



Douglas Planning and Zoning Commission

April 15, 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: Sherri Mullinnix, Planning Technician
Gary Schwarz, IT Director

Agenda

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

Minutes

Vice Chairman Hancock introduced the minutes of the February 19, 2019, meeting. Commissioner Renstrom made a motion to accept the minutes. Commissioner Palmer seconded. The motion carried 4-0.

Planning & Zoning Matters

A. DEV 01-19: Application for a Type B Development by Bighorn Construction and Reclamation at 915 North 4th Street (Northgate Development Subdivision, Block 11, Lot 2)

Vice Chairman Hancock opened the public hearing at 5:32 P.M. and introduced the item, inviting staff to speak to the application. Mullinnix described the location, zoning, surrounding land uses, and the history of the property. The proposed development plan is in compliance with the 2014 Douglas Master Plan and the 2018 Antelope Creek Master Plan created specifically for this project in 2018. Project details were provided with reviewing agency comments. The water line is being extended from its current termination point on North 4th Street and the City Council has approved the request for a septic system, due to the distance from the nearest sewer line. Staff expressed support for the application.

Vice Chairman asked for comments from the applicant. Shawn Gustafson – ECS Engineers confirmed the water line extension and the septic system are awaiting current approval from DEQ and the City Engineer. In response to Commission questions, Antelope Creek is not going to be reconfigured. Jeff Bond – Hein Bond Architects outlined the landscaping providing screening along the 4th Street frontage and for the adjacent residential area, along with a possible earthen berm should there be any pipe storage in the future. Vice Chairman Hancock called for public comment. Jaimie Wilson spoke on behalf of the residential neighbors expressing concerns about debris from the site due to prevailing winds. Cord Johnson – BCR owner explained the site will be for vehicle parking and a shop for vehicle work, which will not result in any debris. Should a problem arise, BCR would be willing to provide fencing along the eastern property line. There being no further comment, Vice Chairman Hancock closed the hearing at 5:46 P.M. and called for a motion. Commissioner Renstrom made a motion to recommend the application to the Douglas City Council. The motion was seconded by Commissioner Velasquez, and passed 4-0.

B. CUP 04-19: Application for a Conditional Use Permit for the Keeping of Chickens at 1541 Meadow Lane (Stone River Meadows #2, Lot 70)

Vice Chairman Hancock opened the public hearing at 5:47 P.M. and introduced the item, inviting staff to speak to the application. Mullinnix reviewed the specifics of the conditional use permit request, detailing the zoning; the description of the site; 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. It is buffered from adjacent properties by a six (6) foot solid fence, and meets the code requirements for the distance from the shared property lines. It was noted that two area property owners have expressed opposition to the application based on concerns of potential odor, sanitation and space.

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

1. The conditional use permit to keep a maximum of four (4) female fowl is specific to Richard Hockett. 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 5:51 P.M. Commissioner Palmer made a motion to recommend approval of the conditional use permit application to the City Council with staff recommendations and Commissioner Velasquez seconded. There being no discussion Vice Chairman Hancock called for the vote, and the motion passed unanimously 4-0.

C. CCSUB 03-19: Application for the Halverson Minor Subdivision at 12 Single Road (Converse County, Tract J, Portions of Lots 4 and 8)

Vice Chairman Hancock introduced the item and invited Mullinnix to speak to the application. Mullinnix outlined the location, size, and existing land use of the proposed county subdivision. The stated

intended use is to create a lot line forming two lots, ranging in size from 8.0 to 24.84 acres, the larger to continue to be accessed from Single Road and the smaller accessing from Highway 59 directly opposite the highway approach access servicing the City of Douglas Pioneer Cemetery. This presents a safety concern given the compromised visibility of heavy cross traffic approaching at high speeds. Water and sewage disposal is to be 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. The site is visible from State Highway 59, influencing the perceptions by travelers of the community. Given the stated possibility of commercial development on Lot 1, the city's strong preference would be for any commercial activity to be developed in a manner similar to City of Douglas zoning standards. 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". Consideration should be given that activities generally associated with a City of Douglas I-Industrial zone have proven to have negative consequences to neighboring residential properties and to the perception of the community from travelers entering the city. Given the size of the lots and the proximity to other industrial development and the stated purpose of the subdivision, it can be anticipated the subdivision may be developed in a manner similar to property in a City of Douglas RR-Rural Residential zone or an I-Industrial zone. Staff recommended approval of the county subdivision application with reservations due to the lack of county zoning regulations.

Vice Chairman Hancock called for a motion. Commissioner Renstrom 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 Palmer seconded. There being no discussion, Vice Chairman Hancock called for the vote, and the motion passed unanimously 4-0.

Staff Report - City Council Action on Forwarded Items

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 of Lot 5)

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

Mullinnix 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 6:00 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary