

BOARD OF ADJUSTMENT & PLANNING COMMISSION
Regular Meeting
August 9, 2007

The Worland Board of Adjustment & Planning Commission met on Thursday, August 9, 2007, at the Little Chicago Restaurant. Chairman Dave Duffy presided with the following members in attendance: Elaine Decker, Herm Emmett and Bob Michaels. Member Harrington was absent.

Also in attendance were Building Official Jim Carneal, City Engineer Representative David Anderson, City Engineer Mike Donnell, Airport Manager Gary Thompson and 4 visitors.

Chairman Duffy called the meeting to order at 12:04p.m. Chairman Duffy moved to the first item on the agenda being the approval of minutes from the July 26, 2007 meeting. Member Decker moved to accept the minutes. Member Emmett seconded the motion. The minutes will stand as written.

Chairman Duffy moved to the next item on the agenda being a site plan submitted by Tom Schmeltzer for an addition to Dr. Gilman & Dr. Nelson's dentist office located at 209 S 7th Street. Chairman Duffy asked for a report from BI Carneal. BI Carneal stated that he had received a site plan from Mr. Schmeltzer and everything complies with code with a few exceptions. The curb-cut coming into the parking lot, the maximum width of that is 30'. Mr. Schmeltzer stated that he would like to put a 4' radius in there which would put the curb-cut into compliance. The other concern was the street lights which were not shown on the site plan, but street lights are already there. There is ample amount of parking. The requirement is 15 parking spaces with 2 handicaps, and there are 18. Chairman Duffy asked about the landscape plan. Mr. Schmeltzer stated that they are going to continue with the existing landscape arrangement. With no further comments from the BAPC, Member Emmett moved to approve the site plan for the Dr. Gilman/Dr. Nelson addition. Member Decker seconded the motion. The motion passed unanimously.

Chairman Duffy moved to the next item of business being a follow-up from Steve Trombley. At the July 12, 2007 BAPC meeting, Mr. Trombley presented the BAPC with drawings for new development that he wished to do at the airport. At the close of that meeting, the BAPC members were all to make an on-site visit to the airport to get a better evaluation of what Mr. Trombley wanted to do. Chairman Duffy referred to the airport policies that require a 10' setback from a lot line. Mr. Trombley stated that he didn't think there was a lot line. Airport Manager Gary Thompson stated that there are lot lines. The current hangers are on the front lot line but were there prior to the policies of the airport being revised in 2002. Tom Woodward (partner of Steve Trombley) stated that they are trying to provide a place that is different from the others and that when people taxi-in they know exactly where they are supposed to be going.

BI Carneal stated that another concern he has is the fact that the lot size is 62' x 100' and by the drawing that Mr. Trombley gave him, the building is 70' wide. Mr. Trombley stated that the fence between his proposed new development and FAA can come down. From Mr. Trombley's understanding, FAA leases that area. Airport Manager Thompson stated that the last time he spoke with FAA, they would prefer to keep that area including the parking area. Mr. Trombley stated that there are other places for parking. Chairman Duffy asked if there would be any negative impact on those around the proposed development. Mr. Woodward stated that the only negative comment he has heard is about the snow removal. Chairman Duffy asked if any of the planning commission members had any comments. Member Emmett stated that he doesn't have any concerns, but he is going to go with the recommendations from the airport manager. Member Michaels stated that change is inevitable and he doesn't have any concerns with the proposed development. Chairman Duffy referred to a list of concerns that Airport Manager Thompson had provided at the July 12th meeting. One of those concerns is the extension out of the line of building and in excess of the 10' setback. Chairman Duffy further stated that technically if a person was to tear-down a building, they would be required to follow the current policies when they re-built. Chairman Duffy suggested that before the BAPC make any recommendations, Mr. Trombley should contact FAA and verify what they would be willing to do. Member Emmett agreed with Chairman Duffy.

Chairman Duffy moved to the last item on the agenda being the Gibbons Subdivision. Chairman Duffy referred to a letter that BI Carneal had sent to Mr. Clay Gibbons. Chairman Duffy stated that CE Donnell, BI Carneal and himself had had some conversations regarding this subdivision and had agreed upon the need for an infrastructure agreement, water & sewer easements and the extension of Sweet 16 Drive, **either to Road 11 or to U.S. Highway 16, whichever is preferable.** CE Donnell stated that he had discovered a warranty deed when Terrill Gibbons had originally obtained the property from Earl Varney and Earl Varney reserved a 40' wide public roadway. CE Donnell further read from the warranty deed. CE Donnell stated that he went and looked at the potential highway access that WYDOT discussed putting in that would enable travelers to access the highway from the east end of Sweet 16 (this access lines up with the existing alley between Gibbons and Country Heights Subdivision). CE Donnell stated that he liked that idea better than having the access connect to Road 11 due to how close the access point **would be to the highway intersection.** Member Emmett questioned CE Donnell whether or not there was a necessity to have Sweet 16 continue if there is a new highway access point. Chairman Duffy asked if the proposal indicated the access to Lot 2 from Road 11? CE Donnell stated yes. Chairman Duffy further questioned if the 40' easement would have to be vacated on the north property line of Lot 2. CE Donnell stated that that is what Gibbons would probably want to do. CE Donnell stated that he needs input from the BAPC on whether or not they feel that Sweet 16 should go all the way through or should we look at this highway access and if that comes to pass who will do this. CE Donnell spoke with **Vic Strube, P.E., WYDOT District Traffic Engineer,** and it could be 2011 before that access point is in if the City is to wait for WYDOT. Chairman Duffy asked, as the developer, the choice is to extend the street (Sweet 16), build a 90' cul-de-sac or does the outlet to the highway become the responsibility of the developer? CE Donnell stated that the development is causing it

because the 40' right-of-way does exist now. BI Carneal referred to the city code chapter 20-71 B 1. Provide for the continuation of existing principal streets in surrounding areas; or 2. Conform to a plan for the neighborhood approved or adopted by the planning commission to meet a particular situation. Chairman Duffy suggested that everyone make an on-site visit to the location. Discussion followed regarding city code requirements for easements.

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

Chairman Dave Duffy

Recording Secretary Wendi Dickerson