NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA
Natrona County Planning Commission
Tuesday February 9, 2016 – 5:30 P.M.
Commissioner's Meeting Room
200 North Center St.
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING MARCH 1, 2016 AT 5:30 P.M.

1. Approval of the January 12, 2016 Planning Commission Meeting Minutes.

2. **CUP15-8** – Remove item from the table.

3. **CUP15-8** – A request by Central Wyoming Regional Water System JPB (CWRWSJPB) for a Conditional Use Permit to allow the construction of an elevated 160' water storage tank (after the demolition of the existing water tank) in the SR-1 zoning district located in portions of the SW/4 of the SW/4 of Section 28, Township 34 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 8248 6WN Road.

4. **PS15-23** – A request by James and Jade Bethers for approval of the Final Plat for the Bethers Subdivision, a 2-lot Major Subdivision comprised of approximately 20 acres previously known as Sargent Simple Subdivision, Lot 1, Natrona County, Wyoming. The parcel is currently addressed as 3900 Ten Mile Road

---PUBLIC COMMENT---

5. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.

NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE
NATRONA COUNTY PLANNING COMMISSION
January 12, 2016

MEMBERS PRESENT: Harold Wright, Jim Brown, Hal Hutchinson, and Tom Davis

MEMBERS ABSENT: Bob Bailey

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, and Peggy Johnson

OTHERS PRESENT: Charmaine Reed

Chairman Wright called the meeting to order at 5:30 p.m.

ITEM 1
Brown moved and Davis seconded a motion to approve the December 8, 2015 meeting minutes.

Motion carried unanimously.

ITEM 2
Chairman Wright opened the public hearing **CUP15-6** – A request by Bridger Wireless, represented by Darren Hunter of Centerline Solutions for a Conditional Use Permit to allow construction of an approximately 195 foot lattice guyed tower, together with equipment enclosure(s) and a planned six (6) foot perimeter security fence (chain link) on a 100' X 100' leased area from Daniel and Thomas O'Brien located in the NW/4 of the SW/4 of Section 19, Township 38 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 27501 US I-25.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussion between the Planning and Zoning Commission and Staff

Public hearing open

Speaking in favor

Darren Hunter, Golden, Colorado

Discussion between the Planning and Zoning Commission, Staff, and Applicant.

Speaking in opposition – None

Public hearing closed

Brown moved approval of CUP15-6; a Conditional Use Permit to allow construction and operation of an approximately one hundred ninety five (195) foot lattice guyed tower, equipment enclosure(s) and a planned six (6) foot perimeter security fence (chain link) to the Board of County Commissioners, and incorporate by reference all findings of fact set forth herein and make them a part thereof as presented by staff. Contingent on approval from the Department of Transportation on setbacks. Davis seconds the motion. Motion carries unanimously.

ITEM 3

Chairman Wright opened the public hearing **CUP15-7** – A request by John and Maria Antonovich for a Conditional Use Permit to allow Light Agriculture in the Urban Residential Zoning District, located in portions of the SE/4 of the SW/4 of Section 22, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 4068 Monument.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval or denial of the requested Conditional Use Permit (CUP), by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Member Davis recused himself from this item and went to sit in the audience.

Public hearing opened

Those speaking in favor – Maria Antonovich, Linda Bergeron, Judy Jones, all from Casper

Discussion between the Planning and Zoning Commission, Staff, and the Applicant

Those speaking in opposition –Kathy Allison-Walter, Jim Leslie, Richard Rogers, Anna Kinder, Gail Leslie, all from Casper

Public hearing closed

More Discussion between Planning Commission, and Staff

Hutchinson moved to denial of CUP15-7, a Conditional Use Permit (CUP) to allow Light Agriculture in the Urban Residential Zoning District based on the findings of

fact that it does change/alter the character of the neighborhood area. Hutchinson seconded the motion.

Motion carries unanimously.

ITEM 4

Chairman Wright opened the public hearing **CUP15-8** – A request by Central Wyoming Regional Water System JPB (CWRWSJPB) for a Conditional Use Permit to allow the construction of an elevated 160' water storage tank (after the demolition of the existing water tank) in the SR-1 zoning district located in portions of the SW/4 of the SW/4 of Section 28, Township 34 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 8248 6WN Road.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussions between the Planning Commissioners and Staff

Public hearing opened

Those speaking in favor – Jason Knopp, Barry Venn, Marlin Holmquist, Mike Hendershot, Bob Fawcett, all from Casper

Discussion between Planning Commission and the Applicant

Those speaking opposition Craig Kidder, Ron Kidder, Leslie Vogel, Marie Magrum, Greg Coffey, Brian Anderson, all from Casper.

More discussion between Planning Commission and the Applicant.

Public hearing closed

Brown moved to table CUP15-8, A Conditional Use Permit to allow the construction of an elevated 160' water storage tank, until the February 9, 2016 to allow the applicant time to prepare an comparison on sites 4 & 5. Davis seconded the motion. Motion carries unanimously.

Adjourn for a 10-minute break at 7:40 pm.
Meeting called back to order at 7:50 pm.

ITEM 5

Chairman Wright opening the public hearing **PS15-22** – A request by Horse Ranch Enterprises, LLC (Developer) for approval of the Final Plat for the Horse Ranch Acres Subdivision, a 9-lot Major Subdivision comprised of approximately 117 acres in portions of Section 8 & 17, Township 33 North, Range 80 West of the 6th Principal Meridian,

Natrona County, Wyoming. The parcels are located at the south end of Eight Mile Road.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval or denial of the requested Horse Ranch Acres Major Subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Lisa Burridge, Jason Lewis, Bill Ferringer, Jerry Cook, and Judy Jones, all from Casper.

Those speaking in opposition – Paula Thoroughman, Bonnie Wasserburger, both from Casper.

Public hearing closed

Brown moved approval of PS15-22 the requested Horse Ranch Acres a Major Subdivision, as they have met all the criteria for a major subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof. Hutchinson seconded the motion.

Motion carries unanimously.

ITEM 6

Chairman Wright stated that the public comment portion of this meeting was now over the remaining items would be between the board and client only. We will discuss each item one at a time with this reminder that we will only be discuss events that are from December 7, 2015 till today.

Annell Grant is appealing the Code Enforcement violations that Code Enforcement Officer Wayne Laing notified her of.

Ms. Grant handed out a packet to the Planning and Zoning Commissioners to review.

Gutierrez presented Violation #1 - Property owner can live in a motor or mobile home on the property. A contract for deed does not make you the property owner.

Grant stated that a ruling in 2004 by the Supreme Court that she is an equitable owner in the property.

Some discussion between the Planning Commissioners, Staff, and the Appellant.

Gutierrez presented Violation #2 – Placing accessory building on the property (currently there are 8 RV's and 5 campers).

Discussion between the Planning Commission, Staff, and the Appellant.

Chairman Wright stated lets go through all of them and then come back and decide if there is a violation or not.

Gutierrez presented Violation #3 – Unpermitted mobile homes on the property (currently there are 2 mobile homes).

Discussion between the Planning Commission, Staff, and the Appellant.

Gutierrez presented Violation #4 – Running an animal shelter in the Ranching, Mining Agriculture zoning district. This is not a permitted or a conditional use as the primary use of the property. Ms. Grant does not have any permits for any permanent type structure.

Discussion between the Planning Commission, Staff, and the Appellant.

Gutierrez presented Violation #5 – The use of unpermitted "man camps" on the property. Ms. Grant was told previously that the man camps would not be allowed on the property as an accessory structure as there is no primary use stated.

Discussion between the Planning Commission, Staff, and the Appellant.

Gutierrez presented Violation #6 – The manner in which the animal and human waste is being disposed of is not approved by the Health Department due to ground water contamination and should be addressed by Wyoming Department of Environmental Quality.

Discussion between the Planning Commission, Staff, and the Appellant.

Gutierrez presented Violation #7 and #8 – the failure to keep materials, debris, waste, refuse, or garbage properly contained. And the storage stacking or arrangement of material or equipment in a manner that forms a haven for rats, mice, skunks or other vermin or constitutes a fire hazard to inhabited building or adjacent property.

Discussion between the Planning Commission, Staff, and the Appellant.

Gutierrez presented Violation #9 - Failure to comply with any law or rule regarding sanitation and health. There is not a septic system on this property and waste is being stored in a 55-gallon bucket that is brought to town and dumped. Health department response – transporting human waste to town for disposal in 55-gallon drums is not permitted.

Planning Commissioners decided to start at #9 and go backwards on voting.

Brown moved that #9 was a violation Hutchinson seconded the motion. Motion carried unanimously.

Brown moved that #8 was in violation Hutchinson seconded the motion. Vote was two (Brown and Hutchison) in violation and 1 (Davis) not in violation.

Brown moved that #7 was not in violation Hutchinson seconded the motion. Motion carried unanimously.

Hutchinson moved that #6 was not in violation Davis seconded the motion. Motion carried unanimously.

Brown moved that #5 was in violation Davis seconded the motion. Vote was two (Brown and Davis) for violation, and 1 (Hutchinson) not in violation.

Davis moved that #4 was in violation, Brown seconded the motion. Vote was two (Davis and Hutchinson) for violation, and one (Brown) not in violation.

Davis moved that #3 was not violation Brown seconded the motion. Motion carried unanimously.

Hutchinson moved that #2 was in violation, Brown seconded the motion. Motion carried unanimously.

Brown moved that #1 was in violation Hutchinson seconded the motion. Motion carried unanimously.

Closing remarks
Ms. Grant was found to have 6 violations on her property, the fire area or burn pit is a violation of the fire department. Ms. Grant has not contacted the WDEQ about the ways to handle the waste issues. Gutierrez stated that if Ms. Grant came in to the building department to obtain the demolition permits that he would waive the fees associated with them. It was a consensus of the Board that the sewage and unpermitted buildings were the main issues.

ITEM 7
Chairman Wright asked for a motion to accept the Planning and Zoning meeting calendar for the next year.

Brown moved to accept the calendar, Davis second the motion. Motion carried unanimously.

Adjournment @ 9:55 pm

_____
Harold Wright, Chairman
Natrona County Planning and Zoning Commission

_____
Renea Vitto
Natrona County Clerk

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Eight (8) copies of a written statement outlining the considerations that have been given to the maintenance of the quality of life and scenic beauty of the area. These might include maintaining open lands and vistas, avoiding building on skylines or hilltops, avoiding disturbing the local natural beauty, compatibility with surrounding land uses, natural landscaping, non-intrusive home siting, etc.

Proof that the applicant has published Notice of Intent to apply for a Subdivision Permit once a week for two (2) separate weeks within thirty (30) days prior to filing this application. (see Appendix G).

Eight (8) copies of percolation tests approved by the City of Casper/Natrona County Health Department, with test locations shown on a copy of the preliminary plat indicating soil types, percolations rates, depth to ground water, and suitability for on site waste water disposal. One by the City of Casper/Natrona County Health Department or State Department of Environmental Quality.

Is the current access part of an existing Improvement and Service District? If so please provide the appropriate paperwork. Major Subdivisions will be required to join any existing Improvement and Service District.

1. Applicant: Name James & Jade Bethers Owner: Name James & Jade Bethers
2. Address 3900 Ten Mile Rd Casper WY 82604 Address Same
3. Phone 435-790-1770 (James) Phone 435-790-0719 (Jade)
4. Explain why you are requesting this major subdivision and detail the proposed use:
   Create 2 lots from 1
5. Legal description, acreage and Parcel Identification number (PID) (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
   Simple Sargent Lot 1 Sec. 23 N1/2 SE1/4 NE1/4
6. Current zoning of property Urban Ag
7. Type of sewage disposal Public ___ Septic X Holding Tank ___ Other ___
8. Source of Water Pioneer Water

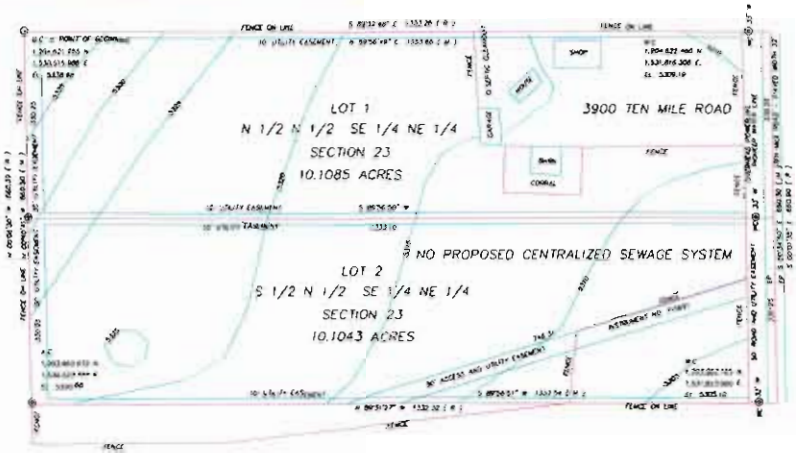
9. This property was purchased from: Alisha Collins & Bob Forsberg

10. The date this property was purchased 11/9/12

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State of local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. I (We) further understand that all application fees are non-refundable.

Applicant _____ 8/24/15
(Signature) Date

Owner _____ 8/24/15
(Signature) Date



SCALE 1"=100 FEET

0 50 100 200

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

I, WILLIAM G. LADD, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, LICENSE NO. 579 DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE ON AUGUST 2, 2015 AND THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REFLECTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD83 (2011). ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM G. LADD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM G. LADD

THIS _____ DAY OF _____, 2015

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

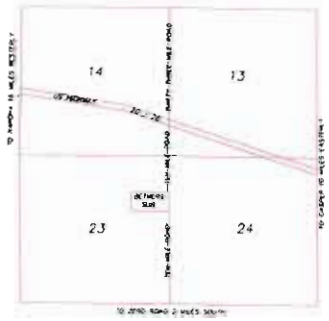
SURVEY AND PLAT BY:
LADD ENGINEERING COMPANY
1811 BRYDSON STREET
CASPER, WYOMING 82609
PHONE 307-235-1806 CELL 307-230-3814
EMAIL wladd@hotmail.com

RECORDED

FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK, NATRONA COUNTY, WYOMING

THIS _____ DAY OF _____, 2015.

INSTRUMENT NO. _____



VICINITY MAP

SCALE 1"= 2000'

APPROVALS

APPROVED BY THE NATRONA COUNTY COMMISSION THIS _____ DAY OF _____, 2015

ATTEST: _____ _____
COUNTY CLERK CHAIRMAN OF THE COMMISSION

APPROVED BY THE NATRONA COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2015

ATTEST: _____ _____
COUNTY CLERK PLANNING COMMISSION CHAIRMAN

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2015

_____
COUNTY DEVELOPMENT DIRECTOR

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2015

_____
COUNTY HEALTH DEPARTMENT

INSPECTED AND APPROVED THIS _____ DAY OF _____, 2015

_____
COUNTY SURVEYOR

LEGEND

- ○ FOUND 1934 GLO BRASS CAP
- ◎ FOUND CITY ALUMINUM CAP
- ⊕ SET 5/8 INCH REBAR AND ALUMINUM CAP
- AC ALUMINUM CAP
- BC BRASS CAP
- WC WITNESS CORNER
- GLO GENERAL LAND OFFICE, PREDECESSOR OF BLM
- (M) MEASURED
- (R) RECORD FROM SARGENT SIMPLE SUBDIVISION PLAT
- EP EDGE OF PAVEMENT

NOTES

1. ERROR OF CLOSURE IS 1 : 941,300
2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM EAST CENTRAL ZONE NAD83 (2011)
3. THE POINT OF BEGINNING CONVERGENCE ANGLE IS 00° 32' 16" AND THE COMBINED FACTOR IS 0.9997783
4. ALL DISTANCES ARE GROUND
5. PUBLIC WATER SERVICE IS PROVIDED BY THE POWDER WATER AND SEWER DISTRICT
6. THERE IS NO PUBLIC SANITARY SEWER SYSTEM
7. CITY IS CIVIL ENGINEERING PROFESSIONALS, INC.
8. ELEVATIONS ARE NAVD 88 DATUM

CERTIFICATE OF DEDICATION

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THE UNDERSIGNED, JAMES D. AND JADELYN B. BETHERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOT 1, SARGENT SIMPLE SUBDIVISION, ALSO KNOWN AS THE N 1/2 SE 1/4 NE 1/4 SECTION 23, T. 34 N., R. 81 W., 6TH P.M., NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE N 1/2 NE 1/4 SE 1/4 SECTION 23, ALSO KNOWN AS THE NW CORNER OF LOT 1 SARGENT SIMPLE SUBDIVISION MONUMENTED BY A 1934 GLO BRASS CAP

THENCE N. 89° 36' 49" E., 1,320.86 FEET ALONG THE NORTH LINE OF SAID LOT 1, SARGENT SIMPLE SUBDIVISION TO A WITNESS CORNER, MONUMENTED BY A CITY ALUMINUM CAP

THENCE N. 89° 58' 49" E., 33.00 FEET TO THE NE CORNER OF SAID LOT 1, SARGENT SIMPLE SUBDIVISION, NOT MONUMENTED

THENCE S. 00° 34' 50" E., 660.50 FEET ALONG THE EAST LINE OF SAID LOT 1, SARGENT SIMPLE SUBDIVISION TO THE SE CORNER THEREOF, NOT MONUMENTED

THENCE S. 89° 58' 51" W., 33.00 FEET TO A WITNESS CORNER MONUMENTED BY A CITY ALUMINUM CAP

THENCE S. 89° 36' 51" W., 1,259.34 FEET ALONG THE SOUTH LINE OF SAID LOT 1, SARGENT SIMPLE SUBDIVISION TO THE SW CORNER THEREOF, MONUMENTED BY A CITY ALUMINUM CAP

THENCE N. 00° 47' 41" W., 660.30 FEET ALONG THE WEST LINE OF SAID LOT 1, SARGENT SIMPLE SUBDIVISION TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.2128 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND AS IT APPEARS ON THIS PLAT IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE " BETHERS MAJOR SUBDIVISION " AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG STRIPS OF LAND MARKED " UTILITY EASEMENTS " AS SHOWN ON THIS PLAT. ALL LOTS WILL ACCESS FROM TEN MILE ROAD, WHICH IS ALREADY A DEDICATED COUNTY ROAD.

JAMES D. BETHERS JADELYN B. BETHERS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES D. AND JADELYN B. BETHERS

THIS _____ DAY OF _____, 2015

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

VACATION AND REPLAT OF LOT 1 SARGENT SIMPLE SUBDIVISION AS BETHERS MAJOR SUBDIVISION

A SUBDIVISION OF

THE N 1/2 SE 1/4 NE 1/4 SECTION 23

T. 34 N., R. 81 W., 6TH P.M.

NATRONA COUNTY, WYOMING

Ladd Engineering Company
1811 Brighton Street
Casper, Wyoming 82609

October 16, 2015

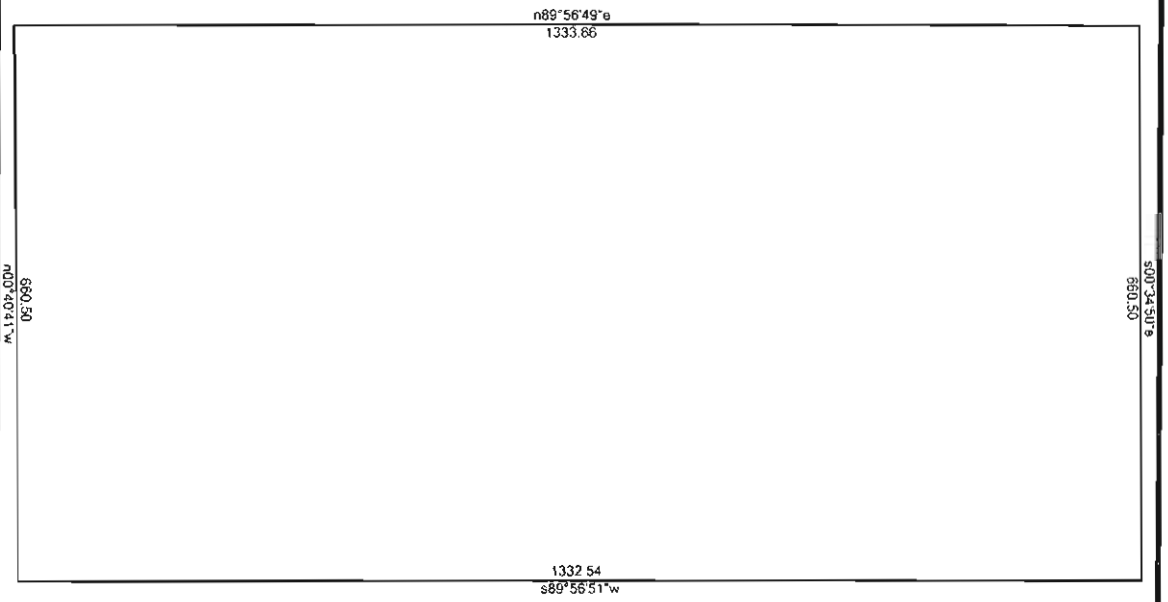
DESCRIPTION

James D. and Jadelin B. Bethers to the
Casper Alcova Irrigation District

A 30 foot wide Irrigation Pipe Easement located in the West 30 Feet of the N ½ SE ¼ NE ¼ Section 23, T. 34 N., R 81 W., 6th Principal Meridian, Natrona County, Wyoming also known as the West 30 feet of Lot 1, Sargent Simple Subdivision, Natrona County, Wyoming and being more particularly described as follows:

Beginning at the NW corner of said Sargent Simple Subdivision:
thence S. 0° 06′ 30″ E., 660.39 feet to the SW corner of said Lot 1;
thence S. 89° 31′ 27″ E., 30.00 feet along the South line of said Lot 1;
thence N. 0° 06′ 30″ W., 660.40 feet to the North line of said Lot 1;
thence N. 89° 32′ 48″ W., 30.00 feet to the point of beginning.

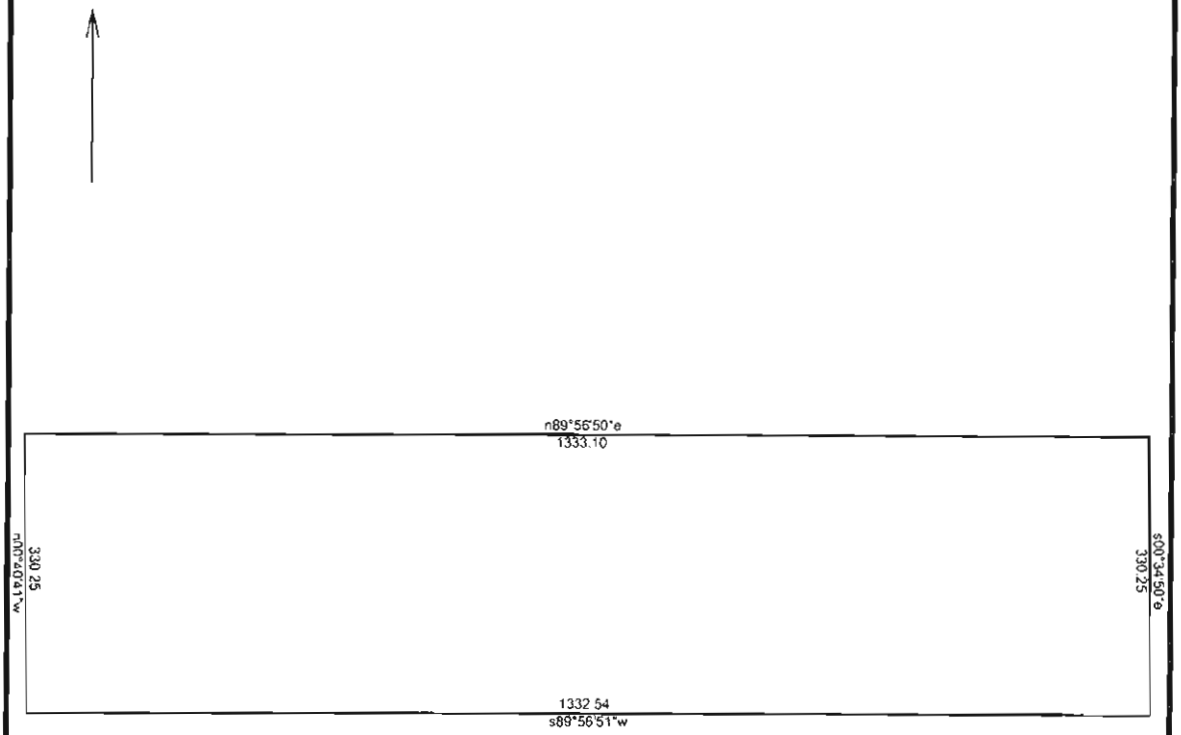
Said easement contains 0.455 Acres, more or less.



	8/17/2015
Scale: 1 inch= 172 feet	File: BEHTHERS L 1 & 2.ndp

Tract 1: 20.2128 Acres, Closure: n00.0000e 0.00 ft (1/941500), Perimeter=3987 ft.

01 n89.5649e 1333.66
02 s00.3450e 660.50
03 s89.5651w 1332.54
04 n00.4041w 660.50



8/17/2015

Scale: 1 inch= 172 feet | File: BETHERS L2.ndp

Tract 1: 10.1043 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=3326 ft.

01 n89.5650e 1333.10
02 s00.3450e 330.25
03 s89.5651w 1332.54
04 n00.4041w 330.25

8/21/2015

To whom it may concern,

My Husband James Bethers and I (Jade Bethers), are proposing to subdivide our 20 acre property into (2) 10 acre lots. It is a simple split right down the middle with the house, barn, and shops being on one piece and the other piece being a land piece. We have listed our house for sale and we have a buyer, but they only want 10 acres with the house and outbuildings. The other 10 acre piece we will hold onto for now. There will be no HOA as we feel it does not apply to the situation. It has easy access to Ten Mile road and the power and water are right there to connect to. As far as impact goes, I can't see that it would change all that much. There would, in the future, should we decide to offer it for sale, be the possibility of another home or shop going in, but we do not have real close neighbors. There are large pieces of land between us and it would remain that way. It is our desire and hope that you grant us this subdivision. We thank you for your time and thought in this matter.

Sincerely

Jade Bethers

Bethers Subdivision Summary Statement

- Total number of dwellings or other improvements-

  The land is going to stay horse pasture for the time being but the possibility of 1 house or 1 shop is always there.

- Total number of off street parking spaces-

  This is Non- Applicable to our situation

- Description of water source-
  - Pioneer water has stated that we would have no problem adding a tap to gain water off the main line should the need arise.

- Information concerning flood plains
  - This is Non- Applicable to our situation

- Proof of easements
  - This would be granted by the road and bridge department and after talking with them they didn't see a problem with granting access to property.

NOTICE OF INTENT OF SUBDIVIDE

NOTICE OF INTENT TO SUBDIVIDE LAND IN NATRONA COUNTY, WYOMING

Pursuant to the provisions of the Wyoming Real Estate Subdivision Act, Statutes 18-5-301 through 18-5-315 Session Laws of 1975 as amended, NOTICE IS HEREBY GIVEN THAT James and Jade Bethers intend to apply for a Subdivision Permit from the Natrona County Board of County Commissioners to subdivide lands in Natrona County, Wyoming to be called Bethers Subdivision.
Thes lands are comprised of 20.21 acres located in Lot 1 of Sargent Simple Subdivision. The property is being subdivided for the purpose of creating 2 seperate parcels.
Published: August 5 & 12, 2015
Legal No: 998502

CASPER Star Tribune
Wyoming's News Source
P.O. Box 80 • Casper, WY 82602-0080 • 307-266-0500

AFFIDAVIT OF PUBLICATION

STATE OF WYOMING)
COUNTY OF NATRONA)

I, the undersigned, being a person in the employ of the Casper Star-Tribune, a newspaper published in CASPER, NATRONA COUNTY, WYOMING, and, knowing the facts herein set forth do so solemnly swear that a copy of the notice as per clipping attached was printed and published

Daily (Weekly)

In the regular and entire issue of said newspaper, and not in any supplement thereof, for

2 Consecutive Days (Weeks)

commencing with issue dated

August 5, 2015

ending with issue dated

August 12, 2015

Shaun Kelly
Signed

Subscribed in my presence and sworn to before me this

17th day of August 2015

Jeanette Saulsbury

NOTARY PUBLIC
JEANETTE SAULSBURY
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires January 18, 2018

received
11.17/15

Casper Alcova Irrigation District
P. O. Box 849
Mills, WY 82644
(307) 234-8690
caid@tribcsp.com

October 16, 2015

Mr. Ladd,

I have looked over the legal description emailed to me at noon today. CAID will have no problem with the split of the properties stated in the email as long as the said properties include a CAID accessible easement. CAID has the responsibility to deliver water to the two properties downstream of this subdivision and without this easement in place at the time of the pipeline construction, CAID would be unable to deliver water to the other users.

Regards,

Herman Strand
CAID Board President

Pioneer Water & Sewer District

8917 Poison Spider Road
Casper, Wyoming 82604
307.472.7300
FAX 307.215.0028
pwsd@allnetech.net

Thomas Chapman, Chairman
David Sechriss, Vice Chairman
Bette Bard, Secretary
Jenny Cox, Treasurer
Ken Waters, Board Member
Lee Anne Bayne, District Manager
Val Reed, Chief Operator

August 21, 2015

Trish Chavis
Natrona County Planning Department
200 N Center Ste 202
Casper WY 82601

RE: Proposed Bethers Subdivision

Dear Ms. Chavis,

Mr. and Mrs. Bethers have provided us with plans and survey points for their proposed subdivision of the current Sargent Simple Subdivision Lot 1 into two approximately 10 acre parcels, one containing the current residence and structures, and the second to be sold as an urban agricultural building site.

We have reviewed the drawings and our engineering data, and our determination is that the infrastructure and flow is more than adequate to serve the stated needs of the proposed subdivision without negatively impacting any other water users. As such, our recommendation would be for approval for an application for service for the proposed lot.

Please do not hesitate to contact me with any questions or if I can provide any further information.

Sincerely,

PIONEER WATER & SEWER DISTRICT

Lee Anne Bayne
District Manager

Natrona County Road & Bridge Department
538 SW Wyo Blvd
PO Drawer 848
Mills, WY 82644
(307) 235-9311; 265-2743 (fax)

August 24, 2015

Mrs. Jade Bethers
3900 Ten Mile Road
Casper, Wyoming 82604

Dear Mrs. Bethers:

I am of the understanding that you are applying to the Natrona County Planning Department to subdivide your existing 20 acre lot into two 10 acre lots. It is a requirement that you secure an approach permit from the Road and Bridge Department prior to receiving any type of building permits.

As I discussed with you on the phone, there should not be a problem with getting an approach permit however; until such time that your property is sub divided and I can see were you would like the new approach, I will not be able to issue one.

Upon you receiving an approval to subdivide, I will then issue an approach permit

Respectfully,

Michael D. Haigler
Natrona County, Road & Bridge Supt.
307-258-2950

State Engineer's Office

HERSCHLER BUILDING, 4-E CHEYENNE, WYOMING 82002
(307) 777-7354 FAX (307) 777-5451
seoleg@seo.wyo.gov

MATTHEW H. MEAD
GOVERNOR

PATRICK TYRRELL
STATE ENGINEER

November 16, 2015

Chairman
Natrona County Board of County Commissioners
200 North Center
Casper, WY 82601

RE: Bethers Subdivision (WDEQ 15-484), Natrona County

Dear Mr. Chairman:

The State Engineer's Office – Ground Water Division has received application material related to the Bethers Subdivision from the Wyoming Department of Environmental Quality, requesting information and advice to the Water Quality Division. Our office has reviewed the referenced submittal in compliance with W.S. 18-5-306(c)(i) and we offer the following:

The proposed subdivision involves an approximately 20 acre existing subdivision lot which occupies part of the SE¼NE¼ of Section 23, T34N, R81W, Natrona County, Wyoming. The lot is to be split into two lots. The existing lot is served by the Pioneer Water and Sewer District and has an on lot septic system. The newly created lot will also be served by the Pioneer Water and Sewer District and a new on lot septic system is proposed. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, I offer the following:

1. New wells must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to the drilling of any water well.

2. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet the proposed needs, and is no guarantee that any water will be physically available.

3. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

4. The water right search revealed existing water rights attaching to the subdivision lands. This being the case, this office must require that these water rights be addressed as outlined in Wyoming Statute 18-5-306(a)(xi). As of the date of this letter, the Board of Control Division of the State Engineers Office had not received this required documentation.

Wyoming Statute 18-5-306(a)(xi):

(xi) With respect to any water rights appurtenant to lands to be subdivided in accordance with this chapter and prior to final approval of the subdivision the subdivider shall provide the following:

(A) The intended disposition of the water rights, by:

(I) Evidence that the subdivider has submitted to the state engineer the documentation necessary to relinquish the water rights and has notified purchasers and the board of this action;

(II) Evidence that the subdivider has submitted to the state engineer the documentation necessary to change the use, place of use or point of diversion to provide for beneficial use of the water rights outside the subdivision; or

(III) A plan, a copy of which was submitted to and approved by the state engineer prior to the final approval of the subdivision application, for the distribution of the water rights appurtenant to the land to be subdivided. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use or change in point of diversion or means of conveyance in accordance with W.S. 41-3-103, 41-3-104 or 41-3-114.

(B) If the subdivision is located within lands, served by or crossed by a ditch, irrigation company or association or by an unorganized ditch, evidence that the plan has been submitted, at least sixty (60) days prior to the submittal of the application for the subdivision permit to the company, or association, or the remaining appropriators in the case of an unorganized ditch for their review and recommendations;

(C) Evidence that the subdivider will specifically state on all offers and solicitations relative to the subdivision his intent to comply with this paragraph and that the seller does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the proposed subdivision. He shall further state that the Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of the stream or river;

(D) If the subdivision is located within the boundaries of an irrigation district that is subject to the provisions of title 41, chapter 7 of the Wyoming statutes, the application shall include a review and recommendations from the irrigation district regarding the attached water rights and the irrigation district's easements. If there is a conflict with the irrigation district's recommendations, the applicant shall certify that it has met with and made a good faith effort to resolve any conflicts with the irrigation district; and

(E) If the subdivision will create a significant additional burden or risk of liability to the irrigation district, company, association or remaining appropriators including appropriators on an unorganized ditch, the applicant shall provide an adequate and responsible plan to reduce or eliminate the additional burden or risk of liability.

In summary, the State Engineer's Office is NOT SUPPORTIVE of approving the development of the proposed action at this time, until item #4 has been adequately addressed.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2015-24-1". If you have any questions, please feel free to contact me at (307) 777-6166, or if you prefer email, at markus.malessa@wyo.gov. Thank you for the opportunity to comment on the subdivision application.

Sincerely,

Markus Malessa
Natural Resources Analyst

Cc: Karen Farley, P.E., Northeast Distric Engineer, DEQ, 152 N. Durbin St., Suite 100, Casper, WY 82601
Jason Gutierrez, P.E., Natrona County Planning Office, 200 N. Center Rm 202, Casper, WY 82601
Craig Smith, Craig Smith Environmental, 1551 Three Crowns Drive, Suite 313, Casper, WY 82604
Lisa Lindemann, Administrator, Ground Water Division
Rick Deuell, Administrator, Surface Water Division
Allan Cunningham, Administrator, Board of Control Division
Brian Pugsley, Superintendent, Water Division I
Forrest Keizer, Hydrographer/Commissioner, Water Division I, District 11

Department of Environmental Quality

To protect, conserve, and enhance the quality of Wyoming's environment for the benefit of current and future generations.

Matthew H. Mead, Governor

152 N. Durbin St., Suite 100 · Casper, WY 82601 · (307) 473-3450

Todd Parfitt, Director

December 1, 2015

Craig Smith, PG
Craig Smith Environmental
1551 Three Crowns Drive, Suite 313
Casper, WY 82604

RE: Bethers Subdivision, Natrona County
WDEQ Application #15-484

Dear Mr. Smith:

Attached, please find comments developed by the Wyoming Department of Environmental Quality (WDEQ) with respect to the content and adequacy of the subdivision application materials submitted to WDEQ pursuant to Wyoming Statute §18-5-306. Please note that these are review comments and do not constitute final comments and recommendations on the subdivision application submitted under W.S. §18-5-306. A final recommendation will be issued on or before December 13, 2015.

Please feel free to contact me at (307) 473-3478 should you have any questions related to these comments or the application and review process.

Sincerely,

Karen L. Farley

Karen L. Farley, P.E.
WDEQ/WQD Northeast District Supervisor

Attachments: WDEQ Comments

cc: Jason Gutierrez, Natrona County Planning Office, 200 North Center, Rm 202, Casper, WY82601
Trish Chavis, Planner, Natrona County Development, 200 North Center, Rm 202, Casper, WY 82601
WDEQ Subdivision File

received
12/3/15

Department of Environmental Quality

To protect, conserve, and enhance the quality of Wyoming's environment for the benefit of current and future generations.

Matthew H. Mead, Governor

152 N. Durbin St., Suite 100 · Casper, WY 82601 · (307) 473-3450

Todd Parfitt, Director

received 12/17/15 R

December 10, 2015

Chairman
Natrona County Board of County Commissioners
200 North Center
Casper, WY 82601

RE: **Non-Adverse Recommendation**, Bethers Subdivision,
Natrona County, WDEQ Application #15-484

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ) has completed the review of the above referenced subdivision pursuant to W.S. 18-5-306. The WDEQ has a "**Non-Adverse**" recommendation on this proposed subdivision. Our recommendation regarding the feasibility of the proposed water and sewage systems pursuant to the requirements of W.S. 18-3-306(c) is based on the following findings:

Safety and Adequacy of the Proposed Water Supply:

The proposed water supply is to connect on to the Pioneer Water and Sewer District. Pioneer W&S District has provided a letter stating that they are willing and able to serve the proposed lot. Connection to the existing water system is proposed to be available at either an existing 10" line that runs along the west end of Lot 2, or a 6" line that terminates outside of the northeast corner of Lot 1. The WDEQ has reviewed the submitted information and is satisfied that the quality and quantity of the available water is adequate.

Safety and Adequacy of the Proposed Sewage System:

The proposed sewage system for Lot 2 is stated to be an on-site septic system. An existing septic system currently is in use on Lot 1 and was permitted by the Natrona County Health Department in 2003. The proposed Lot 2 has some limitations to where a conventional septic system can be located, as indicated by investigations done on the property for groundwater. Two trench cuts were made and groundwater was found in the eastern cut at 7' below ground surface (bgs), with indications that the groundwater rises to at least 4' bgs. The second trench cut was done further towards to western side of the lot and no groundwater was found. As a result, it appears that there is suitable area on the western half of the lot for an on-site conventional septic system. The WDEQ has reviewed the submitted information and has determined that the use of on-site sewage septic systems is feasible. Since Natrona County has been delegated by the WDEQ to issue small wastewater system permits, it is the County's responsibility to ensure, prior to issuing the permit, that design standards and requirements of this report are met.

Notes required to be added to the final plat, and other pertinent documents:

High groundwater may be present, particularly on the eastern and southern portion of Lot 2 and particularly in the wet months of the year. Care must be taken to provide the required four foot separation between the leachfield and seasonal high groundwater. A permit to construct will be required from the Natrona County Health Department prior to installation.

State Engineer's Office Comments:

The State Engineer's Office (SEO) has provided comments pertaining to this proposed subdivision, which are attached as part of this document. The SEO has stated that they are "NOT SUPPORTIVE of approving the development of the proposed subdivision at this time", due to water rights issues that need resolved. The owner/developer is encouraged to work with the SEO to resolve these issues as soon as possible.

Conclusions:

The department has **NO ADVERSE** recommendation on this proposed subdivision regarding the safety and adequacy of the proposed potable water supply and the proposed sanitary sewer system.

Disclaimer:

Nothing in WDEQ's recommendations or comments regarding the subdivider's proposal shall be construed to relieve the subdivider of their obligation to obtain any permits or additional approval from any local state or federal agencies/entities as required by law, rules and regulations, or ordinance. Nothing in these recommendations commits the WDEQ or the NCHD to the issuance of required permits for construction, operation, or modification of water supply and/or wastewater systems. It is the duty of the subdivider/developer to comply with all applicable federal, state, and local requirements.

Please feel free to contact me at (307) 473-3478 should you have any questions related to these comments or the application and review process.

Sincerely,

Karen L. Farley

Karen L. Farley, P.E.
WDEQ/WQD Northeast District Supervisor

cc: James and Jadelin Bethers, 2984 Nounan Road, Mont Pelier, Idaho, 83254
Craig Smith, PG, Craig Smith Environmental, 1551 Three Crowns Drive, Suite 313, Casper, WY 82604
Jason Vreeland, PE, Trihydro, 707 West 1st, Casper, WY 82601
Jason Gutierrez, Natrona County Development,200 North Center, Casper, WY 82601
Lee Anne Bayne, Pioneer W&S District, 8917 Poison Spider Road, Casper, WY 82604
WDEQ File
(IPS) Cheyenne

SUBDIVISION PROGRAM
REVIEW OF PLANS & SPECIFICATIONS / REPORTS

WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION
152 North Durbin Street, Suite 100
Casper, Wyoming 82601
Phone (307) 473-3465

PROJECT:	Bethers Subdivision
LOCATION:	Natrona County
GEOLOGIST/ENGINEER:	Craig Smith, PG; Jason Vreeland, PE
OWNER/REPRESENTATIVE:	James and Jadelin Bethers

WATER QUALITY DIVISION APPLICATION NUMBER: 15-484

TITLE:	**Bethers Subdivision**
DATE ON PROPOSAL/PLANS/REPORT:	October 2015
DATE RECEIVED BY DEQ:	October 14, 2015
DATE OF THIS REVIEW:	December 1, 2015
WDEQ REVIEWER:	Karen L. Farley, P.E.
ACTION:	**Application Incomplete** See attached comments

This review may not include all deficiencies and shall not be construed as a complete comprehensive list.

WDEQ COMMENTS

Safety and Adequacy of Proposed Sanitary Sewer System

1) Chapter 23, Section 7(a)(iii) – The proposed lot is located in an area that may encounter clay soils and/or high groundwater. The submitted information on the septic system permit issued for the existing home on Lot 1 does not address these two issues. Information provided on the existing Lot 2 of Sargent Subdivision indicates that high groundwater and/or poor clay soils may be an issue. In fact, Google Earth shows a pond located within 200' to the south of the proposed Lot 2 boundary. It is not clear if this is a stabilization pond for wastewater or if it is for some other use. Please address. Also, please perform an investigation on the proposed lot for groundwater height as well as percolation tests.
2) Chapter 23, Section 7(d) – Please address all applicable requirements in this section.
3) Chapter 23, Section 7(d)(vii)(C)(I)(1.) – Please provide a map illustrating the well names and locations relative to the proposed subdivision.
4) Chapter 23, Section 7(d)(ix) – Please identify the nearest facility than can and will accept septage wastes, and any limits, or conditions, of acceptance.

Safety and Adequacy of Proposed Water System

5) Chapter 23, Section 8(b)(ii)(A) – Please address the following:
"The certification shall clearly identify the point of connection if the connection is not within the boundaries of the proposed subdivision." There was no mention by Pioneer W&S District as to the point of connection or whether or not an extension would be needed or additional tap installed – please clarify.

General Comments

6) The letter provided from Natrona County Development Department indicated that there was some approval required from WDEQ for "washing of trucks" – please provide additional information on this statement.
7) Chapter 23, Section 5 - The report shows that it has been prepared by Craig Smit, PG, with Craig Smith Environmental, but was stamped by Jason Vreeland, PE. Please indicate who the responsible professional is for this report. If Craig Smith is also a responsible party, he will need to stamp the report as well.

Trish Chavis

From:	April Gindulis <aprilg@cnchd.org>
Sent:	Wednesday, August 19, 2015 4:09 PM
To:	Trish Chavis
Subject:	Re: Bethers Subdivision

Corrina wrote it down as "Feathers"???? It is a split of lot 1 Sargent SS. So it will have to go through a Chapter 23. I'm not sure it can be done since part of the lot has high ground water and the other portion is already developed. I could be wrong.

On Wed, Aug 19, 2015 at 3:42 PM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

April-

I have not received an application for the "Bethers" subdivision off of Ten Mile Road yet. I spoke with the surveyor about it awhile back but I have not seen anything. I will let you know when I do.

Trish Chavis, Planner

Natrona County Development Department

200 N. Center St. Ste 202

Casper, WY 82601

(307)235-9330

All Natrona County e-mails and attachments are public records under the Wyoming Public Records Act, W.S. § 16-4-201 *et seq.*, and are subject to public disclosure pursuant to this Act.

--
April Gindulis, MPH-EH, REHS
Casper Natrona County Health Department

REQUEST FOR APPROVAL OF FINAL PLAT
FOR
BETHERS MAJOR SUBDIVISION

PS15-23

STAFF REPORT: Trish Chavis
January 20, 2015
For
February 9, 2016
Planning and Zoning Commission Meeting
&
March 01, 2016
Board of County Commissioner Meeting

APPLICANT: James and Jade Bethers (Owners)

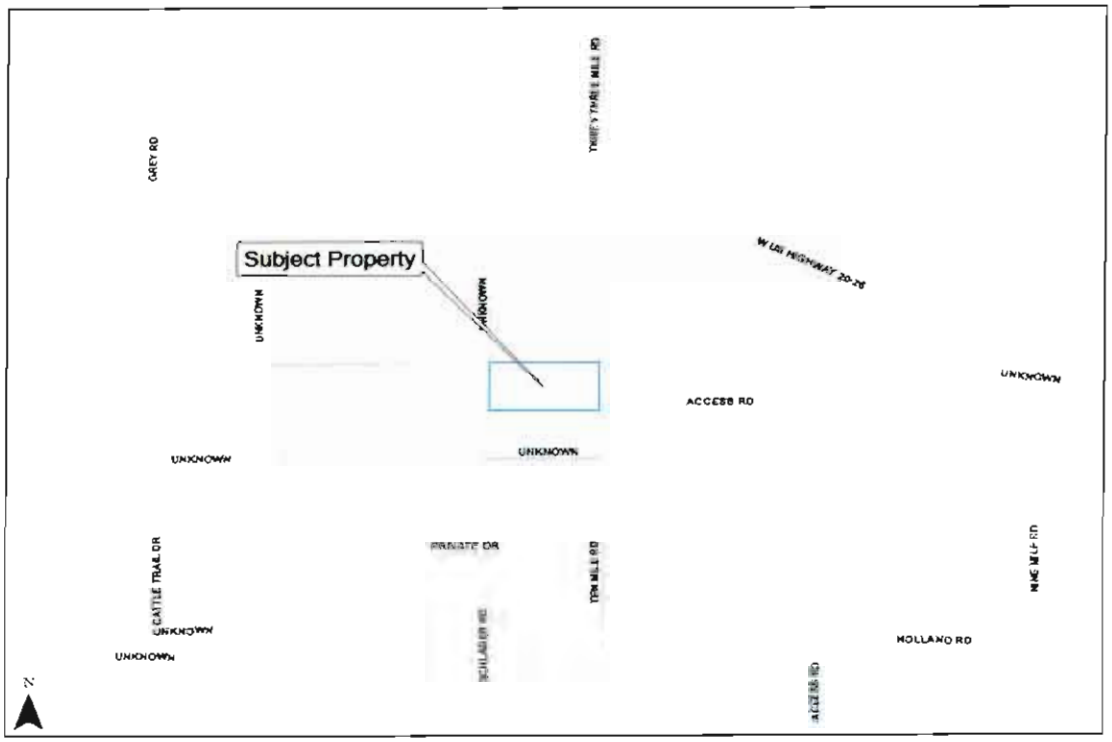
REQUEST: Approval of Bethers Major Subdivision.

LOCATION, ZONING, and NOTIFICATION

The proposed subdivision is comprised of approximately 20.2 acres and is located in portions of Section 23, Township 34 North, Range 81 West of the 6th Principal Meridian, Natrona County, Wyoming. The address is 3900 Ten Mile Road.

The subject parcel is zoned Urban Agriculture (UA). The properties to the north, south, and west are also zoned Urban Agriculture. The eastern properties are Rural Residential One (RR-1) and Light Industrial (LI).

Notice of this proposed subdivision was sent to 55 property owners within a one (1) mile radius.


Subject Property
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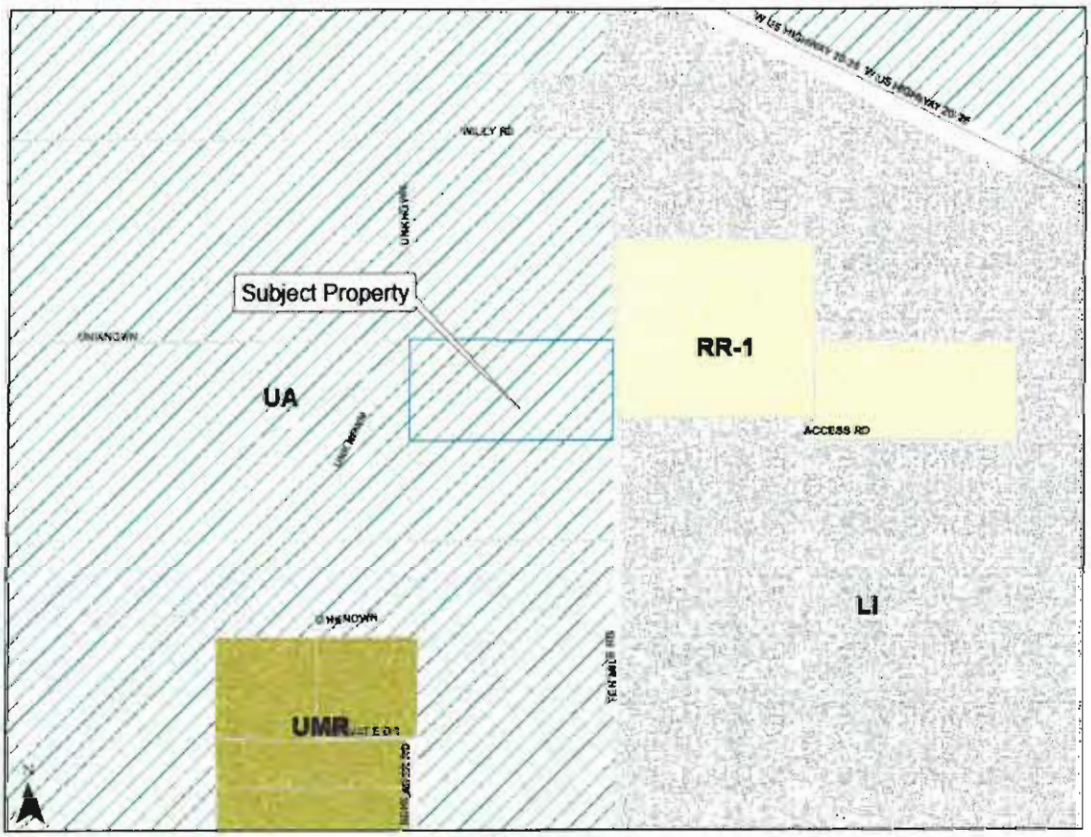
UNKNOWN
ACCESS RD
PRIVATE DR
CATTLE TRAIL DR
TEN MILE RD
NINE MILE RD
HOLLAND RD
N


Subject Property
UA
RR-1
ACCESS RD
LI
UMR
N

DEFINITION AND APPLICATION

1. Intent and purpose. The intent and purpose of the Urban Agriculture District is to provide for and protect properties of ten (10) acre lots or larger in the urbanized area which are used for agriculture and residential purposes. Zoning Resolution of Natrona County, Wyoming, Chapter VI, Section 2 at page 22.

The proposed subdivision, with Urban Agriculture (UA) zoning, has been designed to be compatible with the surrounding properties.

2. Major Subdivision. A Major Subdivision is a division of one parcel into two or more parcels. Subdivision Regulations of Natrona County, Wyoming, Chapter 2, Section 1d at page 9.

The proposed subdivision will consist of two (2) lots.

GENERAL STANDARDS FOR MAJOR SUBDIVISIONS

1. Criteria for Approval

a) The subdivision is consistent with the 1998 Natrona County Development Plan and the Natrona County Zoning Resolution.

The proposed subdivision is located in Area F – Casper Canal and subdividing of land is not addressed. The Development Plan recommends that agricultural lands be maintained. (Pg.7-19)

The proposed subdivision is in compliance with the Zoning Resolution. The zoning is Urban Agriculture and has a ten (10) acre minimum; all lots in the proposed subdivision are ten (10) acres.

b) The subdivision is in conformance with the General Provision (Chapter 1) and Subdivision Design Standards (Chapter 7).

The proposed subdivision meets the criteria and is not within one mile of any municipality.

c) The applicant has provided evidence that a sufficient water supply system will be acquired in terms of quantity, quality, and dependability for the type of subdivision proposed.

Proposed finding of fact. The proposed subdivision will have public water provided by Pioneer Water District. DEQ has reviewed this application and they are satisfied that the quality and quantity of water is adequate.

d) The applicant has provided evidence that a public sewage disposal system will be established and, if other methods are proposed, evidence that the system complies with state and local laws and regulations.

Proposed finding of fact. The subdivision will have individual on-site septic systems. DEQ has reviewed this application and finds that an on-site septic system is feasible for lot 2. Lot 1 currently has a septic system that was approved in 2003.

e) The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of the areas are compatible with such areas.

The Natrona County Conservation District has been notified. Comments have not been received as of the date of this staff report. Special precautions have been noted by WDEQ as to the placement of the septic system on Lot 2.

f) Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, are available to serve the proposed subdivision.

This subdivision will be within the Natrona County Sheriff's jurisdiction. The proposed subdivision has adequate utility easements. No recreation or schools are proposed.

g) The subdivision appears to be compatible with the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, and general welfare of the inhabitants of the area and the County.

The proposed subdivision will not be detrimental to the surrounding area as the uses will be residential/agricultural in nature. The proposed subdivision is in an area that has the same types of uses on lots that vary in size.

h) Documentation satisfactory to the Board of County Commissioners that the Improvement and Service District requirements have been met.

Ten Mile Road is a county road. Natrona County Road and Bridge will grant an approach to Lot 2 when the subdivision is approved.

i) Documentation that the subdivider has adequate financial resources to develop and complete water and/or sewage systems or any facility proposed or represented to be the responsibility of the subdivider, but not limited to the above mentioned.

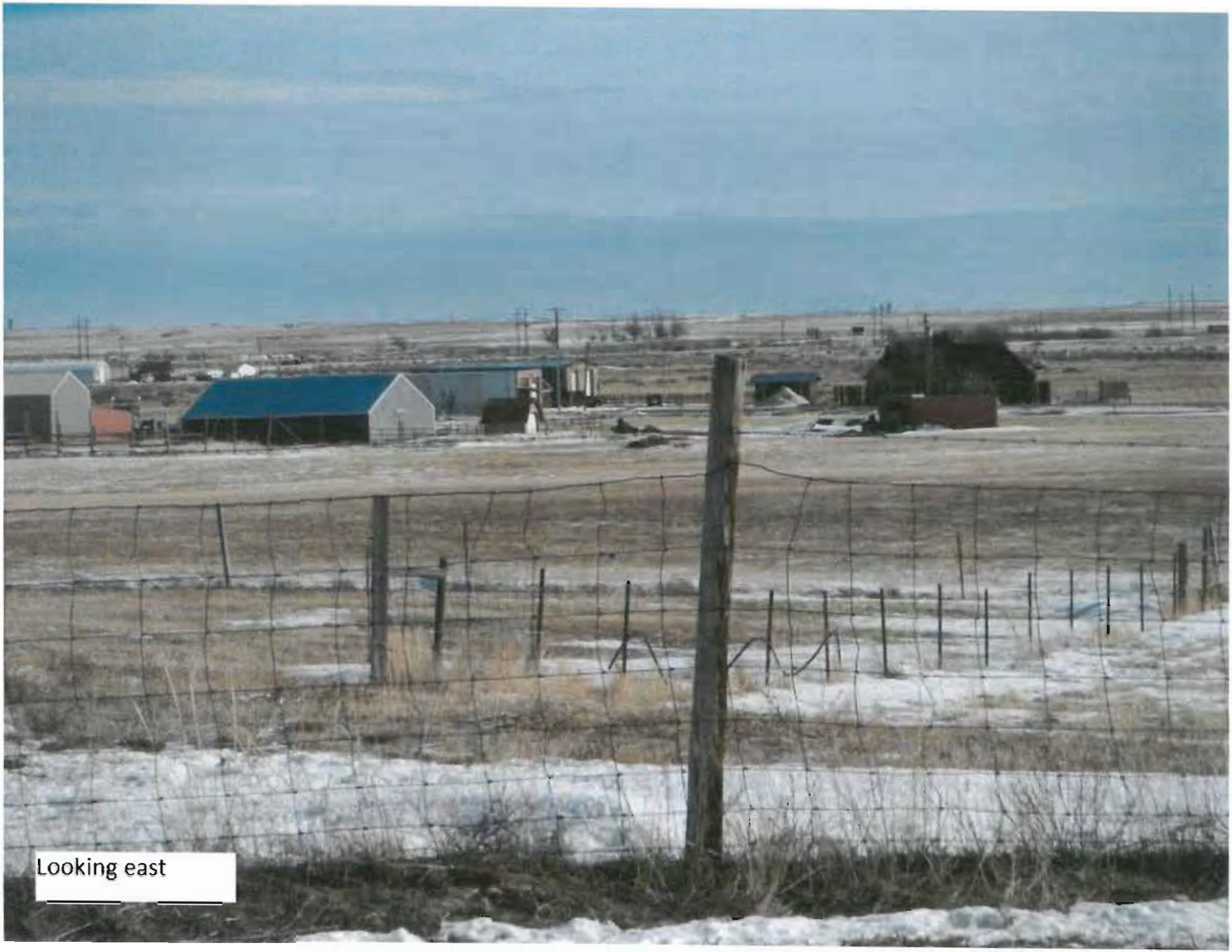
The applicant has not proposed water and/or sewage systems as part of the subdivision development. Water and sewer will be provided as building development occurs.

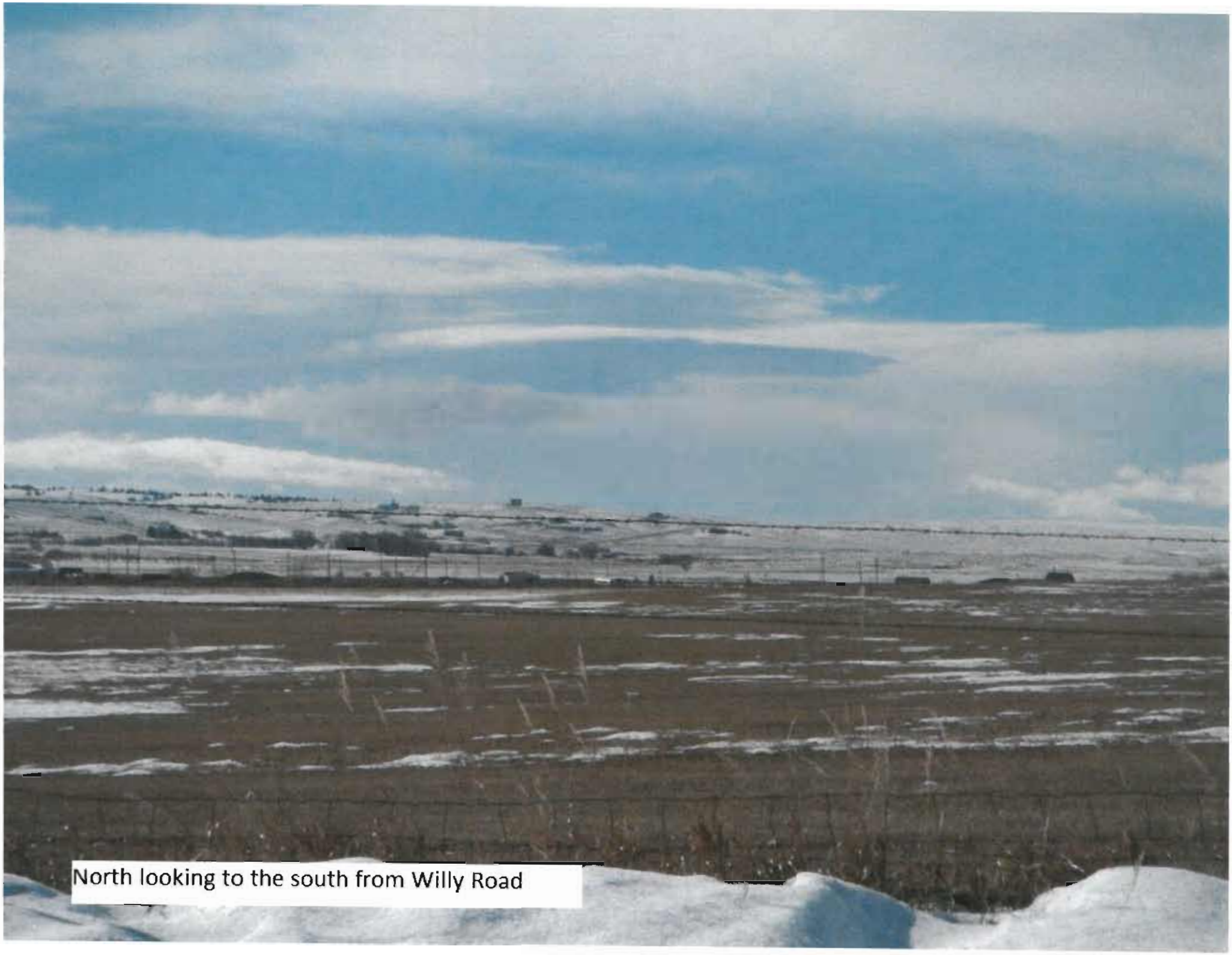
PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Bethers Major Subdivision, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

PUBLIC COMMENT

As of the date of this staff report no comments have been received.


Looking east



North looking to the south from Willy Road

Home and shop on proposed Lot 1
From south looking north