

## WORLAND BOARD OF ADJUSTMENTS & PLANNING COMMISSION

Regular Meeting  
April 24, 2008

The Worland Board of Adjustments & Planning Commission (BAPC) met on Thursday, April 24, 2008, at the Little Chicago Restaurant. Chairman Herm Emmett presided with the following members in attendance: Tom Harrington, Tim Spadi and Dave Duffy. Member Bob Michaels was absent.

Also in attendance were Building Official Ron Vanderpool, City Clerk/Treasurer Tracy Glanz, City Engineer Representative David Anderson and 4 visitors.

Chairman Emmett called the meeting to order at 12:00 and moved to the first item on the agenda being the approval of minutes from the April 10, 2008 meeting. Member Duffy moved to approve the minutes and Member Spadi seconded the motion. The minutes will stand as written.

Chairman Emmett moved to the next item on the agenda being a site plan submitted by Big Horn Enterprises (BHE). Chairman Emmett asked Building Official Ron Vanderpool if he had a chance to review the site plan. Building Official Ron Vanderpool stated that the only concern he had was the new facilities site drainage and where it drained to. Gene Wanner with BHE stated that the parking lot was designed to drain into the street and the grass area would be contained on-site and drain towards the east. City Engineer Representative David Anderson stated that city code requires drainage to be handled on-site in the parking area. Gene Wanner stated that it is designed like the BHE previous parking lot and that lot was approved. Building Official Ron Vanderpool stated that the BAPC just previously had an entity come before them and they were required to have on-site drainage. Building Official Ron Vanderpool further stated that he wanted to make sure that we were handling everyone fairly. He understands that maybe the previous site plan wasn't handled this way but recommends that the BAPC look at the drainage and make sure that it is handled according to code. Building Official Ron Vanderpool stated that he feels that something different could be done to the new parking lot that would contain it on-site with minimal impact. Building Official Ron Vanderpool further stated that if the BAPC addresses the approval of the site plan with contingencies for the drainage, then the BAPC would be consistent. Gene Wanner stated that the parking lot could drain to the east or south. City Engineer Representative David Anderson stated that at the time they did the 23<sup>rd</sup> Street storm drainage they were maxed out on allowable drainage and that is the reason for the code; to keep additional drainage from going into the street. Member Duffy asked about the garbage and if it was going to serve both facilities. Member Duffy further asked if the Building Department had received any comments from emergency personnel or the Public Works Department. Building Official Vanderpool stated that we had not. Member Duffy made a motion to approve Big Horn Enterprises site plan contingent on the revisions to the on-site drainage. Member Spadi seconded the motion. The motion passed unanimously. Member Harrington abstained from voting, due to a conflict of interest.

Chairman Emmett updated everyone about the variance that was requested by Chris Wray with Signs of Sutherland. After review it was determined that a variance was not needed for the sign at Clear Vision Imaging (formally known as Curtis Optometrics). Currently Worland City Code does not limit the size of a sign that someone can put on a building.

Chairman Emmett moved to the next item on the agenda being the revisions to the sign ordinance. Chairman Emmett stated that he and Terry Sutherland have been working on revising the sign ordinance and provided a copy of the proposed changes. The revisions made were to the definitions, Prohibited Signs and Signs Permitted in Commercial & Industrial Districts. Chairman Emmett stated that the BAPC will revisit the proposed new sign ordinance again before proceeding to the Worland City Council.

With no further business, the meeting adjourned at 1:10p.m.

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Chairman Herm Emmett

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Recording Secretary Wendi Dickerson