



Douglas Planning and Zoning Commission

June 19, 2023

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 5:32 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
Scott Bauman
Dave Patterson

Members Absent: none

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

Agenda

Chairman Hancock introduced the agenda. Commissioner Velasquez moved to accept the agenda. Commissioner Renstrom seconded the motion, and the motion was carried unanimously.

Minutes

Chairman Hancock introduced the minutes of the May 15, 2023, meeting. Commissioner Renstrom made a motion to accept the minutes. Commissioner Velasquez seconded. The motion carried unanimously.

Planning & Zoning Matters

- A. DEV 01-23: Application by Maverik Inc for a Type B Development for improvement to an existing convenience store in a B-1 Local Business Zone at 1108 West Yellowstone Highway, Riverbend Addition, Lot 9, Block 2.**

Chairman Hancock opened the public hearing at 5:33 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan.

Staff recommendation was for denial based on incomplete submittal. The City is waiting on a proposal for the location of the dumpsters that meets code. Brach Nelson was on the phone representing the applicant. He discussed concerns of his board regarding the proposed location of the dumpster regarding flow of traffic and safety. There were public comments from Colton Rodeman regarding the vehicles parked regularly on Teton Way and the Semis that will be pulling out of Maverik onto Teton Way, and which way the flow of traffic would be and the wear and tear on Teton Way and the utilities under it. Mr. Rodeman was also concerned about disruption of utility services during construction Tanna Rodeman voiced concerns about the current condition of both ends of Teton Way and pointed out that truck traffic will only make it worse. Mrs. Rodeman also stated that without proper signage and traffic markings, semis will not adhere to the proposed traffic flow. She pointed out that there have already been two separate instances where semis have cut the corner too close after turning onto Teton Way and have damaged vehicles, one that was parked inside the parking lot of LaCosta. Jose Lopez, owner of LaCosta, also expressed his concern for semi traffic on Teton Way, including damage to the roads, damage to underground utilities, damage to his property and accidents. Chairman Hancock closed the public hearing at 5:56 p.m. and called for a motion. Commissioner Renstrom moved to table a decision until an agreeable dumpster location could be found, and until the concerns brought up by the public could be addressed, Commissioner Bauman seconded the motion. Chairman Hancock called for the vote; the motion passed unanimously.

Code Considerations

Director Chaffin discussed updates to the code being considered including and Ordinance removing the waiver of building permit fees for State and County entities; an Ordinance clarifying requirements for truck stops versus gas stations, an Ordinance specifying curb colors and their meaning; and an Ordinance creating a new zone for Civic and Public uses such as schools, churches, and government buildings.

Staff Report – City Council Action on Forwarded Items

B. CUP 03-23: Application by Helping Hands for a Conditional Use Permit for an additional accessory storage building and site improvements in a GRN Greenspace Zone at 801 S. 8th Street, a portion of the NW1/4 NE1/4 SE1/4, S9, T32N R71W.

At the Chairman's request, Director Chaffin reported that the item from the May 15, 2023 meeting had been approved by City Council as recommended by the Commission. In addition to the approval of the placement of accessory buildings, an approval of funds to replace windows in the building was included as well.

Other Business

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 Patterson. With a unanimous vote Chairman Hancock adjourned the meeting at 6:10 p.m.

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission