

TOWN OF SARATOGA

P.O. BOX 486

110 E. Spring Avenue

SARATOGA, WYOMING 82331

www.townofsaratoga.org

Phone: 307-326-8335

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Mayor Chuck Davis

Councilman Michael Cooley

Councilman Cory Oxford

Councilman Jerry Fluty

Councilman Bub Barkhurst

April 14, 2025

Variance Application VA-25-1

111 E. Saratoga Ave.

Councilors,

Please see the attached recommendation from the planning and zoning commission on the application from Cindy Wilson. The variance application was for a reduced front yard setback in order to construct a covered front porch.

The conversation between the planning members was quite extensive, In the end a motion was made to recommend the variance to council. The recommendation should have key points as to why the variance meets the applicable criteria, or the illicit supporting reasons as to why it was recommended. It seemed there was a possibility that there was some confusion during the motion/voting process and no supporting conversation really took place.

The variance does need to have a detailed reason as it supports why we allowed the easing of standards in relation to similar uses in other districts in the community. We have had willing citizens go to significant extents to comply with our zoning ordinances, sometimes this means adjusting the entire placement of a building before construction or readjusting their floor plan etc. these adjustments often cause an annoying change of design for the owner and sometimes even costs additional funds. It is important we have a proper foundation to justify why this variance was approved and why someone else was required to comply.

Without the illicit explanation from the Planning Commission, I would recommend sending this application back to the planning commission for a more thorough review and provide illicit reasons for the recommendation based on the criteria listed in 18.72.010.C. There is a Special Planning Meeting on April 23, 2025. Which this item could be placed on that agenda to ensure that this review happens in a timely manner. The Town Council would be able to then review this at the first meeting in May.

My Recommendation would be, "To send the variance back to the planning commission for a more thorough review."

Please let me know if you have any questions,



Emery Penner

Director of Public Works/Planning and Zoning Officer

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Recommendation

TOWN OF SARATOGA PLANNING AND ZONING COMMISSION

111 E. Saratoga Ave. Variance Request (Wilson)

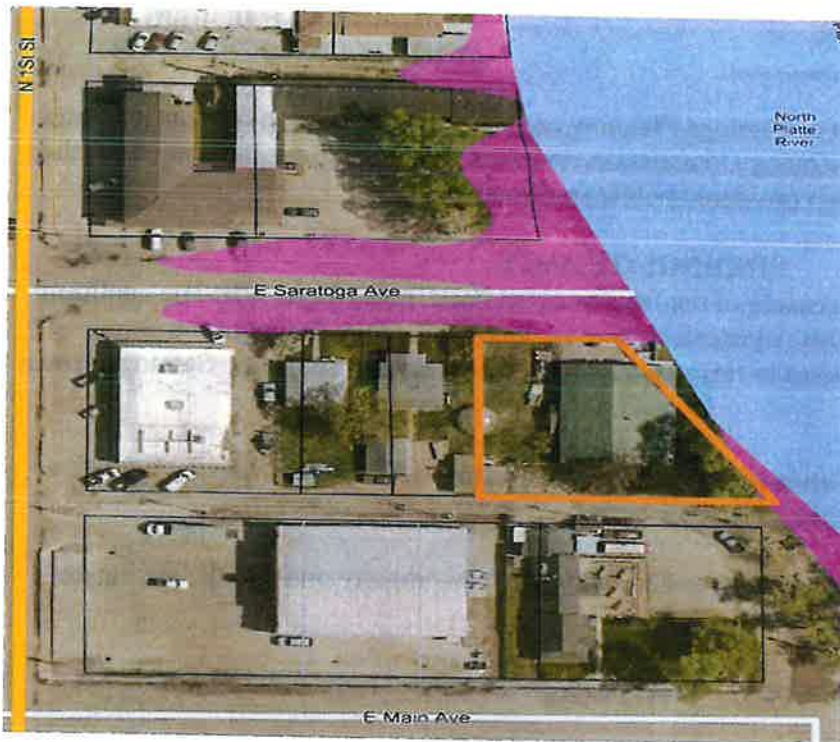
In the Matter of:)	APPLICATION NUMBER VA-25-1
)	
Variance Application)	FINDINGS OF FACT
Property Owned by Cindy Wilson)	
Saratoga, Carbon County, Wyoming)	CONCLUSIONS OF LAW,
)	AND RECOMMENDATION

This Matter, came before the Town of Saratoga Planning and Zoning Commission for consideration on April 7, 2025. The Planning and Zoning Commission reviewed the variance application. They also reviewed the materials submitted and considered public testimony.

FINDINGS OF FACT

1. The applicant is requesting a easing of the front yard set back from 20ft to 17ft. The applicant originally intended to meet this requirement but has since decided the design of the porch will not be satisfactory if constructed to this requirement. The variance is subject to Saratoga Town Code: 18.72.010.
2. The Planning and Zoning Commission held a public hearing at 5:30pm on March 11, 2025 at their regular meeting concerning this application.
3. Letters were sent to all property owners with 300 feet of the property prior to the hearing on February 20th, 2025.
4. More than 50 percent of the property owners have given a signed approval of the variance.
5. The public hearing was advertised on February 20th and 27th, 2025. Saratoga Sun, Legal #9114
6. The Applicant is: Cindy Wilson
111 E. Saratoga Ave.
Saratoga, WY 82331
7. Site Plan attached page 4.

8. The property owner is: Cindy Wilson
9. The location of the property is:
South of the Riviera Motel and abuts the North Platte River.
10. Legal description of the property is:
E 30' LOT 10 & ALL LOTS 11 & 12 BLK 6 Hugus & Chatterton First Addition.
11. The subject property is 13,000 sq. ft
12. The proposed property is currently zoned Retail Business.
 - a. Properties in retail business if being uses as residential must comply with residential requirements of RD6000. Section 18.72.010.
13. The property is not in the floodplain
14. The property is not a wetland
15. The property is not a historical site



16. Surrounding uses are:
 - a. North-Business
 - b. West-Residential
 - c. South-Business
 - d. East-River

Property Owners List for Variance Application VA-25-1

Name	Address 1	Address 2	Signed and Approved
303 NORTH 1ST STREET LLC	303 N 1ST ST	SARATOGA, WY 82331-1314	yes
BANK OF COMMERCE	211 N 1ST ST	SARATOGA, WY 82331	yes
BURAU DANIEL L AND MC CALL E	110 E MAIN AVE	SARATOGA, WY 82331-0646	yes
CARBON COUNTY SCHOOL DISTRICT #2	315 N 1ST	SARATOGA, WY 82331	yes
COMMUNITY FIRST NATIONAL BANK C/O BANK OF THE WEST	302 N 1ST ST	SARATOGA, WY 82331	
DELTA ENTERPRISE LEASING LLP	105 E MAIN AVE	SARATOGA, WY 82331-0399	yes
EPISCOPAL CHURCH C/O CRAIG AND JAIMEE BRIDGE	106 W MAIN ST	SARATOGA, WY 82331	
ERICKSON ROSEMARY A	111 N 1ST ST	SARATOGA, WY 82331	yes
FAMDOLSARATOGA LLC	108 E MAIN AVE	SARATOGA, WY 82331	
LUNDY PATRICK H	112 N RIVER ST	SARATOGA, WY 82331	
OLSEN JACQUELINE K AND	105 E SARATOGA AVE	SARATOGA, WY 82331	yes
ORDUNO THOMAS AND CASSIE	218 N 1ST ST	SARATOGA, WY 82331	yes
PATTERSON LORA L	115 E MAIN AVE	SARATOGA, WY 82331	yes
PERUE JOHN H TRUSTEE	107 E MAIN AVE	SARATOGA, WY 82331-1451	yes
SIERRA MADRE TROUT CLUB LLC C/O TALUS JEFF	115 N RIVER ST	SARATOGA, WY 82331-1711	
TEUBNER KRISTEN	107 E SARATOGA AVE	SARATOGA, WY 82331-1711	yes
WALTERS KENNETH R	116 N RIVER ST	SARATOGA, WY 82331-0037	yes
WEST CHARLES BRADLEY AND COLLEEN O FARRELL	105 E ROCHESTER AVE	SARATOGA, WY 82331-1321	
WILLIAMS ALAN D	101 E MAIN AVE	SARATOGA, WY 82331	yes

CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Town of Saratoga Zoning Ordinance Title 17 and Title 18, The Town of Saratoga Master Plan, Wyoming State Code and based on the conditions required herein, makes the following conclusion on this variance application VA-25-1.

RECOMMENDATION

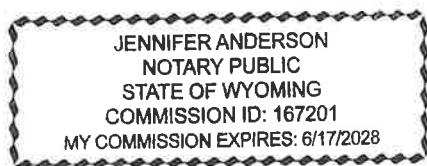
WHEREFORE, based upon Facts, Conclusions of Law, and Recommendation, (See attached minutes) the Town of Saratoga Planning and Zoning Commission hereby recommends Approval of APPLICATION NUMBER VA-25-1 for the variance of the property described heir in subject to the following conditions:

1. If approved "Construction of the porch be congruent to the site plan (attached hereto as Exhibit "A") page 4 of 4.

Melody Orr
Planning and Zoning Commission Chairman

Date: 4/10/25

SUBSCRIBED AND SWORN to before me the day and year first above written.



Jennifer Anderson
Notary Public for Wyoming
Residing at Carbon County
Expires: 6/17/2028

EXHIBIT a VARIANCE APPLICATION VA-25-1

