

WORLAND BOARD OF ADJUSTMENT AND PLANNING COMMISSION

Regular Meeting

July 28, 2016

The Worland Board of Adjustment and Planning Commission (BAPC) met Thursday, July 28, 2016 at 12:00 p.m. at Worland City Hall Council Chambers. Commission members in attendance were: Chairman Garrett Immesoete, Member Terry Sutherland, Member Mike Dykman, Member Mike Bies, Member Landis Benson and Member Scott Fritzler. Also attending were, Planning Advisor Ron Vanderpool, City Engineer Representative Mike Donnell, Building Official Nick Kruger, Clerk/Treasurer Tracy Glanz and Deputy Clerk Norma Homan. There were seven (7) visitors in attendance.

Chairman Sutherland brought the meeting to order and asked for approval of the minutes from the June 23, 2016 meeting.

Motion: To approve the minutes of the June 23, 2016 regular meeting.

By: Member Benson

Second by: Member Bies

Vote: The motion passed unanimously.

Dan Dover requested a change to the use of an existing facility on 500 N 4th Street that is not permitted due to changes made to the zoning ordinance specifically Chapter 24-9-2 industrial zone. Planning Advisor Ron Vanderpool suggested that the board approve a 90-day revocable special exemption until the Zoning District Regulations Table can be changed by resolution through City Council to allow the use to be permitted by right. The other option would be to have Mr. Dover put in a special exemption request for the property which would require a hearing and notification to nearby residents. The revocable special exemption would give the board a chance to make adjustments to the table within the time frame. Building Official Nick Kruger informed the board that Mr. Dover and the owner of the gym came to him before adoption of Chapter 24 asking if it would be appropriate use in the area; it was under old Chapter 24 and verbal approval was given based on the fact that a gymnasium is in an industrial area and there aren't any problems with impact of traffic, more noise, dust or any other type of nuisance. Mr. Dover has provided a foot print of the size of the building, re-dividing the interior of the building and adding a parking spot for handicapped accessibility.

Motion: To accept a 90-day Revocable Special Exemption for 500 N. 4th and change of use for the building since the permit process had already started before approval of Chapter 24 recognizing that the code change caused the issue.

By: Member Sutherland

Second by: Member Dykman

Vote: The motion passed unanimously

Motion: To approve Mr. Dover's site plan application with the stipulation that the lot be cleaned up within a year.

By: Member Sutherland

Second by: Member Benson

Vote: The motion passed unanimously

Francisco Davila requested variance approval for a front porch addition on 701 Grace Ave. The building used to be a church that had a rail and steps with a 8'2" by 10'3" entrance. Mr. Davila has changed the door entrance and has designed a 27'7" by 10'3" porch. The zoning regulations require a 25' foot set back from the front. Discussion followed on the uniqueness of the property and the area reviewed for any other houses or buildings that encroach on the setback.

Motion: To grant variance approval to build the requested porch at 701 Grace Avenue.

By: Member Benson

Second by: Member Sutherland

Vote: The motion passed unanimously

City Engineer Representative Mike Donnell discussed the vacation of Mora Kani Subdivision requested by Travis and Cassidy Griemsman. Because the lot is between city limits and the County, the vacation needs to be approved by the City Council and Washakie County Planning and Zoning Commission. It has been brought to the Board of Adjustment and Planning Commission as a courtesy to have all parties aware of the division of the lot. The intent is to vacate an L shaped piece of Tract 10-1 and sell the remaining parcel of Tract 10-1 and Tract 9-1. The next Washakie County Planning and Zoning Commission will have a public hearing August 1, 2016 at 5:00 p.m. to review and or approve the vacation.

Motion: To approve the vacation request in the Mora Kani Subdivision.

By: Member Dykman

Second by: Member Sutherland

Vote: The motion passed unanimously

Planning Advisor Ron Vanderpool advised Lacy Shaffer to attend the BAPC meeting in regards to the current zoning requirement to have a survey completed prior to placing a fence. Lacy Shaffer went to the Humane Society to adopt a dog but since her yard is not fenced in, they weren't able to adopt the dog. She was informed that their property had to be surveyed, prior to building the fence and stated that the extra expense for the survey on top of fence materials and labor is very costly. She understood the theory of having your property surveyed and asked the Board if they had any thoughts on modifications, exclusions, or handling fence requests on a case by case basis. Discussion followed on the pros and cons of requiring a property survey for placement of a fence. The BAPC will look into perhaps adjusting Chapter 24 in regards to the survey requirement. Discussion will continue at next BAPC meeting August 11, 2016.

With no further business, the meeting adjourned at 12:47 p.m.

Garrett Immesoete, Chairman

Norma Homan, Deputy Clerk