the following conditions:

1. The conditional use permit to keep seventeen (17) female fowl is specific to Patricia Nelms. If this property owner and/or agent, in the future, ceases this use or moves to another location, the Conditional Use Permit will be null and void for the subject property.
2. No rooster shall be permitted.
3. Fowl must be kept in a coop in a rear yard and must remain in the coop or an adjoining fenced enclosure at all times.
4. Enclosures, which are subject to zoning standards for fence height and accessory buildings, must be at least seven and one-half (7.5) feet from any property line.
5. Fencing of a minimum of six (6) feet in height and enclosing the entire perimeter of the coop and chicken exercise area must be maintained at all times.
6. There shall be no slaughtering of fowl on the premises. Harvesting of the chicken for meat or any purpose other than eggs shall be conducted at a USDA approved facility.
7. Provisions for the removal of excrement from the property on a regular basis.

Vice Chairman Hancock invited the applicant to speak to the proposed permit. In the absence of the applicant, the Chairman called for public comment. There being no public comment, Vice Chairman Hancock closed the public hearing at 5:34 P.M.

Commissioner Renstrom made a motion to recommend approval of the conditional use permit application to the City Council with staff recommendations and Commissioner Palmer seconded. There being no discussion Vice Chairman Hancock called for the vote, and the motion passed unanimously 4-0.

B. CCSUB 02-19: Application for the Hill Minor Subdivision at 125 State Highway 93

Vice Chairman Hancock introduced the item and invited Director Chaffin to speak to the application. Chaffin spoke to the changes in the City's review of subdivisions in the one-mile area as required by recent changes in State Statutes; and outlined the location, size, and existing land use of the proposed county subdivision. The stated intended use is to create lot lines and a thirty (30) foot wide private road and utility easement to service two lots, ranging in size from 10.79 to 12.46 acres, and the adjacent property to the southeast. Water and sewage disposal is provided by a well and septic system. The location is in the Planning Area, as designated in the City of Douglas Master Plan, adopted in 2014. Land included in this area is anticipated to be a possible site of annexation within a 20-30 year period, making long range impacts to the property important to future City growth needs. Additionally, the site is visible from Interstate Highway 25, influencing the perceptions by travelers to the community. Given the proximity to established residential properties, including that already existing on proposed Lot 1 and the adjoining property to the south east, and the stated purpose of commercial development on proposed Lot 2; the city's strong preference would be for any commercial activity to be developed in a manner similar to property in a City of Douglas B-1 Local Business or B-2 General Business zone. The 2015 Converse County Land Use Plan specifies commercial development to be "general retail, service, and office intended to reach a community market and transient market", while being "compatible with surrounding area". Staff recommended approval of the application with reservations as to future development of the property given the lack of county zoning regulations.

Commissioner Palmer made a motion to recommend approval of the application for the Hill Minor Subdivision in Converse County to the City Council with staff reservations and Commissioner Velasquez seconded. There being no discussion, Chairman Johnston called for the vote, and the motion passed unanimously 5-0.

Staff Report - City Council Action on Forwarded Items

A. CUP 01-19: Application for a Conditional Use Permit for the Use of Above Ground Fuel Storage Tanks at 114 South Riverbend Drive (Bloedorn Subdivision, Lot 1)

B. CUP 02-19: Application for a Conditional Use Permit for the Operation of a Professional Office at 239 N. 4th Street (Town of Douglas, Block 7, North 20' of Lot 13 and Lot 14)

C. CCSUB-01-19: Application for the PRB Minor Subdivision at 131 State Highway 59

Director Chaffin informed the Commission that the City Council had approved the forwarded items as recommended by the Commission

Adjournment

There being no other business, Commissioner Renstrom made a motion to adjourn and Commissioner Palmer seconded the motion. Vice Chairman Hancock adjourned the meeting at 5:41 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary