

WORLAND BOARD OF ADJUSTMENT AND PLANNING COMMISSION
Regular Meeting
October 23, 2023

The Worland Board of Adjustment and Planning Commission (BAPC) convened at Worland City Hall Council Chambers on Monday October 23, 2023 at 12:00 p.m. Commission members in attendance were Chairman Scott Fritzler, Member Landis Benson, Member Dan Frederick, Member James Donahue and Member Michael Sanchez. Also, in attendance were Building Official Jesse Frisbee (Eagle Engineering), Clerk/Treasurer Tracy Glanz and Deputy Clerk Nancy Dellos. There were four (4) visitors present. Members Mike Dykman and Alain Poncelet were absent.

Motion: to approve the agenda.

By: Member Frederick.

Second by: Member Donahue.

Vote: The motion passed unanimously.

Motion: to approve the minutes of the September 25, 2023 regular meeting.

By: Member Benson.

Second by: Member Frederick.

Vote: The motion passed unanimously.

The agenda reflected the September 11, 2023 minutes, but the board packet included the September 25, 2023 minutes for approval.

Building Official Jesse Frisbee presented a site plan application for the new Cloud Peak Counseling Center Light House located at 1160 North 10th Street. One question that Building Official Frisbee has for Jared Hoffman (architect for the Light House project) is if the approach has been preliminarily approved by Wyoming Department of Transportation (WYDOT). Mr. Hoffman stated that he had spoken with the Civil Engineer, and they are working with the Wyoming Department of Transportation (WYDOT) who are familiar with this project. Building Official Frisbee stated that all the requirements have been met. Member Frederick asked if anyone had any concerns about flooding from the irrigated fields behind the property. Building Official Frisbee stated that there was a ditch on the back side that would catch the water. Building Official Frisbee will meet with Director of Public Works, Nick Kruger to discuss the sewer main for this property.

Motion: to approve the site plan application as presented for the Cloud Peak Counseling Center Light House.

By: Member Frederick.

Second by: Member Donahue.

Vote: The motion passed unanimously.

Member Benson asked what Diesel Pickup Specialist (DPS) is doing with the parking lot to the North of their building, Building Official Frisbee stated that they are just fixing it up.

Clerk/Treasurer Tracy Glanz presented a copy of a Resolution and added Short Term Rentals to the zoning matrix; additional information is needed on the IBC ID of R2. Clerk/Treasurer Glanz added that by this Resolution Short Term Rentals would be allowed in any residential zone as a permitted use. Clerk Treasurer Glanz stated that she had not had a chance to go over Short-Term Rentals with Building Official Frisbee. Discussion followed.

Building Official Frisbee reported on a request to turn the back portion of a building that is in a Central Business (CB) zone to a living area. Back in 2011 was allowed and since then the zoning matrix has been revised and updated because of the lack of definition in the allowance of living quarters. In the zoning matrix in 2011 it stated that the apartment had to be located above or below the grade plane was allowed in Central Business (CB), General Business (GB) and Neighbor Business (NB). There was also a section in the code allowing someone to occupy no more than forty-nine (49) percent of the rear of the structure on the main floor with only a special exemption under the GB zone. Building Official Frisbee stated that this is not allowed under the current zoning matrix in a Central Business (CB) zone. On the General Business (GB) it is a special exemption with the requirement of forty-nine (49) percent.

Member Donahue voiced his concern about the traffic and safety issue entering the car wash next to the old Go Gas; the new owner has built a fence on this property. Building Official Frisbee stated that he had surveyed that property and the property in between the businesses used to be a street that was vacated. The previous owner had owned both properties and when they sold it, they sold it separately, selling forty (40) feet of the street to Go Gas and ten (10) feet of the street to the car wash.

With no further business, the meeting adjourned at 12:40 p.m.

Scott Fritzler, Chairman

Nancy Dellos, Deputy Clerk