

RECORD OF PROCEEDINGS

Meeting of the Evansville Town Council, Evansville, Wyoming

October 14, 2019

The regular meeting of the Evansville Town Council of the Town of Evansville, County of Natrona, State of Wyoming, was held at 7:00 p.m. in the Council Chambers of the Town Hall.

The meeting was called to order by Mayor Jennifer Sorenson at 7:00 p.m. and upon roll call the following were present: Council Members Joe Knop, Aaron Vigneault and Sheena Hixson, Town Attorney Scott Murray, Town Planner Scott Radden, Town Treasurer Lexi Erickson, Chief of Police Mike Thompson, Fire Chief Leo Malsom, Town Clerk Janelle Underwood, and interested citizens.

Council Member Chad Edwards, Town Engineer Shane Porter, and Public Works Director Ron Emond asked to be excused.

Mayor Jennifer Sorenson led the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion was made by Aaron Vigneault and seconded by Sheena Hixson to approve the agenda. Motion carried.

APPROVAL OF MINUTES: The minutes for the regular meeting on September 23, 2019, were presented for approval. Motion was made by Joe Knop and seconded by Sheena Hixson to approve the minutes as written. Motion carried.

CANCELLATION OF NOVEMBER 11, 2019, COUNCIL MEETING AND RE-SCHEDULE: Due to the Veteran's Day Holiday on November 11, 2019, a motion was made by Sheena Hixson and seconded by Aaron Vigneault to cancel the Council Meeting scheduled on November 11, 2019, and re-schedule for November 12, 2019. Motion carried.

RESOLUTION #14-2019: Fair Housing Resolution/Evansville Water System. Town Clerk Janelle Underwood summarized Resolution #14-2019. Motion was made by Aaron Vigneault and seconded by Sheena Hixson to approve Resolution #14-2019. Motion carried.

RESOLUTION #15-2019: Fair Housing Resolution/Secondary Access. Town Clerk Janelle Underwood summarized Resolution #15-2019. Motion was made by Sheena Hixson and seconded by Joe Knop to approve Resolution #15-2019. Motion carried.

APPROVAL OF SITE PLAN 2-2019 AND RESOLUTION #16-2019: Town Planner Scott Radden provided a Staff Report for a Site Plan to build a 3,200 sq. ft. industrial building on Lot 13, Cole Creek Industrial Park (Replat Lots 1-13) within a Heavy Industrial (I-H) Zoning District (aka 6770 Santa Fe Cir.), Town of Evansville, Natrona County, Wyoming. (Owner/ Applicant: Alan Mailloux) He stated that Alan and Sarah Mailloux are the owners of Lot 13, Cole Creek Industrial Park (Rplt Lots 1-13) and that Mr. Mailloux applied for approval of a 3,200 sq. ft. industrial building on the site. Town Planner Scott Radden stated that Mr. Mailloux plans to store his business vehicles and do light repairs at this location. The property is zoned I-H and is surrounded by I-H Zoning Districts and that the permitted use best described under Evansville's Zoning Code, §5.4: Warehousing or storage/ Automobile and truck repair. Town Planner stated that notifications were sent to staff and that the Planning and Zoning Commission met on October 1, 2019 and forwarded a "Do Pass" recommendation subject to the following conditions:

1. Any revisions to the site plan must be completed prior to the Town and Owner signing the Site Plan Agreement.
2. That prior to obtaining building permits to construct, the Owner signs a Site Plan Agreement which will be recorded with the Natrona County Clerk's office stating construction will comply with all design provisions as shown on the Site Plan including parking, lighting, landscaping, replanting, water and sanitary services, drainage and other improvements required by the Town of Evansville.

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3. The Owner obtains all required building permits, and complies with all Evansville Code and inspection requirements, and State and Federal regulations.
4. That prior to the issuance of certificates of occupancy, all requirements shall be completed to the satisfaction of the Town Planner, Town Engineer, Public Works Director, Fire Inspector and Building Inspector.

Town Clerk Janelle Underwood summarized Resolution #16-2019. Motion was made by Aaron Vigneault and seconded by Joe Knop to approve Site Plan 2-2019 and Resolution #16-2019. Motion carried.

APPROVAL OF SITE PLAN 3-2019 AND RESOLUTION #17-2019: Town Planner Scott Radden provided a Site Plan to build Phase III, an addition to the existing River's Edge RV Park, located on Lots 1 & 2, Cole Creek Industrial Park Town of Evansville. (Owner/Applicant: River's Edge RV & Cabins Resort, LLC / Michael Porter). He stated that the Town of Evansville has received a site plan application for Lots 1-2, Cole Creek Industrial Park for the construction of Phase II, of the original River's Edge Recreational Vehicle Park, with an existing 2,240 square foot office building, and a 320 square foot bath and laundry house and that total area of the site is 14.3 acres. He stated that the original site plan was approved in August 2009, with Phase II being approved in September 2014. Town Planner Scott Radden stated that the proposed (revised version) to Phase II includes a proposed 10,000 square foot vehicle storage building, plus modification to RV parking sites, roads and drainage and that the site is zoned Heavy Industrial (I-H), and Recreational Vehicle Parks are an allowed use in this zoning district. He stated that notifications were sent to the utilities and Town Staff and that the Planning and Zoning Commission met on October 1, 2019, and forwarded a "Do Pass" recommendation subject to the following conditions:

1. That the revised Site Plan will be recorded with the original Site Plan which states construction will comply with all design provisions as shown on the site plan including infrastructure, parking, landscaping, drainage and other improvements.
2. The Owner obtains all required building permits, and complies with all Evansville Code and inspection requirements, and State and Federal regulations.
3. That prior to the issuance of certificates of occupancy, all requirements shall be completed to the satisfaction of the Town Planner, Town Engineer, Public Works Director, Fire Inspector and Building Inspector.

Town Clerk Janelle Underwood summarized Resolution #17-2019. Motion was made by Sheena Hixson and seconded by Joe Knop to approve Site Plan 3-2019 and Resolution #17-2019. Motion carried.

ORDINANCE #6-2019: An Ordinance Repealing Chapter 15, Section 15-5-1 and Section 15-5-2 and Replace. Third and final reading. Town Clerk Janelle Underwood read Ordinance #6-2019 by title only. Motion was made by Sheena Hixson and seconded by Joe Knop to approve Ordinance #6-2019 on third and final reading. Motion carried.

APPROVAL OF BUSINESS LICENSE: Approval of Business Licenses for 307 DeSigns, Energy 1, LLC, Excel Roofing, Handyman Matters, Jarrard Fencing, and What the Flip were presented to the Governing Body for approval. After review of the applications, motion was made by Aaron Vigneault and seconded by Joe Knop to approve the Business Licenses for 307 DeSigns, Energy 1, LLC, Excel Roofing, Handyman Matters, Jarrard Fencing, and What the Flip. Motion carried.

BILLS FOR APPROVAL: Bills were presented to the Governing Body for approval. Motion was made by Aaron Vigneault and seconded by Sheena Hixson to pay all bills and draw treasury upon the same. Motion carried.

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PUBLIC COMMENTS: During public comments, Kevin Geist with Central Wyoming Construction stated that he is looking at purchasing the property located at 36 King Street. He stated that the current building is not very pleasant. He stated that he currently operates a construction company and primarily operates out of mobile trailers. He stated that he would like to know what he would be allowed to park in the lot. He stated that he would also like to be able to store his camper, boat, and four wheelers. He asked if he would need to put a fence up and asked if there are any restrictions on what he can park on the property.

Town Planner Scott Radden explained to the Governing Body how the property is zoned and the type of uses allowed.

Mr. Geist stated that he is looking at the possible purchase of the property as a liability. He spoke of the possibility of fearing the existing building down and perhaps constructing a metal building with a fence and security.

The Governing Body stated that they don't have a problem with what he is talking about. The Governing Body stated that the area is dark and that they would like to see some fencing that he would park his trailers behind with some security in place.

Town Attorney Scott Murray stated that he would like to request a short Executive Session for Legal Matters. Motion was made by Aaron Vigneault and seconded by Joe Knop to go into Executive Session for Legal Matters at 7:23 p.m. Motion carried.

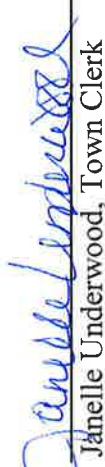
Back in Regular Session at 7:50 p.m.

ADJOURNMENT: There being no further business, motion was made by Joe Knop and seconded by Aaron Vigneault to adjourn at 7:51 p.m. Motion carried.

APPROVED:


Jennifer Sorenson, Mayor

ATTESTED:


Janelle Underwood, Town Clerk