



Douglas Planning and Zoning Commission

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

Minutes

Vice Chairman Hancock introduced the minutes of the May 20, 2019, meeting. Commissioner Renstrom made a motion to accept the minutes. Commissioner Palmer seconded. The motion carried 4-0.

Planning & Zoning Matters

A. CCSUB 04-19: Application by PRB Holdings, LLC for Powder River Industrial Park, a Minor County Subdivision at 12 Powder River Road

Vice Chairman Hancock introduced the item and invited Director Chaffin to speak to the application. Chaffin spoke to the City's review of subdivisions in the one-mile area as required by State Statutes; and outlined the location, size, and existing land use of the proposed county subdivision. The stated intended use is to create four lots accessed by two sixty (60) foot wide private road and utility easements, ranging in size from 4.66 to 13.14 acres for the purpose of creating an industrial park to be developed for offices and shops. Ten (10) foot wide utility easements would exist along all lot lines. Water and sewage disposal would be provided by private wells and septic systems. 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 the State Highway 59 Bypass, influencing the perceptions by travelers to the community. Given the size of the lots and the proximity to other industrial development and the stated purpose of the subdivision, the city's strong preference would be for any activity to be developed in a manner similar to City of Douglas I-Industrial zoning standards. The 2015 Converse County Land Use Plan specifies industrial development to be "industrial activities, general manufacturing, processing, assembly, bulk handling of products, large storage requirements, and heavy trucking", while being "compatible with surrounding area" with "adequate buffering provided" and "nuisances and hazards minimized". 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. Staff recommended approval of the application with reservations as to future development of the property given the lack of county zoning regulations.

Commissioner Renstrom made a motion to recommend approval of the application for the Powder River Industrial Park 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. SUB 01-19: Application by Jesus and Sylvia Delgado for a Vacation and Replat of the Fairview Addition, Block 28, Lots 44-47 into Fairview Addition, Block 28, Lots 56 and 57

Chaffin informed the Commission that the City Council had approved the requested vacation and replat.

Other Business

A. Appointments (2) to the Douglas Historic District Review Panel

Vice Chairman Hancock opened a discussion as to the appointment of two (2) Commissioners to serve on the Downtown Douglas Historic District Review Panel for the coming year. The current appointees, Commissioners Renstrom and Velasquez, both agreed to continue to serve in that capacity.

Adjournment

There being no other business, Vice 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, Vice Chairman Hancock adjourned the meeting at 5:38 P.M.

Chairman, Planning and Zoning Commission

Planning Commission, Secretary