



# City of Evanston

## Planning & Zoning Commission

### Board of Adjustment

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## Planning and Zoning Commission/Board of Adjustment Meeting Minutes

### June 6, 2016

### 6:00 p.m.-City Hall

#### Commissioners Present:

Maryl Thompson, Chairperson  
Kevin Adams  
Kimberly Begalla  
Heath Beaudry  
Robert Smith

#### Staff Present:

Dennis Boal, City Attorney  
DuWayne Jacobsen, Associate Planner  
Janel Campbell, Administrative Assistant

Chairperson Thompson called the meeting to order at 6:00 p.m.

Chairperson Thompson asked for a motion to approve the agenda for the June 6, 2016 meeting. A motion was made by Commissioner Bagalla, seconded by Commissioner Smith. **Motion carried.**

Minutes for the May 2<sup>nd</sup> meeting of the Planning Commission will be presented for approval at the July 11<sup>th</sup> meeting.

With no old business to discuss, Chairperson Thompson proceeded to new business, CP 16-03 and BA 16-01.

Attorney Boal explained the legalities of the hearing stating that the applicant(s) would be heard from first, followed by those who were in favor of the applicant(s), and finally, from those who were opposed. He explained that this public hearing was a contested case hearing and that anyone who wished to submit a legal brief shall make it known to him at the closing of the hearing.

Attorney Boal opened the public hearing with **CP 16-03** and **BA 16-01**. **CP 16-03** is a request by Herb Weston for a Conditional Use Permit to allow a campground located on Lot 1, Block 1 of the Weston Addition subdivision which is east of Altitude automotive dealership and west of the Shell gas station along Harrison Drive. Zoning for this property is Highway Business-Established. (Section 24-53 C.) **BA 16-01** is a request by Herb Weston for a Variance to Section 24-55 A.(7) to allow drive lanes and parking spaces to be constructed with a non-dust-free (road base/graveled) surface within the proposed campground located on Lot 1, Block 1 of the Weston Addition subdivision which is east of Altitude automotive dealership and west of the Shell gas station along Harrison Drive. Zoning for this property is Highway Business-Established. (Sections 24-55 A.(7) and 24-59 E.) Attorney Boal informed the Planning Commission/Board of Adjustment that a combined hearing would be done for CP 16-03 and BA 16-01, but the Commission/Board of Adjustment will decide each case separately.

Ken Walker with Uinta Engineering and Surveying, Inc. stated that he will be representing Herb Weston. Mr. Walker was sworn in and provided background information regarding the City of Evanston's design criteria for campgrounds. Design criteria believed to be excessive include minimum lot size and paved surface requirements. Mr. Walker mentioned that although the minimum lot size of 2,500 square feet seems excessive, his client did not wish to contest it. Mr. Walker reviewed the paved area on the site plan. Pavement is proposed from the approach from Harrison Drive to the service building. The looped road area within the park is proposed to be a graveled surface. He stated that his client is asking for a variance to the pavement requirement. Mr. Walker mentioned that the campground is proposed in an appropriate zoning district which requires conditional use review. He reviewed existing land uses surrounding subject property and indicated that there will be 36 campground spaces and 12 rental cabins. Mr. Walker stated that the campground would comply with all City requirements, but he would like to address the minimum spacing requirement of 20 feet between cabins. The cabins are spaced 10 feet apart. He asked the Commission to grant an exception to this requirement as long as it complies with the Evanston Fire Department requirements for building separations. Mr. Walker stated there will be a substantial amount of landscaping that would include trees and grass planted on each unit space and trees planted around the perimeter of the site. The number of trees proposed to be planted exceed the minimum requirements of the City.

Attorney Boal asked if there was anyone present who had questions for Mr. Walker.

Mr. Bill Kelly, who resides at 107 Westview Ct., stated that he lives on the west side of this property where the 6 of the cabins are proposed. He questioned the height and size of the cabins.

Mr. Walker stated that the cabins are approximately 12 feet by 24 feet which will accommodate a bed and bathroom. He indicated that the cabins will sit in a low area of the site and will be single-story in height. Building plans for the cabin have not been finalized.

Mr. Alan Griffin, who resides at 624 Country Club Dr., questioned if there would be a berm and vegetative screening between Westview Court townhomes and the looped road in the campground. Currently, the site plan illustrates 3 trees along the west property line adjacent to the townhomes.

Mr. Walker indicated that the landscape plan is conceptual. They are planning to plant 70 to 80 trees on the site and will place more if the Planning Commission requires more trees.

Commissioner Begalla questioned if there was a fence around the perimeter of the property.

Mr. Walker indicated that Altitude automotive dealership did not want a fence along their side of the property. There is an existing fence along Westview townhomes and the golf course sides of the property.

Commissioner Smith questioned if a fence should be placed between the campground and the automotive dealership to keep campers from entering the dealership property. He indicated that he had walked around the property and noticed that there was an existing fence.

Mr. Walker indicated that Altitude welcomes the foot traffic from the campground.

Attorney Boal asked if there were any questions by members of the Commission. With no questions, Attorney Boal asked if the cabins would be reduced by spacing them at 20 feet versus 10 feet.

Mr. Walker stated that either the number of cabins would be reduced or they would have to reposition them on the site. He indicated that the 20 foot spacing may eliminate 1 or 2 cabins.

Attorney Boal asked Mr. Walker to please identify surrounding land uses adjacent to the site for the Commission.

Mr. Walker identified the surrounding land uses.

Chairperson Thompson questioned if there would be a secondary ingress and egress from the campground around the back of the Shell station to Harrison Drive.

Mr. Walker stated that there is presently an access easement along the north side of the Shell station. This easement will provide secondary access for emergency vehicles only.

Chairperson Thompson mentioned that the first plan had a service building located on the west side of the property and questioned why the building was removed. She also questioned why the tent sites were removed and if there would be a dump station.

Mr. Walker mentioned that the purpose for the service building is to serve dependent travel units. He stated that each unit space will be designed for independent travel units with individual water, sewer, and electrical connections. With each lot having its own sewer connection, there will not be a dump station.

Commissioner Begalla questioned the type of fence that is existing along the golf course side of the property. She also questioned the visual impacts the campground would have from the golf course clubhouse.

Mr. Walker was not certain of the type of fence. It was offered that the fence was either chain link or wire. Mr. Walker indicated that the golf course clubhouse sits at a high point. The campground would likely be visible from the clubhouse.

Commissioner Begalla expressed concern regarding the visual impact of the campground from the golf course property. She questioned if there would be other uses as part of the campground such as inflatable play structures.

Mr. Walker indicated that the campground would only be used for overnight stay. There would not be any play structures.

Chairperson Thompson questioned if there would be a day limit for staying at the campground.

Mr. Herb Weston, who resides at 321 Burns Ave., was sworn in. Mr. Weston stated that it is his understanding that any length of stay over 30 days would not be permitted. He would only provide unit spaces for overnight stay and not as a residence.

Attorney Boal asked if the Commission or anyone in the audience had any questions for Mr. Weston. With no questions, Mr. Weston asked if he could offer some comments.

Mr. Weston stated that he likes trees and intends to plant more than the minimum 24 trees required by the Evanston City Code. He mentioned that 200 trees would not be unreasonable for this site. He expressed that he wants to develop an attractive campground similar to Phillip's RV Park that would be inviting to visitors passing through on their way to other destinations. A franchise system may be considered.

Attorney Boal asked if there were any other questions for Mr. Weston.

Commissioner Adams asked Mr. Weston if he had any plans to keep stray golf balls from hitting RV's within the campground.

Mr. Weston stated that he will plant trees along the golf course side of the property to help deflect golf balls. He will also post signs to warn guests of the potential for golf ball strikes.

Commissioner Begalla stated that she would like to see trees along the golf course side of the property with a height of 6 to 8 feet and spaced no more than 12 feet apart. She would like it to be designed to be visually pleasing and questioned if Mr. Weston has a landscape architect to help with a landscape plan.

Mr. Weston deferred the question to Mr. Walker. Mr. Walker stated that the site plan shows 88 trees, but his client is willing to plant more trees. Mr. Walker stated that the trees will meet the minimum tree size requirements of the Evanston City Code.

Mr. Jacobsen reviewed the minimum tree size requirements of the Evanston City Code. He also mentioned that a landscape plan will need to be submitted for review and approval. The Commission has the options to review and approve the landscape plan or to have City staff review and approve the plan.

Mr. Griffin questioned the cost difference of paving versus not paving and the impact of these costs to the project overall.

Mr. Weston indicated that he has not priced the number of yards it would take to pave the looped road section. He deferred this question to Mr. Walker.

Mr. Walker stated that paving the loop section would be approximately three times the amount of the proposed paved areas. He suggested that magnesium water may be applied to help control dust.

Mr. Jacobsen questioned if either Mr. Walker or Mr. Weston had spoken with Captain Tim Overy with the Evanston Fire Department regarding a graveled road surface.

Mr. Walker stated that he had not spoken with Mr. Overy.

Attorney Boal asked if there were anyone else who would like to testify either for or against the requests.

Mr. Bill Kelly, who resides at 107 Westview Ct., was sworn in. Mr. Kelly expressed concerns with noise generated by users of the proposed campground, fire pits being used to burn trash, tree leaves collecting in his yard during the fall season, dust, site elements blocking his view of the Butte, and glare from site lighting. He asked that these items be addressed to minimize impacts to his property.

Commissioner Begalla asked where Mr. Kelly's property is located in relationship to the proposed campground site.

Mr. Kelly referred to the site plan indicating that his backyard at Westview Ct. abuts the proposed campground site.

Commissioner Adams noted that the application submittal indicates that hours of operation will be between 10 a.m. and 6 p.m. He questioned if setting up camp would be completed within that timeframe.

Mr. Weston indicated that setup would be completed during that time period.

Mr. Alan Griffin, who resides at 624 Country Club Dr. was sworn in. Mr. Griffin stated that he owns several units in Westview Ct., two of which abut the proposed campground site. These units do not have air conditioning and people open their windows in the summer months. He expressed concern regarding dust generated from proposed graveled loop road within the campground. He suggested that a chip seal might be used to help alleviate some of the dust. He also stated that members of the home owners association for Westview Ct. have expressed concern regarding noise that would be generated from vehicles travelling over a graveled surface versus a paved surface. He requested that the Board of Adjustment not approve the variance request to allow a graveled surface. He also asked the Commission to consider shielded site lighting to direct light to the ground and to consider a landscape berm with tall trees between the townhomes and the looped road. He expressed that blowing trash from the Flying J is an issue at his current residence. A landscape berm with tall trees would help capture some of trash from blowing into adjacent residential properties. Mr. Griffin expressed his support for the proposed campground use.

Commissioner Adams questioned the amount of road noise that Mr. Griffin receives from Harrison Drive at his current residence. He asked if planting trees along the west property line would help buffer some of the noise from the campground.

Mr. Griffin stated that he receives some noise from Interstate 80 but very little noise from Harrison Drive. He agreed that trees might help buffer some of the noise and was encouraged to hear the Commission consider additional landscape requirements. He concurs with Mr. Kelly and believes that choosing the type of tree is important. For use as a buffer, he suggested pine or spruce trees for their height and dense foliage qualities.

Mr. Robert Griffin, who resides at 620 Country Club Dr. was sworn in. Mr. Griffin stated that as a member of the home owners association for Westview Village townhomes, he would like to go on record to oppose the variance request for a graveled road surface. He echoed the same concerns and comments provided by Mr. Alan Griffin.

Commissioner Begalla questioned if a solid wood fence would help buffer noise from the campground site along the edge of the Westview Village townhomes.

Mr. Robert Griffin indicated that perhaps a combination of a solid fence, berm, and landscaping would help with noise concerns.

Mr. Brian Carroll, who resides at 225 Bear River Drive, was sworn in. Mr. Carroll stated that he is with Phillips RV Park and is opposed to the application. He expressed

concern regarding the use of a vegetative screen to deflect golf balls and pointed out that it takes years to grow a vegetative screen. He also expressed concern with the current demand for campground spaces. The spaces at Phillips RV Park are often not filled; and Walmart has allowed overnight stay within their parking lot.

Ms. Lisa Beechel, who resides at 440 Elm Street, was sworn in. Ms. Beechel indicated that years ago when they looked at developing the Bear River RV Park, they were not granted a variance to the pavement requirements. She asked the Commission to apply consistency in their decision.

Chairperson Thompson stated that not speaking in favor of or against the variance application, this is a different Commission with different ideas.

Attorney Boal asked if there was anyone else who would like to offer testimony either for or against the requests. With no further questions, Mr. Weston provided final remarks.

Mr. Weston stated that quiet hours would be enforced from 10 p.m. to 6 a.m. A phone number to an on-call person will be placed on registration forms to address not only enforcement of park rules but also address maintenance issues. He doesn't want guests staying in dust and wants to develop a nice RV park. The property is zoned Highway Business, he has considered other uses for the property including a hotel or truck stop, but he believes an RV park would be the best use of the lot. He addressed site lighting stating that he doesn't want his guests staying in an area with bright lights. Site lighting would be shielded. Regarding constructing berms and planting large trees along the Westview Village townhouse properties, he indicated that there are utilities along that side of the property. He is unable to address landscaping in that area where there are existing utility lines.

Commissioner Adams questioned if Mr. Weston had talked to Mr. Overy with the Evanston Fire Department about the roadway; and if he did, what concerns did Mr. Overy express.

Mr. Weston stated that he did speak with Mr. Overy. He stated that as long as there was 8 inches of pit-run sub-base and a couple inches of base course, he would be ok with the roadway. Mr. Weston expressed surprise, because he anticipated thicker layers of both sub-base and base course material. He stated that he would do whatever he requires.

Commissioner Adams questioned if Mr. Overy had any compaction requirements for the roadway.

Mr. Weston indicated that Mr. Overy did not specify compaction requirements. He mentioned that there was discussion about mixing asphalt millings with the base course material. The asphalt millings would help provide a harder compacted surface.

Commissioner Smith agreed with Mr. Weston regarding the compaction of base course mixed with asphalt.

Mr. Weston stated that a mix of asphalt and base course would be his preferred method to construct the road.

Attorney Boal asked if the Commission had any questions for the applicant.

Commissioner Begalla questioned if there would be a provision for watering the landscaped area around the perimeter of the site.

Mr. Weston replied that the perimeter landscape area would be watered.

Chairperson Thompson questioned if the Commission/Board of Adjustment would be making a decision regarding spacing of the cabins.

Mr. Jacobsen stated that spacing of the cabins was not being heard by the Board of Adjustment. Mr. Weston would need to apply for a variance to this requirement of the Evanston City Code.

Attorney Boal noted that the Board of Adjustment is not making a decision on spacing of the cabins. The items before the Commission/Board of Adjustment are the conditional use permit to allow a campground at this location and a variance to the paving requirements of the Evanston City Code. He asked if the Commission had any other questions. With no further questions, the hearing was closed.

Chairperson Thompson asked for a motion to approve CP 16-03. Commissioner Smith made a motion to approve CP 16-03. Commissioner Beaudry seconded the motion.

Chairperson Thompson asked for discussion.

Commissioner Begalla stated that she would like to see a landscape plan brought back for review and approval by the Commission. She would also like the landscape plan to illustrate the construction of berms and lighting.

Mr. Jacobsen reviewed staff recommendations provided in the staff report and asked the Commission if they would like to include any of these recommendations with the motion.

Attorney Boal directed the Commission to the staff recommendations and suggested that they review the recommendations and questioned if they would like to include any of the recommendations with their motion.

Commissioner Smith amended his motion to include staff recommendations and to require a landscape plan be submitted to the Planning Commission for review and approval. This motion was seconded by Commissioner Begalla. Chairperson

Thompson called for a vote. There were four aye votes and one nay vote from Commissioner Adams. **Motion Carried.**

Chairperson Thompson asked for a motion to approve BA 16-01. Commissioner Smith made a motion to approve BA 16-01. Commissioner Begalla asked for an amendment to the motion to include a road similar to a chip seal road with minimal dust, not just gravel. Commissioner Smith agreed to the amendment.

Commissioner Adams stated that the variance request was to waive the City requirements of a paved surface to allow a graveled non-dust-free road. He questioned whether or not the Board of Adjustment could change the request. The request is to allow a graveled non-dust-free road.

Attorney Boal noted that the proposal is to construct a graveled non-dust-free road. This is what the applicant is asking the Board of Adjustment to approve.

Commissioner Smith commented that he believes the proposal adequately meets a standard, which is the same standard used for Rands RV Park. He motioned to approve the request as submitted.

Chairperson Thompson asked for further discussion.

Commissioner Adams reiterated for clarification, approval of the variance would be for a graveled non-dust-free road. He mentioned that there were several citizens who expressed their concerns regarding the construction of a graveled non-dust-free road.

Chairperson Thompson called for a vote. There was one aye vote to four nay votes. Commissioner Smith voted aye. **Motion Failed.**

Attorney Boal suggested that everyone take a 10 minute recess to get the microphones working again.

Chairperson Thompson called the meeting back to order at 7:20 p.m.

Attorney Boal proceeded to the next item on the agenda **CP 16-04**. **CP 16-04** is a request by Boys and Girls Club of Evanston to allow a private recreational facility operated by a membership club for property located at 242 Birch Street which is zoned Medium Density Residential-Established. The applicant is proposing to remodel the existing building to include boxing, volleyball and basketball use areas and to construct outdoor play space and a parking lot. (Section 24-15 A.(11))

Ms. Holly Slade, who resides at 107 Carriage Dr., was sworn in. Ms. Slade provided background information about the Boys and Girls Club of Evanston. The Club opened in January of 2014 with 6 members and has grown to over 240 members today. There are approximately 65-70 kids that attend the Club on a daily average. The Club's main building is located at 419 4<sup>th</sup> Street and is approximately 6,000 square feet in area. For

every 15 teenagers, there is one adult providing supervision. Each adult is highly trained in supervising the teenagers. Club policy requires members to be within sight and sound of adults at all times. Ms. Slade reviewed the many programs and activities offered at the Club. The majority of members are transported by vans to the Club. Although, there are two members with drivers licenses who drive to the Club. School hours of operation are Monday through Thursday, 3:00 to 6:00 p.m. and Friday till 7:00 p.m. Summer hours are Monday through Friday, 11:30 a.m. to 5:30 p.m. and closed on weekends and major holidays. She noted that the Boys and Girls Club of Evanston are governed by a board of directors. They have been researching a variety of options to address the need for additional space. The Club is interested in purchasing the property at 242 Birch Street for use as a recreational facility for Club members only. The primary location of the Club would remain at 419 4<sup>th</sup> Street. The Boys and Girls Club are proposing to construct a volleyball court, half basketball court, boxing rink, climbing walls, and boys and girls locker rooms within the building located at 242 Birch Street. Currently, they do not have the room in their current facility to offer these programs and activities. They utilize the Evanston Recreation Center and other public outdoor spaces. However, they do have to pay fees to use these facilities, and they do not have unlimited access to these facilities. Ms. Slade anticipates 25 to 30 members attending this facility each day. The Club is also proposing a parking lot with 14 parking spaces, a 6 foot perimeter vinyl fence, and landscaping for outdoor play space. The Club currently has 2 full-time employees, 5 part-time employees, and several volunteers. With the purchase of this facility, the Club will hire an additional 2 part-time employees. Safety and security is a number one priority. Indoor and outdoor cameras are used at their current facility and are planned to be used at this facility. The Boys and Girls Club of Evanston is a private non-profit organization. They operate on funds from grants, donations, and fundraising. This project will be funded by Family Foundation, fundraising, and a grant. No public funds will be used for this project. The timeline for this project is to complete the purchase of the property by July, remodel the building through the summer, and occupy the building by November of 2016. Ms. Slade presented a letter of support for the Boys and Girls Club program from Evanston Chief of Police, Jon Kirby.

Attorney Boal asked if there was anyone present who had questions for Ms. Slade.

Ms. Stacey Gatherum, who lives at 200 Cedar Street, questioned if there would be boxing events. If there are boxing events planned, she questioned if 14 parking spaces are enough.

Ms. Slade stated that this is an additional facility. Teenagers will be transferred from their primary facility to the proposed facility using vans. They are proposing a boxing program. The boxing program is used to teach respect and hard work. It is not about fighting. They are not proposing to have fighting events open to the public.

Ms. Gatherum clarified her question by asking if there would be an attendance at a boxing event that may bring parental traffic.

Ms. Slade stated that she does not anticipate additional traffic. They are affiliated with club in Salt Lake City, Utah where those events would be held.

Mr. Brent Hatch, who resides at 114 Red Hawk Avenue, questioned if the building was going to have bathrooms and showers for boys and girls. The building plan does not illustrate this.

Ms. Slade stated that they do not have final building plans. There are currently two bathrooms in the building that would be remodeled to include two locker rooms with bathrooms and showers for boys and girls.

Mr. Kenneth Davis, who resides at 312 Cedar Street, questioned if the building is large enough to accommodate the proposed activities and number of members anticipated to be at the facility.

Ms. Slade stated that there is adequate room within the building for the proposed activities. Members would participate in activities that would occur at the same time that other activities are happening. At all times, members would be supervised by adults.

Ms. Clematine Crippen, who resides at 300 Cottonwood Street, questioned if the facility would be accessible to youth within the neighborhood.

Ms. Slade stated that only members will be allowed to use the facility. This is required for insurance purposes. Members must sign a waiver to use the facilities. Members will have to check-in at the main facility first and then be transported by vans to this facility. When activities have finished, members would be transported back to the main facility or other transportation arrangements would be made.

Ms. Carol Baker, who resides at 300 Cedar Street, asked for clarification regarding the ratio of adult supervision to number of kids.

Ms. Slade stated that the Department of Family Services requires 1 adult supervisor per 18 kids. The Boys and Girls Club has a more restrictive standard of 1 adult per 15 kids. She indicated that with 2 adult supervisors at the proposed facility, there will be no more than 30 kids at the facility.

Mr. Randee Robbins, who resides at 324 Cottonwood Street, questioned if there would be licensed teenagers driving to the facility. Living adjacent to the property, he questioned how balls would be retrieved from his yard and how noise would be addressed.

Ms. Slade stated that the kids would be bused to the facility. She mentioned that they teach the kids respect for others. If a ball goes over the fence, they would knock on the door and ask to retrieve the ball. She stated that at their main facility, there are double the number of kids. There have been no complaints about noise. She mentioned that they have a structured program. Kids do not run freely without supervision.

Ms. Gatherum asked Ms. Slade to explain how the outdoor area would be developed. She questioned if there would be any permanent amenities that other kids within the neighborhood would be able to get in and use.

Ms. Slade stated that there would be a lawn area for outdoor play. There would be portable goals and basketball hoop to play in the parking area when the parking lot was not in use. A 6 foot fence is also proposed around the perimeter of the property. The property would not be accessible for use by other kids in the neighborhood.

With no other questions from the audience, Attorney Boal asked if the Commission had questions for Ms. Slade.

Commissioner Begalla questioned if there are other options being considered.

Ms. Slade stated that other locations have been considered. None of those locations have been located near the main facility or have been financially feasible. She mentioned that they are in need of additional space; and this location is the best option.

With no other questions from the Commission, Attorney Boal asked if anyone would like to speak in support of the application.

Mr. West Holmes, who resides at 325 12<sup>th</sup> Street, was sworn in. For full disclosure, Mr. Holmes stated that his daughter works for the Boys and Girls Club as the program director. He mentioned that he was hearing 'not in my back yard' comments. He mentioned that he has worked with the kids, and they are good kids who have made a conscious decision to be part of the program. They are taught to be responsible and to respect themselves, others, and property. He believes that the proposed Boys and Girls Club would improve the property and improve property values. The building will offer a place for year-round recreation and is cost effective.

Ms. Loretta Gerrard, who resides at 115 Alecias Way, was sworn in. Ms. Gerrard spoke in a number of capacities. First as a parent, she spoke about the many programs and learning experiences offered to her son at the Boys and Girls Club. Second as a board member, she mentioned that the board has considered other vacant buildings in the community. One building was a multi-million dollar building. In the current economy, grant funds are not available to purchase and remodel that building. Other buildings had ADA compliance issues or other reconstruction issues which were financially not feasible. The Club currently has 240 members and space to provide for only about 70 members per day. The Club is in need of additional space and space for recreation. Third in her capacity as the county prosecuting attorney, she states that there are no good kids or bad kids. With an exception for children with mental disabilities, most kids that she sees are without opportunities and/or lack parental involvement. The Boys and Girls Club offers this parental direction in their lives.

Mr. Kevin Kallas, who resides at 336 Maple Street, was sworn in. Mr. Kallas stated that he currently serves as the board chairman of the Boys and Girls Club of Evanston. Mr.

Kallas read a letter from Dave Welling who works for the Uinta County Sherriff's Office and serves on the City Council. The letter offers Mr. Welling's support for the proposed Boys and Girls Club facility at 242 Birch Street. He stated that he has been involved with the program prior to the Boys and Girls Club. There were some supervisions problems which resulted in a restructuring of the program to the Boys and Girls Club. The Boys and Girls Club is a well supervised program with credit given to Ms. Slade. Mr. Kallas addressed some of the issues which have been discussed including noise. He indicated that during school days, activities would likely conclude by 7 p.m. Summer activities may last a little longer past 7 p.m. The Club currently offers a dance at the main facility that can go until 11 p.m.

Commissioner Adams questioned if they would have any dances at this facility.

Mr. Kallas stated that the board is currently looking to use the facility primarily for physical activities. If the Board were to propose a dance, they would get input from the neighborhood first.

Ms. Stacey Gatherum, who lives at 200 Cedar Street, was sworn in. Ms. Gatherum stated that Ms. Slade has addressed many of her and her husband's concerns. With the current state of the property, she believes that the proposed facility will be an improvement to the neighborhood.

With no one else to speak in favor, Attorney Boal asked if there were anyone who would like to speak in opposition of the application.

Mr. Kenneth Davis, who resides at 312 Cedar Street, was sworn in. Mr. Davis stated that he does support what the Boys and Girls Club offers youth. However, he doesn't agree with the proposed location. Mr. Davis presented a list of concerns that he has with the proposed location to the Commission and to the Boys and Girls Club for their review. He commented that some of the people who have signed a petition in opposition to the request may have had their concerns addressed at this meeting. Mr. Davis has the following concerns with the proposed facility: location of several registered sex offenders in relation to the proposed facility, the proposed facility will not meet the growth demands of the Club, the safety of children retrieving balls from yards with dogs, and the potential for increased traffic and the safety of children in the neighborhood if additional members of the Club obtain drivers licenses within the next year or two. He mentioned that they obtained information about available properties at Uinta Realty and wondered if every option has been considered.

Mr. Brent Hatch, who resides at 114 Red Hawk Avenue, was sworn in. Mr. Hatch stated that the Boys and Girls Club is a good club, but it's not good location. He wanted the Commission to be aware that there is a nearby drug house. Also within the past year, there have been two fires at 215 Birch Street. Mr. Hatch stated that he owns a mobile home park across the street to the east. There are older residence who live in the park, and they enjoy their quiet surroundings. With Cedar Street as the primary access to and from the neighborhood, he expressed concern with an increase of traffic.

He suggested that with revenues declining, perhaps the Boys and Girls Club could make arrangements to utilize the Evanston Recreation Center. This could also help with revenues for the Parks and Recreation District and the City of Evanston.

Commissioner Smith questioned if Mr. Hatch would like to see the property develop or continue to sit vacant.

Mr. Hatch stated that he understands it has sit vacant, but believes it won't continue to sit vacant.

Commissioner Smith questioned Mr. Hatch if he would like to buy it.

Mr. Hatch responded that he believes that there is currently a purchase agreement.

Commissioner Smith had a question for everyone in the room. He questioned why anyone, including himself, would want to turn this proposal down. He stated that he would like to hear from everyone who lives in that area why they are opposed to the request. He mentioned that there is no alcohol involved, no late night activities, and there is a tremendous drug and latchkey problem in Evanston. He stated that everyone needs to feel some responsibility for the Boys and Girls Club in time, talent and money. He questioned Mr. Hatch if he is willing to support him or not.

Mr. Hatch stated that it's a good program. He is concerned about the impacts to the neighborhood.

Chairperson Thompson question if Mr. Hatch owned property in the neighborhood that could be leased by the Boys and Girls Club. She also asked if Mr. Hatch was interested in purchasing the 242 Birch Street property.

Mr. Hatch stated that he did own property in the neighborhood. Regarding if he was interested in purchasing the property, Mr. Hatch indicated that it's a good question. At the present time, he believes that the property is under contract.

Mr. Randee Robbins, who resides at 324 Cottonwood Street, was sworn in. Mr. Robbins expressed concerns about noise from the kids and balls going over his fence. He stated that he would rather see a residential use on the lot. He expressed that he does not believe this is the right location for the Club.

Ms. Clematine Crippen, who resides at 300 Cottonwood Street, was sworn in. Ms. Crippen expressed concern about the future operation of the Club once Ms. Slade is no longer in charge.

With no one else to speak in opposition of the application, Attorney Boal asked Ms. Slade for closing remarks.

Ms. Slade addressed concerns that were expressed. First, she mentioned that there are 3 registered sex offenders in the neighborhood. She will work with the County Prosecuting Attorney's office to address this concern. There are laws which prohibit a sex offender from living within a certain radius of a youth educational facility. Second, she stated that the Club does not have funding to sustain the program if they purchase a larger building. The current annual operational budget is about \$400k. A larger building requires an increase in staff and utility costs. Third, she mentioned that the Evanston Recreation Center has been a great partner, but they have to pay user fees and are unable to use the equipment that they have for their programs, such as boxing. Their funding sources will cover the cost of a building, but these funds aren't available for user fees. Fourth, Ms. Slade stated that the kids do get excited about the program. She expressed that she feels deeply about the youth in the community. She is confident that if she were to leave, the Board of Directors and staff would find a suitable replacement.

Attorney Boal asked if the Commission had any questions.

Commissioner Adams questioned if anyone was storing their RV at 242 Birch Street. If so, he also questioned if they have an alternate place to store their RV.

There were three people that indicated that they have an RV stored on the property. One person indicated that they had an alternate storage location. Another person shook their head no indicating that they didn't have an alternate storage location.

Commissioner Begalla questioned Ms. Slade if they allow music players outside of the building. She also questioned if kids were unattended and playing loud music, could the police be called.

Ms. Slade stated that they do not allow outside music at this time. She stated yes, the police could be called. She mentioned that within the past 2 ½ years of operation, they have not had any calls regarding noise complaints.

Chairperson Thompson stated that she would like to address the gentleman that provided the listings from Uinta Realty. She disclosed that she is the one who provided the property listings. She provided a list of properties that may be feasible.

Commissioner Adams questioned Ms. Slade if she would consider a height exception to exceed the 6 foot height limitation for fences.

Ms. Slade indicated that this is something they would consider if the neighborhood was agreeable with a taller fence.

Attorney Boal stated that a height exception could be considered at a later date.

With no other questions, Attorney Boal closed the hearing.

Commissioner Adams made a motion to approve the conditional use permit application conditioned upon the applicant installing a gate across the entrance to the parking lot so that no one could access the facility after hours. Commissioner Begalla seconded the motion.

Chairperson Thompson asked for discussion of the motion. With no further discussion, she called for a vote. There were 5 aye votes. ***Motion Carried Unanimously.***

With no other business, Chairperson Thompson indicating future meetings would be July 11<sup>th</sup> and August 1<sup>st</sup>. With Labor Day on September 5<sup>th</sup>, the meeting in September will be held on the 12<sup>th</sup>.

With no further business, the meeting was adjourned at 8:48 p.m.