



Douglas Planning and Zoning Commission

March 19, 2018

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
Becky Renstrom
Robin Velasquez

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 February 20, 2018, meeting. Commissioner Renstrom made a motion to accept the minutes. Commissioner Palmer seconded. The motion carried 4-0.

Planning & Zoning Matters

A. CCSUB 01-18: Application for the RGH Subdivision of Converse County

Vice Chairman Hancock introduced the item, inviting staff to speak to the request. Commissioner Palmer recused himself from the issue on the basis of possible conflict of interest. Director Chaffin reviewed the application forwarded by the Converse County Special Projects Office for the RGH Subdivision in Converse County. Director Chaffin reviewed the proposed 6.3 acre subdivision, under review per Wyoming Statute 18-5-308, which states any part of a subdivision within one mile of the boundaries of an incorporated city must obtain the approval of its governing body. Chaffin explained the parcel is in the Planning Area anticipated to be annexed in 15-25 years and is located on one of the city's major gateways adjacent to residences and businesses. Future development at that location will be impactful and made problematic by the lack of planning regulations in the county, which eliminates

the possibility of predicting potential land uses. The majority of the location is further compromised by being located in a FEMA flood zone. No staff recommendation was given.

Commissioner Renstrom inquired as to possible uses, given the flood zone designation. Chaffin replied that the County is only bound by State Statute in regard to this situation. Kim Johnson, National Flood Insurance State Coordinator, has viewed the property and believes there is the potential for a partial map amendment to remove a portion from the flood plain. Chaffin also noted the likelihood that the property could only be used for storage without the amendment.

Vice Chairman Hancock invited the property owner to speak. Ed Pollock addressed the commission and stated the intended use to be commercial. He further stated the belief that sufficient fill has been brought in to raise 2.5-3 acres above the flood plain level. The owners believe the property is unsuitable for residential development due to the high cost of required flood insurance; and hope to find a buyer to establish a desirable commercial development on the location.

There being no further questions from the Commission, Vice Chairman Hancock called for the motion. Commissioner Renstrom made a motion to recommend approval of the county subdivision to the City Council, and the motion was seconded by Commissioner Velasquez. There being no further discussion, Vice Chairman Hancock called for the vote and the motion carried 3-0.

Adjournment

There being no other business, Vice Chairman Hancock called for a motion to adjourn. Commissioner Velasquez made said motion, and it was seconded by Commissioner Renstrom. The motion passed 4-0, and Vice Chairman Hancock adjourned the meeting at 5:42 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary