

WORLAND BOARD OF ADJUSTMENTS & PLANNING COMMISSION

Regular Meeting
April 10, 2008

The Worland Board of Adjustments & Planning Commission met on Thursday, April 10, 2008, at the Little Chicago Restaurant. Chairman Emmett presided with the following members in attendance: Tom Harrington, Tim Spadi, Bob Michaels and Dave Duffy.

Also in attendance were Building Official Ron Vanderpool, City Clerk/Treasurer Tracy Glanz, City Engineer Representative David Anderson and 5 visitors.

Chairman Emmett moved to the first item on the agenda being a sign variance submitted by Chris Wray w/ Signs of Sutherland. Mr. Wray stated that he is proposing a 66 sq. ft. cabinet sign for Clear Image Vision Care formerly known as Curtis Optometric. The current sign on the building is approximately 32 sq. ft. Chairman Emmett stated that he and Terry Sutherland were working on revising the current sign code. Member Duffy asked Chairman Emmett if the proposed sign would be considered a variance based on the revisions that they (Chairman Emmett and Terry Sutherland) had discussed thus far in revising the sign code. Chairman Emmett stated that it was too early to say. Member Michaels asked what the length of the building frontage was. Mr. Wray stated that he was not certain. Member Duffy stated that more information would be needed to make a decision. Member Harrington made a motion that the BAPC table the proposed variance until April 24, 2008, and at that time, have an answer to the size of the building and lot. Member Spadi seconded the motion. The motion passed unanimously.

Chairman Emmett moved to the next item on the agenda being a lot split submitted by Allison Lass and Lori Brown with McGarvin & Taylor Real Estate and Todd King, the owner of the property. Lori Brown stated that Todd King would like to split Lot 7, Block 6 of the Kister Addition so that the house is on a separate lot than the duplexes and split the duplexes into separate lots. The total lot size is 19,602 sq. ft.. Member Duffy asked where the sewer taps were located on the property. Todd King stated that the sewer and water taps were all located on separate taps. Member Duffy asked if based on the zoning if the two lots would meet the square footage requirements and amount of yard requirements based on the number of occupants. Building Official Ron Vanderpool stated that he would have concerns about the separate utilities and the distance between the lot lines; i.e. would you have the minimum 5ft setback requirement. Allison Lass stated that the utilities are definitely separate. Todd King stated that when he built the duplexes, he made sure to meet the setback requirements. He also gave the property three separate addresses in case the lot was ever split. Building Official Ron Vanderpool stated that if Todd King was allowed to split the lot for the duplexes there would have to be proof of a two-hour firewall. Allison Lass asked if they could get approval for the splitting of the lot with the house on it and they could come back later for consideration of splitting the lot for the duplexes. Member Duffy asked about the square footage requirements for that zoning area. Member Duffy further stated that this would be considered a subdivision and would need to meet subdivision requirements if split into three or more lots. Chairman Emmett asked for a motion to split the lot into two lots only. Recording Secretary Wendi Dickerson stated that a motion did not need to be made, that the county assessor's office only needed to know that this lot split was approved by the Board of Adjustments & Planning Commission. Allison Lass asked if a letter could be written from the Board of Adjustment & Planning

Commission approving the lot split. Building Official Ron Vanderpool asked that the city receive a copy of the new survey once completed.

Chairman Emmett moved to the last item on the agenda being Bruce Jolley with Midway Motors. Bruce was asked to attend a planning commission meeting to inform the members on the status of Midway Auto Sales, what their plans were regarding the parking lot and as a follow-up from the March 23, 2006 meeting. Bruce Jolley stated that Midway Auto Sales has been in Worland for two years and they are still considering themselves in a "temporary" location. Midway does not want to go to the expense of paving the parking lot because it is too small and they do not own the lot. Bruce Jolley further stated that Midway continuously looks for other locations for their businesses. Member Duffy asked if Bruce would revisit the planning commission in one year to update the planning commission of Midway Auto Sales status. Member Duffy made a motion to table this for one year and Member Harrington seconded the motion. The motion passed unanimously.

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

Chairman Herm Emmett

Recording Secretary Wendi Dickerson