

WORLAND BOARD OF ADJUSTMENT AND PLANNING COMMISSION

Public Hearing

June 6, 2022

The Worland Board of Adjustment and Planning Commission (BAPC) convened at the Worland Community Center Complex on Monday June 6, 2022 at 12:00 p.m. Commission members in attendance were Vice-Chairman Landis Benson, Member James Donahue, Member Dan Frederick, Member Mike Dykman, Member Michael Sanchez and Member Alain Poncelet. Also, in attendance were Building Official Randy Adams, Clerk/Treasurer Tracy Glanz, and Deputy Clerk Nancy Dellos. There were forty (40) visitors present. Chairman Scott Fritzler was absent.

Vice-Chairman Benson stated that the process of the Public Hearing is to hear comments on each of the requests, then close the hearing. The BAPC, on advice of Council, will then convene into executive session to deliberate and to consider all that is talked about today. The BAPC is hoping to conclude the hearing(s) today, but we are a volunteer board, and we may not have a conclusion today (executive session). Once the decision is made by the board then it will be communicated to Building Official Randy Adams who will notify the applicant of that decision in the time frame that is allowed within the ordinance which I believe is ten (10) days. Vice-Chairman Benson opened the Public Hearing at 12:05 p.m. There are two (2) Special Exemption requests today, one is for a daycare located at 609 South 5th Street the other one is for the Ambulance Service located at 603 North Road 11.

Building Official Randy Adams stated that Krystal Re submitted an application for a Special Exemption to open a Daycare at 609 S. 5th Street. Building Official Adams explained that all requirements for the Special Exemption have been met for the Daycare. Vice-Chairman Benson stated that he will open the floor up for anyone to speak either in favor of or oppose to granting this Special Exemption for the daycare on 609 South 5th Street. Vice-Chairman Benson asked Krystal Re if she would like to speak, and she stated that she did have a daycare before and that she wanted to open another one. Vice-Chairman Benson asked for any other comments; Member Dan Frederick asked if we had received any written comments. Building Official Adams stated that we did not. There were no other comments from the Board or the audience. Vice-Chairman Benson closed this portion of the hearing at 12:08 p.m. noting that this request will be considered in executive session.

Vice-Chairman Benson opened the Public Hearing at 12:09 p.m. for the property located at 603 North Road 11.

Building Official Randy Adams stated that Washakie County submitted an application for a Special Exemption to provide Ambulance Service located at 603 North Road 11. This property is owned by Kurt and Meridee Piel of Sheridan, WY. This property is situated within a High Density

Residential (HDR). Ambulance Service centers are specifically listed as a special exemption use within this zone designation.

Vice-Chairman Benson stated that there will be a time limit of 3 minutes for the people in attendance to speak and asked everyone to state their names when speaking on this special exemption request.

Dick Kroger stated that he lives next door to the property at 603 North Road 11 and showed a map of the $\frac{3}{4}$ mile radius around two (2) sites, the old community hall site and North Road 11. North Road 11 is located on the extreme northeast corner of Worland and the other property is the old community hall right in the center of Worland. "I have come to the conclusion, based on the map that ninety percent of the people in Worland and the surrounding County residents will receive faster emergency treatment if the ambulance comes from the old community hall site. Ten percent that live up on Road 11 will receive faster service. So do you want to give the best protection to ninety percent of the people in Worland and the surrounding County Residents or the ten percent up here. If you would check with the County the property on Road 11 has the highest taxes and is one of the most expensive houses."

Mitch Riley stated he appreciates the work that the ambulance crew does, his thoughts are safety concerns for children that live in the area as they ride their bicycles all around. Mr. Riley had a copy of the covenants for that area. Member Frederick stated that the BAPC does not enforce covenants only City ordinances. Vice-Chairman Benson stated that this is correct.

Mr. Kroger stated that of the two (2) sites at the old community hall site the ambulance can exit in every direction, there are no residential houses within proximity of the site. The amount of traffic, pedestrian and children are very minimal in that area.

Steve Vandereff stated that he owns a lot directly across the street from the proposed Ambulance property. "I bought this property in hopes of building my retirement home there. My concern is all the flashing lights shining into the new home all hours of the night. Being retired now from a forty-year career from health care the flashing lights and sirens of an ambulance still cause an adrenaline rush which means that we could never build there if it became an ambulance station. We know that we will never be able to sell it and regroup our hard-earned money because of how it will effect of property values."

Dan Dover stated he believes that the facility is too small. "I feel that they are putting money into something that will not fulfill the need of the City for the long term. Build something with dorm rooms for enough people and bays for the ambulances and possible storage. Save a little money and make it work."

Richard Hopkinson stated he also lives in the area, and we have zoning to protect the homeowners. "I think it would be harmful to put the ambulance service at this property when there are other areas more appropriate; and in that regard the County never made any attempt to notify any people in that area that this is what they wanted to do."

Rebecca George stated that she lives right across the street from The Church of Jesus Christ of Latter-Day Saints and the most concerns are safety. "There are a lot of activities that go on at the church during the week. The Children's Resource Center is in the same area as well as the rest of the neighborhood. "

Aaron Anderson thanked everyone for coming and for their comments. "This is a public meeting, and this is where we are approaching people in the neighborhood and the city. Under statute the County is allowed to negotiate property sales in executive session. We have had some difficulties in terms of volunteer service and that is why we went with Cody Regional. For the County, this building and the remodeling that we are proposing is a good fit in a lot of ways and it is going to save the County between \$250 and \$500 hundred thousand dollars in ARPA funds. The County did a traffic study and there is a lot of traffic in the area. The County has visited with Cody Regional to reduce the sirens and the backup beepers. Whatever happens here today I would put this out to all the neighbors, the County represents you and we will work with you."

Phillip Franklin from Cody Regional Ambulance Service reported on the operations standpoint; "we will work with the community on the sirens and the lights" stating we usually wait until we are in route.

Vice-Chairman Benson asked if anyone had any questions concerning the operation standpoint for the Ambulance Service.

Steve Vandereff asked Mr. Franklin "in your opinion would it be better for the community if the operation was closer to the population or farther away?" Mr. Franklin explained that most of the calls come in town and not too many on the outside of town. "Right now, when we get a call, our crews have to leave their apartments and drive to the ambulance to go on a call, this could take 5 to 7 minutes. With this move we would have the crew with the ambulance, and they could be out the door in under 3 minutes."

Chuck Glade stated that he understands that there are one (1) to four (4) ambulances. Mr. Franklin stated that Washakie County has four (4) ambulances but that does not mean that all four (4) have to be at the station at once. Currently there are two (2) ambulances at the fairgrounds and two (2) at the Public Health Building.

Brenda Rabun asked where the ambulances are at currently. Mr. Franklin stated that one (1) is at an apartment on Robertson Avenue, explaining that there are medications in the ambulances, and we have to monitor the weather outside.

John Worrall stated that some people had concerns about if the drivers of the ambulances have a CDL. Mr. Franklin stated that they have to take a course every two (2) years to drive the ambulance.

Luke Sypherd, Supervisor for the ambulance crew, stated they are working on response time, and how fast they can get to somewhere. "Washakie County Ambulance is a volunteer service to Cody Regional Health. We service all of Washakie County not just Worland, we intercept with Ten Sleep. On the operational side, as far time and response during the daytime, we are out the door in under one (1) minute. Worland has extreme weather when it is hot or cold the ambulance is in a station they are not outside."

Don Rabun asked if there has been a comparison study done for Hillcrest, 9th or 10th street as Mr. Rabun does not believe that these are very busy streets.

Laura McDonald stated that the ambulance crew does an awesome job; "they have been at my house in the past." Ms. McDonald asked if there is a way to do an objective analysis of the impact on property values? "That's what people are interested in, the ones that live and own property in the area."

Christina Riley stated that at the last meeting and according to the newspaper they talked about the backup beepers, "to me it's a safety concern you wouldn't want them turned off." Mr. Franklin stated that the beepers can be turned off. At this property, there is a drive through door so we would not need the backup beepers on. Mr. Franklin will review OSHA laws on beeper requirements.

Mike St. Clair reported that he is a driver for the ambulance service and that one (1) person gets out of the ambulance and is a spotter for the driver. This person is better than the alarm beeping when backing up as he is watching for people when the ambulance driver is backing up.

Ms. McDonald stated that her point was is there a way to do an objective analysis of the impact? "I believe that that property owners in the area are concerned about the impact of the value to their property, what will be the impact?" Vice-Chairman Benson did not have an answer; "I suspect that you could hire an appraiser."

Mr. Glade stated that he lives at 805 Sagebrush and is the President of Aspen Meadow Homeowners Association, (the condominiums on Sagebrush loop). He visited with fifteen (15)

people in the association and two (2) were against the proposal and thirteen (13) were either for it or do not care.

Kurt Piel, owner of the proposed property, stated that regarding the location of this property, our fire station is built on the far west side of town not a whole lot of difference between response time of the fire truck and ambulance. "The other thing I would like to say is that I hope everyone realizes that there were no "shady dealings" about this offer made to us by the Commissioners. The Commissioners did not make an offer to buy this property to rent. We have had zero dealing with the County Commissioners professionally or personally until this offer was made."

Mike Willard stated that he has lived on Road 11 for a long time and he does not think that it is that busy. "The comments about getting to places quickly, I don't have a problem getting from home to where I need to be."

Frank DeCroo asked the County Commissioners if they are going to save the taxpayers \$250 to \$500 hundred thousand dollars? The Commissioners do not know what the cost of the renovations are. Hopefully, the Commissioners will know what this will cost and then present the cost to everyone.

Mr. Kroger stated that he had to talk with about six (6) neighbors and they were all under the impression that things did not go right. That perception is reality and because the County Commissioners did not put any information out or contact anyone, everyone is suspicious that is the perception.

Mr. Anderson stated that he appreciates the comments and in regard to the property values "I think that there is something that everyone needs to remember and that is that Kurt and Meridee Piel are selling the property and the actions that you do today may also have a different impact on them."

Mr. Franklin stated that one concern for me is moving our staff into a place where they are not really wanted. "Our people come here to provide care for this community, they love doing their job, and they love being here. I do ask if you do have issues with our crews, please direct these issues with our supervisors. The crews do not choose where they are stationed."

Vice-Chairman Benson closed the public hearing at 1:06 p.m.

Vice-Chairman Benson stated that all the comments have been recorded and will be used by the BAPC to make a decision on granting or not granting the special exemption request.

The BAPC board moved into executive session at 1:12 p.m.

The meeting reconvened at 2:05 p.m.

Motion: to approve the Special Exemption of Krystal Re for a Day Care Center at 609 S. 5th Street contingent upon State of Wyoming approval.

By: Member Donahue.

Second by: Member Sanchez.

Vote: The motion passed unanimously.

Motion: to approve the Special Exemption request for the Ambulance Service location at 603 North Road 11.

By: Member Frederick.

Second by: Member Sanchez.

Member Frederick asked to include in the discussion the findings regarding the location of the ambulance service, noting that the BAPC is only charged with allowing or disallowing it and that the Board is not in favor of or against anything that the County is requesting. Vice-Chairman Benson suggested that the wording include language that the Board based its decision on the criteria in Section 24.

Vote: Board members voting AYE: Frederick, Sanchez, Poncelet and Dykman; Board members voting NAY: Donahue; ABSTAINING: Vice-Chairman Benson. The motion passed by a vote of 4-1-1.

Clerk/Treasurer Tracy Glanz stated that City Attorney Kent Richins would like to have a full board for the hearing on the Clayton Draggoo/Veile Mortuary issue. Discussion followed on possible dates for the hearing.

Motion: to cancel the next regular meeting of the BAPC on June 13, 2022.

By: Member Frederick.

Second by: Dykman.

Vote: The motion passed unanimously.

With no further business, the meeting adjourned at 2:15p.m.

Landis Benson, Vice- Chairman

Nancy Dellos, Deputy Clerk