

**BOARD OF ADJUSTMENTS AND PLANNING COMMISSION
REGULAR MEETING
JANUARY 11, 2007**

The Worland Board of Adjustments and Planning Commission met on Thursday, January 11, 2007, at the Little Chicago Restaurant. Chairman Dave Duffy presided with the following members in attendance: Herm Emmett, Elaine Decker and Bob Michaels. Member Harrington was absent.

Also in attendance were Community Development Director Dale Ellsworth, City Engineer Representative David Anderson and 5 visitors.

Chairman Duffy called the meeting to order at 12:05p.m. Chairman Duffy welcomed new planning commission member Bob Michaels. Chairman Duffy moved to the first item on the agenda being the approval of minutes from the December 28th, 2006 meeting. Motion to accept the minutes by Member Emmett and Member Decker seconded the motion. The motion passed unanimously and will stand approved as written.

Chairman Duffy moved to the next item on the agenda being a Public Hearing for a special exemption request. Berry Reed submitted a special exemption request for his property, located at 2401 Big Horn Ave., to have an overnight campground. Mr. Reed will be selling the property to Ron and Ronda Christensen. No conflicts of interest were reported by the Board members. CDD Ellsworth advised that proper notification procedures had been adhered to. CDD Ellsworth read a letter received from Ron Conner stating concerns that he (Ron Conner) had with an overnight campground. Mr. Conner is the owner of the Worland RV Park and Campground located at 2313 Big Horn Ave. which adjoins Mr. Reed's property. One concern Mr. Connor had was the location of a sign if one was to be installed. Mr. Christensen stated that the sign would be put on the side of the carport. Another concern would be if mobile homes were to move in there. CDD Ellsworth stated that this property is located in a B-2 Zone and mobile homes would not be allowed. Other concerns Mr. Connor had were issues that need to be resolved between himself and Christensen's.

Chairman Duffy opened the hearing for public comments. Bruce Fredericks asked why the need for a special exemption request when there hasn't been a change of use on the property. Chairman Duffy stated that the special exemption request is needed

because the property hasn't been used as an overnight campground for over 60 days. There being no further questions or comments, Chairman Duffy closed the Public Hearing.

Member Decker moved to that the special exemption request of Berry Reed be approved with the following findings, conclusions and conditions:

Findings:

1. Berry Reed is the owner of the property described as 2401 Big Horn Ave.
2. As application requesting a special exemption to operate an overnight campground was submitted by Berry Reed.
3. Special Exemption was granted contingent upon Ron & Ronda Christensen purchase the property from Mr. Reed.
4. An overnight campground is listed as a special exemption use under Section 10(C)(2) of Chapter 24, Worland City Code.
5. A legal advertisement was published three times in the Northern Wyoming Daily News at least fifteen days prior to the Public Hearing pertaining to this request; immediate landowners were personally notified by Berry Reed of the time, place and purpose of the Public Hearing; a sign was erected on the subject property at least fifteen days prior to said Public Hearing and otherwise, the notification procedure was adhered to.

Conclusions:

1. The BAPC has jurisdiction over the parties and the subject matter herein.
2. The special exemption request to provide an overnight campground is consistent with the spirit, purpose and intent of the City's Zoning Ordinance.
3. Granting the special exemption will not adversely affect the public interest.

Conditions:

1. The special exemption shall apply only to the property specified and shall be valid only as long as Ron & Ronda Christensen operates or directly supervises operation of said facility.
2. Ron & Ronda Christensen shall indicated consent to the above-listed conditions by signing the "Statement of Conditions".

Member Decker seconded the motion. The motion passed unanimously.

Chairman Duffy moved to the next item on the agenda being the re-subdivision of Tracks 2 and 3 of the Salzman Subdivision. County Planner Bruce Fredericks handed planning commission members a copy of the property to be re-subdivided. There being no concerns with the re-subdivision, Member Emmett made a motion to accept and recommend to Worland City Council the re-plat of the Salzman Subdivision. Member Decker seconded the motion. Motion carries.

County Planner Bruce Fredericks handed planning commission members a copy of the Green Acres Subdivision Track 36-1 which is also being re-subdivided. There being no concerns, Member Emmett made a motion to accept and recommend to Worland City Council the re-plat of the Green Acres Subdivision Track 36-1. Member Decker seconded the motion. Motion carries.

Chairman Duffy moved to the last item on the agenda being the revised Site Plan of Wal-Mart. CDD Ellsworth stated that the Site Plan was tabled at the last planning commission meeting Wal-Mart attended due to the concerns with ingress and egress. CDD Ellsworth asked the planning commission members to look at the whole area to be developed and not just Wal-Mart. CDD Ellsworth showed members the "developing area" and where the ingress and egresses would be located once everyone had built. CDD Ellsworth read letters received from Police Chief Bob Richardson, Fire Chief Don Huber, and State Fire Marshal Dale Link. CDD Ellsworth also read a letter from Mike Beach with PacLand. Mr. Beach addressed the request of an additional entrance by the Planning Commission members at the initial Site Plan review. Since then, PacLand has been working with Wal-Mart to revise the Site Plan layout to provide an additional connection to the site. The additional connection is to be utilized as truck traffic and emergency vehicle access only.

Mr. Beach's letter also addressed the letters received from the Fire and Emergency Departments. To accommodate their concerns, PacLand relocated the main entry to the central portion of the parking facility and revised the width of the exiting and entering lanes. The proposed curbed landscaping island east of the main entrance is provided to inhibit vehicles from cutting across the other parking isles.

The letter from Mr. Beach also stated that, at this time, Wal-Mart is agreeable to a connection, however they cannot commit to an additional connection between their parking facility and an adjacent parking facility to the east. At such time when the tenant is known and the City or the tenant requests a connection, a letter should be

written to Wal-Mart indicating the desire of a connection along with more specific details. Wal-Mart will then consider the option.

CDD Ellsworth attended a meeting with WYDOT on Thursday, January 11th and informed Planning Commission members about the findings of that meeting. WYDOT does not want additional entrances onto the highway when there are service streets available. WYDOT's standards for ingress and egresses onto the highway at 45 mph, is every 660 ft. Discussion followed.

Member Emmett made a motion to approve the revised Site Plan and Member Decker seconded the motion. The motion passes unanimously.

Chairman Duffy addressed getting the Planning Commission minutes in the newspaper or posted on the City of Worland website. Recording Secretary Wendi Dickerson stated that they were working on getting the website updated but funds were not available for putting the minutes in the newspaper.

With no further business, the meeting adjourned at 1:20 p.m.

Chairman David Duffy

Recording Secretary Wendi Dickerson