



Planning & Zoning Commission Board of Adjustment

Evanston, Wyoming
www.evanstonwy.org

Board of Adjustment/Planning Commission Work Session Minutes March 25, 2019 5:30 PM at City Hall

Board Members Present:

Maryl Thompson – Chairperson
Robert Smith
Michael Day
Rowdy Dean
Heath Beaudry
Kim Begalla
Dave Huggins

Staff Present:

Dennis Boal, Evanston City Attorney
DuWayne Jacobson, Senior Planner
Dean Barker, Evanston City Engineer
Dawn Worley, Administrative Assistant III

Chairperson Thompson called the session to order at 5:34 p.m.

Old Business:

Senior Planner Jacobsen opened the session by reviewing the Regional Business-Established Zoning District location.

Chairperson Thompson began discussion by reviewing the previous staff reports provided to the Commission relating to **TA 11**, a request by the City of Evanston for a Text Amendment to Section 24-15 B. of the Evanston City Code (Schedule of Permitted Land Uses in Commercial Districts and Business/Light Manufacturing District). Possible changes with this Text Amendment include permitting some land uses as a use by right which currently require conditional use review, conditionally permitting some uses which are currently prohibited, adding new commercial and service related land uses in general which are currently not listed in the Schedule of Land Uses for commercial districts, and providing definitions of land uses for clarification purposes. (Section 24-107)

Chairperson Thompson specifically opened discussion regarding the addition of small tool/equipment rental as an addition to the existing permitted uses list, either conditionally permitted or a permitted use by right. She asked the Commission why limiting the size or type of tool would be necessary.

Senior Planner Jacobsen explained the request had previously been addressed by the City Council and Planning Commission in 2010 and offered to provide the Commissioners with copies of the staff reports and meeting minutes for review.

Commission Dean expressed he would like to review the previous reports.

Commissioner Day questioned what objective the Commission was seeking. He suggested open permitting results in few restrictions, which can encourage growth. He stated he disagrees with the suggested main floor living quarters as there are already allowances for upper and basement living quarters in the Code. The addition of office space would open opportunities as well.

Commissioner Beaudry addressed the request for main floor living quarter by explaining financing difficulties for those individuals who are seeking loans. The area is considered commercial by lending agencies when residential living on main floors is restricted.

Commissioner Dean agreed that main floor living should not be allowed.

Chairperson Thompson continued review of the uses by asking what is meant by light manufacturing.

Mr. Jacobsen explained light manufacturing would include bakeries, as an example.

Chairperson Thompson asked why uses are prohibited in certain areas and listed some examples.

Senior Planner Jacobsen continued by stating that uses are prohibited based on impacts to the neighbors and neighborhood.

Commissioner Begalla asked how the proposed changes would affect the residents living in the Regional Business zone. She additionally expressed a desire to see changes that will make the downtown more vibrant and welcoming.

Commissioner Dean stated he feels that the existing comprehensive plan is good and deviating from the plan would not benefit community growth. He continued by expressing the conditional use permits have a purpose and feels making appropriate changes can be beneficial.

Commissioner Huggins asked the two community members in attendance for their thoughts.

Brenda Richins, Varsity Ink owner, explained the recommendations listed under option three of the staff report were the ones that came out of the committee meetings. She continued to state she feel that the goal of the Mainstreet Promotions Committee would recommend not having residential uses on the ground floor, conditional use permits for

office uses remain as a requirement, and they would request an option of simplifying the office use process for those business in which no significant operation changes were happening other than a change of ownership. Mrs. Richins stated that she views empty buildings as having potential, but purchased “dark” buildings with no one present are dead spaces and detract from the downtown goals.

Senior Planner Jacobsen addressed the request for transferability of a conditional use permit by providing a definition to the Commission. He additionally advised that a separate text amendment would be drawn up to address this recommendation.

Travis, Lumber Yard owner, stated to the Commission his interest in adding small tool/equipment rental to his business. He explained he doesn't see a need for the restriction as other businesses in the zone are already renting items. He stated the restriction is making it difficult to provide the community with an additional service. He is seeking to improve services in the community and has no desire to create an environment that would be uninviting for his neighbors or customers.

Chairperson Thompson thanked both Travis and Brenda for their contributions to the discussions.

Chairperson Thompson concluded the meeting by verifying Commission consensus on each item specifically. The Commission requested Senior Planner Jacobsen provide a definition for the transferability of a conditional use permit for the next public hearing in addition to presenting a fifth option which will encompass their recommendations including removing the main floor living option, providing a definition for office, continuing office use as a conditional use permit requirement and adding small tool/equipment rental as a conditional use permit option for the Regional Business-Developing zone.

The work session adjourned at 7:00 PM.

Respectfully Submitted,

Dawn Worley