



Mayor Robert E. Simison

**City Council Members:**

Treg Bernt

Joe Borton

Luke Cavener

Brad Hoaglund

Jessica Perreault

Liz Strader

July 14, 2021

**MEMORANDUM**

TO: Mayor & City Council

CC: Cameron Ariel, Community Development Director

FROM: Joseph Dodson, Associate Planner

RE: The Oasis, Planning and Zoning Commission Approval

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Dear Mayor & City Council,

On May 6, 2021, the Planning and Zoning Commission approved The Oasis Conditional Use Permit for an approximate 7,000 square foot drinking establishment, music venue, and nightclub on a portion of 3.26 acres of land in the C-G zoning district located on the southwest corner of Eagle and Ustick Roads. The project was originally heard on March 18, 2021 and at both hearings public testimony was taken with a majority in opposition of the project based on a number of factors (see Exhibit A of the Findings for the complete Commission Recommendation overview).

The Commission ultimately approved this Conditional Use Permit per the findings in UDC 11-5B-6E and the conditions of approval within the staff report. The Commission added the following conditions to the project in addition to Staff's recommended conditions:

- limited capacity to 400 persons;
- required that amplified music be focused away from the nearest homes;
- and allowed for additional capacity when more permanent parking is available (i.e. a shared parking agreement).

Following this approval, two groups appealed the Commission decision within the allotted 15 day period. The appeals are based on a number of the same issues discussed at the Commission hearing on March 18<sup>th</sup> and May 6<sup>th</sup>.

Staff is attaching the administratively approved plans that approved the multi-tenant building and not the specific use.





C. Approved Elevations (dated: 02/05/2021)



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 SPOKANE, WY 83402  
 509.325.1111

**WADSWORTH - OASIS / JAMBA JUICE**  
 300 S. WALKER BLVD  
 SPOKANE, WY 83402  
 WADSWORTH DEVELOPMENT GROUP

DATE:	02/05/21
BY:	AW
NO.:	4000

3D VIEW FROM THE NORTHEAST

**A - VIEW 01**



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3D VIEW FROM THE NORTHWEST

**A - VIEW 02**