



Douglas Planning and Zoning Commission

July 18, 2022

City of Douglas-Council Chambers

101 North 4th Street

Douglas, Wyoming 82633

Call To Order

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
Becky Renstrom
Robin Velasquez
Dave Patterson
Blake Palmer

Members Absent: none

City Staff Present: Clara Chaffin, Community Development Director
Heidi McCullough, Planning Technician

Agenda

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

Minutes

Chairman Hancock introduced the minutes of the February 22, 2022, meeting. Commissioner Renstrom made a motion to accept the minutes. Commissioner Velasquez seconded. The motion carried 4-0.

Planning & Zoning Matters

A. CCSUB 01-22: Application by Casey J. and Rebecca L. Nachtman for proposed Nachtman Minor Subdivision at 102 Chalk Buttes Road, Converse County, Wyoming.

Chairman Hancock opened the public hearing at 5:32 P.M. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicants were not on hand for questions. There were no public comments, and Chairman Hancock closed the public hearing at 5:34 P.M. and called for a motion. Commissioner Palmer moved to recommend approval to the City Council with staff recommendations. Commissioner Velasquez seconded the motion. Chairman Hancock called for the vote; the motion passed 4-0.

B. DEV 02-22: Application by Capital Growth Buchalter for a Type B Development for a Dollar General at 1708 Muirfield Court, United One Addition, Lot 3 in a B-2 General Business Zoning District.

Chairman Hancock opened the public hearing at 5:36 P.M. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan, landscaping plan and alternate parking plan request. Staff recommendation was for approval. Kirk Farrelly from Capital Growth Buchalter, Inc was available on the phone and Alin Cortez from Inberg-Miller Engineers was on hand for questions. There were no public comments, and Chairman Hancock closed the public hearing at 5:42 P.M. and called for a motion. Commissioner Palmer moved to recommend approval to the City Council. Commissioner Velasquez seconded the motion. Commissioner Palmer had questions regarding the retainage pond permitting and square footage of the signage that will be on the building. Chairman Hancock called for the vote; the motion passed 4-0.

C. CUP 01-22: Application by Justin R. Winney for a Short-Term Rental at 406 S. 6th Street, Original Town of Douglas, Lot 2, Block 35, in an R-1 Residential Zone

Chairman Hancock opened the public hearing at 5:45 P.M. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for denial as in accordance with the new short-term rental code it is within 1000 feet of a daycare. Justin Winney was on hand for questions. There were no public comments, and Chairman Hancock closed the public hearing at 5:52 P.M. and called for a motion. Commissioner Palmer moved to recommend approval to the City Council. Commissioner Velasquez seconded the motion. Commissioner Palmer had questions regarding the buffer requirements for short-term rentals versus other hotels and lodging. Discussion was had pertaining to this restriction and if it was common in other municipalities. Chairman Hancock called for the vote; the motion passed 4-0.

Code Considerations

The Commission discussed whether or not changes need to be made to Douglas Municipal Code 16.3.17.6 regarding Short-Term Rentals. Consensus was that changes need to be made and it is felt that the code is too restrictive as the current code is extremely limiting as to where a Short-Term Rental can operate. Considering the buffer is not required for any other type of lodging within the City limits, it was felt that it was over-reaching property rights to impose it on Short-Term rentals. It was also agreed upon by the commission that Short-Term Rentals have considerably more oversight and vetting of the occupants by company (e.g. Airbnb) and the operator than in the case of a hotel as the host of the Short-Term Rental is able to research, meet, and deny applicants. Finally, the case was made that children at daycares are supervised by adults when outside and schools have security elements in place.

Staff Report - City Council Action on Forwarded Items

A. DEV 02-21: Application by The Douglas Youth Hockey Association for a Type B Development for construction of an ice arena at 1045 Jefferson Street (Bartling Addition, Lot 2) in a GRN – Greenspace Zone.

At the Chairman’s request, Director Chaffin reported that the item from the February 22, 2022, meeting had been approved by the City Council as recommended by the Commission.

Adjournment

There being no other business, Chairman Hancock called for a motion to adjourn the meeting. A motion to adjourn was made by Commissioner Renstrom and seconded by Commissioner Velasquez. With a unanimous vote of 4-0, Chairman Hancock adjourned the meeting at 6:08 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary