



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission
Tuesday November 8, 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 DECEMBER 6, 2016 AT 5:30 P.M.

1. Approval of the October 11, 2016 Planning Commission Meeting Minutes.
2. **PS16-7** - A request by Cattle Trail, LLC for approval of a final plat of Cattle Trail Subdivision, a major subdivision consisting of approximately 80 acres and is located a portion of Section 22, Township 34 North, Range 81West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located off Cattle Trail Road.

---NON-PUBLIC HEARING ACTION---
(NO PUBLIC COMMENT ON THESE ITEMS)

3. Approval of the 2017 Meeting Dates Calendar for Planning and Zoning Commission.
4. Solar Eclipse Event Permit

---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 October 11, 2016

MEMBERS PRESENT: Harold Wright, Hal Hutchinson, Bob Bailey, and Tom Davis

MEMBERS ABSENT: Jim Brown

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

Hutchinson moved and Bailey seconded a motion to approve the September 13, 2016 meeting minutes with the corrections to item 5 in regards to the motion and vote. *Brown moves approval of ZC16-3 a Zone Map Amendment by the Board of County Commissioners Hutchinson seconds the motion for discussion. Motion failed with no Commissioners in favor, and 4 Commissioners against the approval of the zone change. Motion carried unanimously.*

ITEM 2

Chairman Wright opened the public hearing **PS16-1** – A request by Amoco Reuse Agreement Joint Powers Board for approval of a final plat for the Salt Creek Height Business Center Phase 4, a major subdivision consisting of 60.80 acres divided into 9 lots on a parcel in a Planned Unit Development, located in the NW/4 of the NW/4 and the NE/4 of the NW/4 of Section 5, Township 33 North, Range 79 West, of the 6th Principal Meridian, Natrona County, Wyoming. The Subdivision is accessed off of Salt Creek Parkway and Opportunity Blvd.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Salt Creek Heights Business Center Phase 4 Subdivision with conditions, by the Board of County Commissioners.

Conditions being:

- A revised grading plan needs to be provided;
- A review of the drainage study for any modifications

Discussion between the Planning Commission and Staff

Public hearing open

Speaking in favor – Bill Fehringer, Casper, Applicants Representative

Speaking in opposition – None

Public hearing closed

Discussion between the Planning Commission, Staff, and Applicants Representative.

Bailey moved approval of PS16-1 to the Board of County Commissioners, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff contingent upon:

- **The dedication language change to reflect current lot for detention pond area;**
- **The notes should reflect that Lot 2 cannot be developed;**
- **A revised grading plan needs to be provided;**
- **A review of the drainage study for any modifications.**

Davis seconds the motion. Motion carries unanimously.

Public Comment - None

Adjournment @ 6:12 pm

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

Renea Vitto
Natrona County Clerk



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION September 13, 2016

MEMBERS PRESENT: Harold Wright, Jim Brown, Hal Hutchinson, and Bob Bailey

MEMBERS ABSENT: Tom Davis

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

Hutchinson moved and Bailey seconded a motion to approve the June 14, July 11, and August 9, 2016 meeting minutes. **Motion carried unanimously.**

ITEM 2

Chairman Wright opened the public hearing **PS16-4** - A request by Mountain Properties, LLC for approval of a final plat for the Sunburst Acres Subdivision, a major subdivision consisting of approximately 69.85 acres divided into 6 lots located in portions of Sections 17 & 18, Township 32 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are located off Micro 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 Sunburst Acres Subdivision with a condition, by the Board of County Commissioners.

Condition being:

- A Non-Adverse recommendation from Wyoming Department of Environmental Quality be received;

Discussion between the Planning Commission and Staff

Public hearing open

Speaking in favor – Nancy Yust, Bruce Lamberson, Robert McDaniel, Hailey Lanier, all of Casper

Speaking in opposition – Tracy Lamont of Casper

Public hearing closed

Discussion between the Planning Commission, Staff, and Applicant.

Brown moved approval of PS16-4 to the Board of County Commissioners, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff contingent upon receiving a Non-Adverse recommendation from DEQ prior to the Board of County Commissioners meeting. Bailey seconds the motion. Motion carries unanimously.

ITEM 3

Chairman Wright opened the public hearing **CUP16-3** – A request by Luke Ginsbach, Pronghorn Propane, LLC for approval of a Conditional Use Permit to allow storage of flammable and combustible liquids in excess of 12,000. Applicant is requesting one 30,000 propane gallon storage tank in addition to two 3,200 gallon propane trucks and individual 33lb. and 100 lb., 500 gallon and 1,000 gallon propane tanks. The proposed site is located in portions of Section 2, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The parcels are more commonly referred to as 450 Gehring St.

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.

Discussion between the Planning Commission and staff.

Public hearing open

Speaking in favor – Luke Ginsbach, Bruce Burgess, Gene Corson all of Casper.

Speaking in opposition – None

Public hearing closed

Discussion between the Planning Commission, staff and the applicant.

Brown moved approval of CUP16-3 to the Board of County Commissioners, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff with the added stipulation that the property be completely fenced with a locking gate. Bailey seconds the motion. Motion carries 3 (Wright, Brown, and Bailey) for and 1 against (Hutchinson).

ITEM 4

Chairman Wright opened the public hearing **CUP16-4** – A request by Mercury Towers, LLC for a Conditional Use Permit to allow construction of a 195' Telecommunication Tower within an 80' x 80' lease area. The proposed tower will be located in a portion of Section 13, Township 30 North, Range 83 West of the 6th Principal Meridian, Natrona County, Wyoming. The proposed site will be accessed off of State Highway 220.

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.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Nick Constantine, Denver, CO, David Sell of Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking in opposition – None

Public hearing closed

Hutchinson moves approval of CUP16-4 a Conditional Use Permit, by the Board of County Commissioners as presented by staff and incorporates by reference all findings of fact set forth herein and make them a part thereof. Brown seconded the motion. Motion carries unanimously.

ITEM 5

Chairman Wright opened the public hearing for **ZC16-3** – A request by Separate, LLC for a Zone Map Amendment to change the zoning district classification of approximately 48 acres, from Ranching, Agriculture, and Mining (RAM) to Urban Agriculture (UA). The property is located in a portion of Section 24, Township 30 North, Range 83 West of the 6th Principal Meridian, Natrona County, Wyoming and is located roughly ½ mile west of Sloanes General Store on the south side of State Highway 220.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend denial by the Board of County Commissioners of the proposed zone change from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA) zoning district. Staff also recommends that the motion 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 – Keith Nachbar, John Kornkven of Casper

Discussion between the Planning Commission, Staff, and Applicant.

Those speaking in opposition – Kay Eichorn, David Sell, Laurie McCardell, Sheila Sell, Barbara Fogg, Susie Brody, Brian Black, all of Alcova

Public hearing closed

Discussion between the Planning Commission members

Brown moves approval of ZC16-3 a Zone Map Amendment by the Board of County Commissioners Hutchinson seconds the motion for discussion. Motion failed with no Commissioners in favor, and 4 Commissioners against the approval of the zone change.

ITEM 6

Chairman Wright opened the public hearing for **PS16-5** – A request by Cattle Trail, LLC for approval of a Preliminary Plat for Cattle Trail Acres Subdivision, a major subdivision consisting of approximately 78.65 acres divided into 7 lots located in portions of Section 22, Township 34 North, Range 81 West of the 6th Principal Meridian, Natrona County, Wyoming. The proposed subdivision is accessed off of Cattle Trail Drive.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested Preliminary Plat for Cattle Trail Acres Subdivision, a major subdivision with the following conditions:

- A Non-Adverse recommendation from WDEQ shall be received prior to the final subdivision application;
- All requirements from the State Engineer's Office and compliance with W.S. 18-5-306 (c)(i) be submitted and approved prior to final subdivision application;
- Natrona County Fire Marshal request be addressed;
- Improvement and Service District requirements be met in regards to Cattle Trail Road maintenance;
- Evidence satisfactory to the Board of County Commissioners that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider.

Discussion between the Planning Commission and Staff

Public hearing opened

Those speaking in favor – Lisa Burridge, Jason Lewis, Shawn Gustafson, Tom Jones all of Casper

Discussion between the Planning Commission, Staff, and Applicant

Those speaking in opposition – John Wienke, of Casper

Public hearing closed

Brown moves approval of PS16-5, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff with an additional condition being that all subdivision documents are received prior to final application. Bailey seconds the motion. Motion carries unanimously.

Public Comment - None

Adjournment @ 9:07 pm

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

Renea Vitto
Natrona County Clerk

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5. Evidence satisfactory to the board that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider, including but not limited to water systems, sewage systems, roads and roadways. The applicant shall provide a performance bond, acceptable letter of credit or other sufficient financial commitment to assure that any facilities proposed or represented to be part of the subdivision shall in fact be completed as proposed.
6. Legal notice fees and the County Surveyor fees shall be reimbursed prior to the recording of the Subdivision plat. In cases where the Subdivision is not approved, withdrawn, or not recorded, the applicant is still responsible for the reimbursement of these fees.

6. Applicant: Cattle Trail, LLC Owner: James L & Nora M Best
 Name Cattle Trail, LLC Name James L & Nora M Best
 7. Address 421 S. Center Address PO Box 999 Mills, WY
Casper WY 82601 82644
 8. Phone 307 577 7775 Phone 307 234-3003

9. Explain why you are requesting this major subdivision and detail the proposed use:

80 Acres Subdivided into 7 Residential
Building lots - irrigated. (AND) Home packages

10. 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).

11. Current zoning of property _____

12. Type of sewage disposal Public Septic ___ Holding Tank ___ Other ___

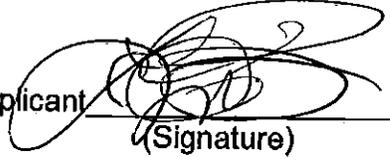
13. Source of Water Pioneer Water

14. This property was purchased from James & Nora Best

15. The date this property was purchased to close mid October 2016

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 
(Signature)

9/18/16
Date

Print Name: LKA A Burridge

Owner James L Best
(Signature)
Nora M. Best

9/18/16
Date

Print Name: JAMES L BEST
Nora M. Best


Intls.

I (We) are aware that the Legal notice fees and the County Surveyor fees must be reimbursed to the Development Department prior to the recording of the Subdivision plat. In the event the Subdivision is not approved, withdrawn, or not recorded, we are still responsible for the County Surveyor fees.



September 7, 2016

Natrona County Planning & Development
Attn: Trish Chavis
200 North Center Street, Room 202
Casper, Wyoming 82601

RE: Cattle Trail Acres Subdivision Review

Dear Ms. Chavis:

Included are a Soil Resource Report and Subdivision Review Checklist for the Cattle Trail Acres Subdivision reviewed and discussed by the Natrona County Conservation District (NCCD) Board of Supervisors via email. Please review the checklist for specific comments and recommendations regarding this subdivision proposal.

Please note that this subdivision is within one of NCCD's priority areas as far as selenium transport in the watershed. Development in this area can have direct affects on the selenium transport when the use of the land changes from sprinkler irrigated cropland to small acreage homes with subsequent removal of alfalfa, which is a selenium uptake plant. As the number of small acreage developments increase on previously irrigated crop lands, the level of selenium in our watershed will also rise.

Other concerns brought up by the NCCD Board of Supervisors include minimizing erosion before, during and after construction of any roads, buildings, and housing. Re-seeding and replanting needs to be implemented in a timely manner in order to minimize erosion of sands, also limiting the spread of weeds. The use of vegetative buffers around the subdivision is highly recommended, both for wind breaks and control of water runoff above and below the ground. The Board of Supervisors recommends contacting Natrona County Weed and Pest for further information regarding weed control.

If there are any additional questions, please don't hesitate to call.

Sincerely,

Lisa Ogden
District Manager

From: [Bob Fawcett](#)
To: [Trish Chavis](#)
Subject: RE: Cattle Trail Drive Water Plans
Date: Wednesday, October 05, 2016 10:21:40 AM

Trish,

I have looked at this and I don't have any issues.

BoB Fawcett
Fire Marshal
Natrona County Fire Protection District
307-234-8826

From: Trish Chavis
Sent: Monday, October 03, 2016 3:19 PM
To: Bob Fawcett <bfawcett@natronacounty-wy.gov>
Cc: Jason Gutierrez <jgutierrez@natronacounty-wy.gov>
Subject: FW: Cattle Trail Drive Water Plans

Bob-

Please see the email below and the attached drawings for the waterline/hydrants for Cattle Trail Acres Subdivision.

If you have any questions please let me know.

Thank you,

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.

From: Burt Andreen [<mailto:bandreen@ecsengineers.net>]
Sent: Monday, October 03, 2016 2:23 PM
To: Trish Chavis
Cc: lisa@lisaburridge.net; jason.lewis@lisaburridge.net; Shawn Gustafson
Subject: Cattle Trail Drive Water Plans

Trish,

Attached are the water plans for the subdivision. They include a fire hydrant between lots 3 and 4 and between lots 5 and 6. They are 753' feet apart and the furthest from any one lot is 746' between lot 1 and the second hydrant between lots 3 and 4.

The water system is characterized in the chapter 23 study. And below is an excerpt from that document indicating working pressures for the new line.

These demands and the proposed DR 18 8" water main were imported into the CWRWS hydraulic model maintained by CEPI, and were run in EPANET software. The following table summarized the resulting pressures at the following locations;

- 1) Willey Road Cattle Trail Drive intersection,
- 2) South connection point,
- 3) High elevation point in the main at the subdivision.

LOCATION	ADD (PSI)	MDD (PSI)	PHD (PSI)
<i>Willey Rd / Cattle Trail</i>	<i>75.39</i>	<i>75.12</i>	<i>74.47</i>
<i>South Connection</i>	<i>65.88</i>	<i>65.61</i>	<i>64.96</i>
<i>High Point</i>	<i>70.20</i>	<i>69.91</i>	<i>69.22</i>

Let me know if you need any more municipal water system information.

Burt Andreen, P.E.

bandreen@ecsengineers.net

OFFICE - 307.337.2883

CELL - 307.258.2484



Environmental & Civil Solutions, LLC

111 West 2nd Street – STE 600 – Casper, WY 82601 – PHONE: 307.337.2883 – FAX: 888.424.6090

371 Coffeen Ave. - Sheridan, WY 82801 - PHONE: 307.675.1919 – FAX: 888.424.6090

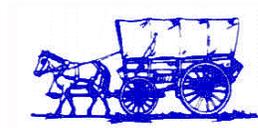
2401 Montana Ave. – 2nd Floor Suites 1 and 2 – Billings, MT 59101 – PHONE: 406.702.7202 – FAX: 866.416.7315

WEB: www.ecsengineers.net

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Pioneer Water & Sewer District

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



October 17, 2016

*Ken Waters, Chairman
Bette Bard, Secretary
Jenny Vass, Treasurer
Tim Kulhavy, Board Member
Linda Tasler, Board Member
Lee Anne Bayne, District Manager
Val Reed, Chief Operator*

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

RE: Cattle Trail Acres Subdivision

Dear Ms. Chavis,

The Board of Directors has reviewed and approved the construction plans for the water main and loop to provide service to the proposed Cattle Trail Acres Subdivision as drawn and provided by ECS Engineers 9/30/2016.

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

Sincerely,

PIONEER WATER & SEWER DISTRICT

A handwritten signature in blue ink, appearing to read 'L. Bayne'.

Lee Anne Bayne
District Manager



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

September 28, 2016

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



RE: Cattle Trail Acres Subdivision (WDEQ 16-343), Natrona County

Dear Commissioners:

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

The proposed subdivision is to be located in the E½SE¼ of Section 22, T34N, R81W, Natrona County, Wyoming. Water supply is proposed to be provided by the Pioneer Water & Sewer District of the Central Wyoming Regional Water System. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, the State Engineer's Office offers the following:

1. If any new wells are proposed, they 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. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.
5. The area proposed for the subdivision appears to be part of the service area of the Central Wyoming Regional Water System Joint Powers Board.
6. The water right search revealed other existing water rights attached to the subdivision lands. Those water rights must be addressed as outlined in Wyoming Statute 18-5-306(a)(xi). To date, the Board of Control has not received this required documentation.

Surface Water
(307) 777-6475

Ground Water
(307) 777-6163

Board of Control
(307) 777-6178

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 #6 has been adequately addressed.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2016-23-22".

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 L. Farley, P.E., Northeast District Engineer, DEQ, 152 N. Durbin Str., Suite 100, Casper, WY 82601
Ben Jordan, P.G., Weston Engineering, Inc., 1050 N. 3rd St., Suite E, Laramie, WY 82072
Burt Andreen, P.E., ECS Engineers, 111 West 2nd St., Suite 600, Casper, WY 82601
Jason Gutierrez, P.E./Trish Chavis, Natrona County Planning Office, 200 N. Center, Rm 202, Casper, WY 82601
Lisa Lindemann, Administrator, Ground Water Division
Rick Deuell, Administrator, Surface Water Division
Cheryl Timm, Administrator, Board of Control Division
Brian Pugsley, Superintendent, Water Division I
Forrest Keizer, Hydrographer/Commissioner, Water Division I, District 11

Trish Chavis

From: lisa@lisaburridge.net
Sent: Wednesday, October 12, 2016 3:34 PM
To: Trish Chavis
Subject: Re: Cattle Trail Acres

Hi Trish. Covenants will be recorded next week. State engineers/water rights--will have more info next week. ISD done. HOA done. I am out this week. Will get you copies of everything next week.

Sent from my iPhone

On Oct 12, 2016, at 3:48 PM, Trish Chavis <tchavis@natronacounty-wy.gov> wrote:

Lisa-

I am working on the draft staff report for Cattle Trail Acres. I was hoping to get an update on the following items that we are still missing.

- State Engineers approval;
- Improvement and Service District information;
- Subdivision documents (Covenants/HOA Documents). These were requested by Commissioner Bailey.

Any update or documents that you can supply would be great.

Thank you,

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.

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

**PETITION FOR FORMATION OF THE
CATTLE TRAIL ACRES
IMPROVEMENT AND SERVICE DISTRICT**

COME NOW the undersigned person, acting pursuant to Wyo. Stat. Ann. §§ 18-12-106 and 22-29-105 (LexisNexis 2016) pertaining to the petition of formation for an improvement and service district, and represents as follows:

1. That the signatures of not less than sixty percent (60%) of the persons owning land within the territory proposed to be included in the District, whose land in the proposed District has an assessed value of sixty percent (60%) or more of the assessed value of all of the land within the proposed District are attached to this Petition for Formation.

2. That the proposed name of the District is the Cattle Trail Acres Improvement and Service District.

3. That the boundaries of the District and the land situated therein are described with particularity as follows:

All of the Cattle Trails Acres Subdivision. A Subdivision located in Natrona County, Wyoming and whose initial plat was approved by the Natrona County Board of County Commissioners on September 13, 2016 with the final plat set for approval on December 5, 2016.

4. The boundaries of the proposed District are as set forth in the attached map marked as Exhibit "A".

**Petition for Formation of the
Cattle Trail Acres Improvement and Service District
Page 2**

5. That I hereby request that a District be formed under Wyo. Stat. Ann. §§ 18-12-101 to -140, the "Improvement and Service District Act" and Wyo. Stat. Ann. § 22-29-101 to -601, the "Special District Elections Act of 1994".

6. The general purpose of the proposed District is to operate and maintain the roadway located within the District, which roadway will remain as a private road, as well as to provide any other services to the future landowners within the District as authorized by law.

7. The initial services to be provided by the District are to operate and maintain the roadway within the District.

8. The proposed method for financing the improvements or services to be provided will be by special assessment of the landowners within the District.

9. The following persons are willing to serve on or file as candidates for election to the initial board of directors:

Name	Address
Lisa Burridge	421 South Center Street, Suite 101 Casper, WY 82601
Jason Lewis	421 South Center Street, Suite 101 Casper, WY 82601
Keith Tyler	421 South Center Street, Suite 201 Casper, WY 82601

10. Costs associated with the formation of the District, including but not limited to, publication, ballot preparation, polling, and canvassing, shall be the responsibility of and paid by the sponsor of the proposed District. Wyo. Stat. Ann. §§ 22-29-105(f)(vii) and 22-29-111(b) (LexisNexis 2016). The sponsor of the proposed District is Cattle Trail, LLC, the owner of all

**Petition for Formation of the
Cattle Trail Acres Improvement and Service District
Page 3**

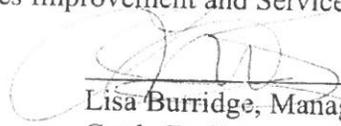
lots located within the proposed District and whose registered office is located at 421 South Center Street, Suite 101, Casper, Wyoming 82601.

11. This Petition is accompanied by a filing fee of Two Hundred Dollars (\$200) as required by Wyo. Stat. Ann. § 18-12-105 (LexisNexis 2016).

Printed Name	Signature	Date	Date of Birth	Residence
LISA A BURRIDGE		10/2/16	4/29/60	5820 S Walnut Casper Wyo 82601
State number of acres of land owned or current assessed value of property located within the proposed District: 78.648 County where property is located: Natrona				

AUTHORIZATION TO SIGN AS LEGAL REPRESENTATIVE

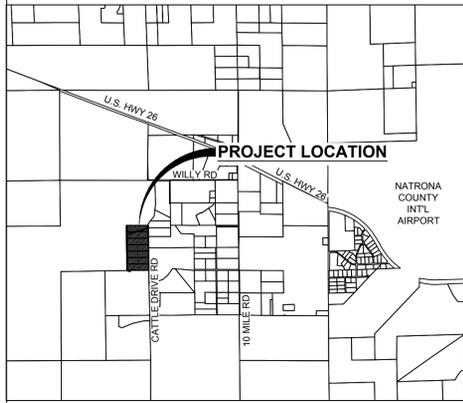
COMES NOW, Cattle Trail, LLC, a Wyoming Limited Liability Company, by and through its managing member, Lisa Burridge, and hereby authorizes Lisa Burridge to execute the Petition for Formation of the Cattle Trail Acres Improvement and Service District.



Lisa Burridge, Managing Member
Cattle Trail Acres, LLC, a
Wyoming Limited Liability Company

FINAL PLAT OF CATTLE TRAIL ACRES SUBDIVISION

LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼), SECTION 22, T.34N., R.81W.
OF THE 6th PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING



**LOCATION MAP
NATRONA COUNTY, WYOMING**

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED, JAMES L. BEST AND NORA M. BEST, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼), SECTION 22, T.34N., R.81W., OF THE 6TH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22, T.34N., R.81W., SAID POINT BEING MONUMENTED WITH A 3.5" BRASS CAP, THENCE S.89°03'21"W., 1299.21 FEET ALONG THE SOUTH LINE OF SAID SECTION 22 TO THE E.1/16TH CORNER COMMON TO SAID SECTION 22 AND SECTION 27; THENCE N.00°44'07"W., 1322.48 FEET ALONG THE WEST LINE OF THE SE½SE¼ OF SAID SECTION 22 TO THE SE 1/16TH CORNER OF SAID SECTION 22, MONUMENTED WITH A 3" BRASS CAP; THENCE N.00°44'14"W., 1323.31 FEET ALONG THE WEST LINE OF THE NE½SE¼ OF SAID SECTION 22 TO THE CENTER-EAST 1/16TH CORNER OF SAID SECTION 22, MONUMENTED WITH A 3" BRASS CAP MARKED LS 584; THENCE N.89°32'30"E., 1295.76 FEET ALONG THE NORTH LINE OF THE NE½SE¼ OF SAID SECTION 22 TO THE EAST QUARTER-CORNER OF SAID SECTION 22, MONUMENTED WITH A REBAR; THENCE S.00°48'24"E., 1317.70 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE S1/16TH CORNER COMMON TO SECTION 22 AND SECTION 23, MONUMENTED WITH A 3" BRASS CAP; THENCE S.00°48'58"E., 1316.96 FEET ALONG THE EAST LINE OF SAID SECTION 22 TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 78.648 ACRES, MORE OR LESS.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "CATTLE TRAIL ACRES" SUBDIVISION. ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

EXECUTED THIS ____ DAY OF _____, 2016.

BY: _____
JAMES L. BEST NORA M. BEST

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016, BY JAMES L. BEST AND NORA M. BEST.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS:

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING BY RESOLUTION PASSED THIS ____ DAY OF _____, 2016.

ATTEST: COUNTY CLERK BOARD CHAIRMAN

INSPECTED AND APPROVED ON THIS ____ DAY OF _____, 2016.

COUNTY DIRECTOR

INSPECTED AND APPROVED ON THIS ____ DAY OF _____, 2016.

COUNTY SURVEYOR

INSPECTED AND APPROVED ON THIS ____ DAY OF _____, 2016.

COUNTY HEALTH DEPARTMENT

OWNER:
JAMES L. BEST ET UX
PO BOX 999
MILLS, WY 82644

SURVEYOR:
FIELD: JEFF CONLEY
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
09.15.2016

NOTES:

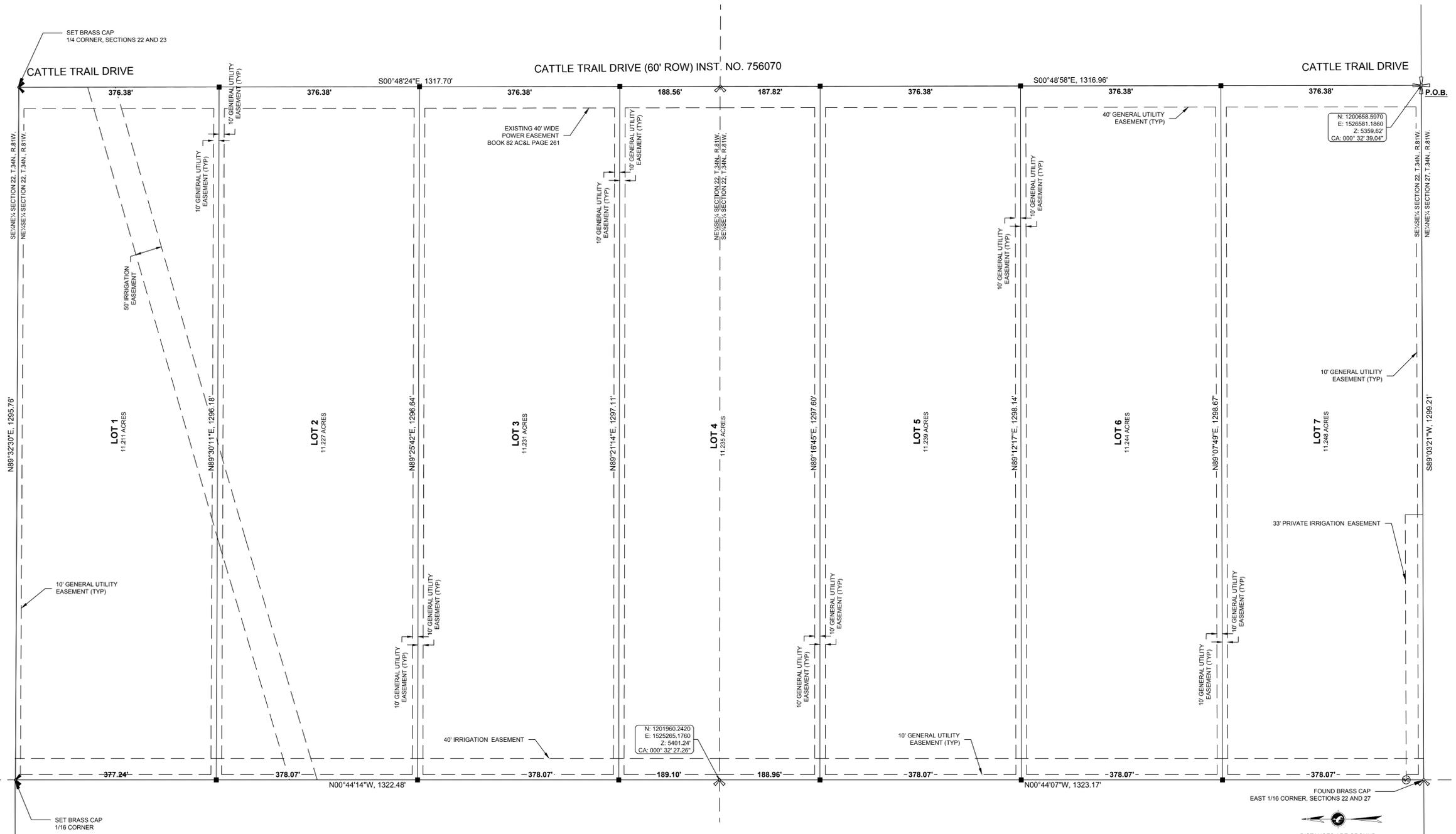
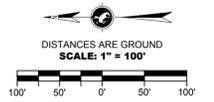
1. ERROR OF CLOSURE EXCEEDS 1:1,950,000
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
3. ALL DISTANCES ARE GROUND.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT TO BE USED AS BENCHMARKS.
5. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
6. NO PUBLIC MAINTENANCE OF PUBLIC ROADS - NATRONA COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF PUBLIC SUBDIVISION ROADS.

LEGEND:

- RECOVERED REBAR
- RECOVERED WITNESS CORNER
- ⊕ RECOVERED SIXTEENTH CORNER
- ⊕ RECOVERED SECTION CORNER
- ◆ SET BRASS CAP (ECS LS 584)
- ◆ SET ALUMINUM CAP (ECS LS 584)
- ⚡ SET SIXTEENTH CORNER (ECS LS 584)
- ▲ ECS CONTROL MONUMENT
- TELEPHONE PEDESTAL
- ⊕ POWER POLE
- ⊕ WATER METER

CERTIFICATE OF SURVEYOR

I, **ROBERT L. ST. CLAIRE**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **CATTLE TRAIL ACRES SUBDIVISION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



REQUEST FOR APPROVAL OF
CATTLE TRAIL ACRES SUBDIVISION

PS16-7

STAFF REPORT: Trish Chavis
November 1, 2016

For

November 8, 2016
Planning and Zoning Commission Meeting
&
December 5, 2016
Board of County Commissioner Meeting

APPLICANT: Cattle Trail, LLC

REQUEST: Approval of Cattle Trail Acres Subdivision, a Major Subdivision, consisting of 7 lots.

LOCATION AND ZONING

The proposed Cattle Trail Acres Subdivision, comprised of 78.65 acres, is located in portions of Sections 22, Township 34 North, Range 81 West of the 6th Principal Meridian, Natrona County, Wyoming.

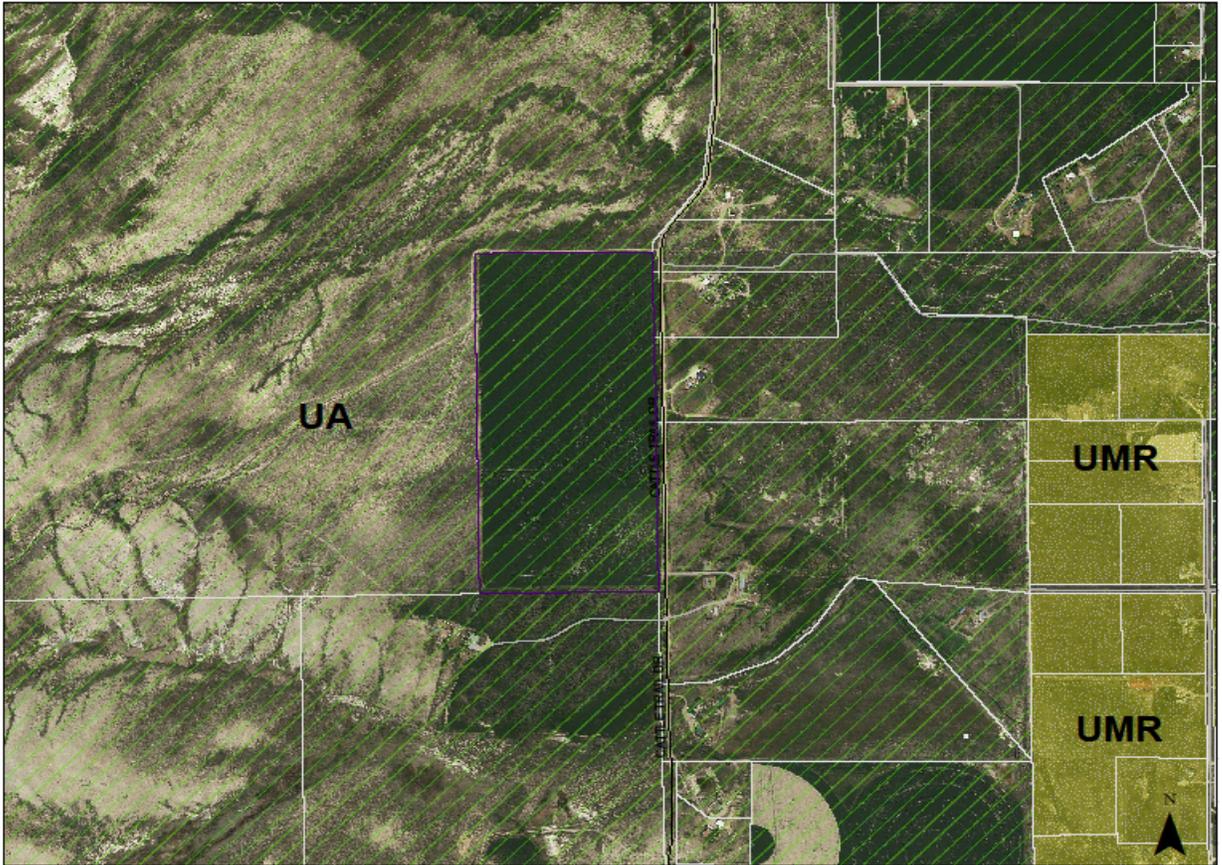
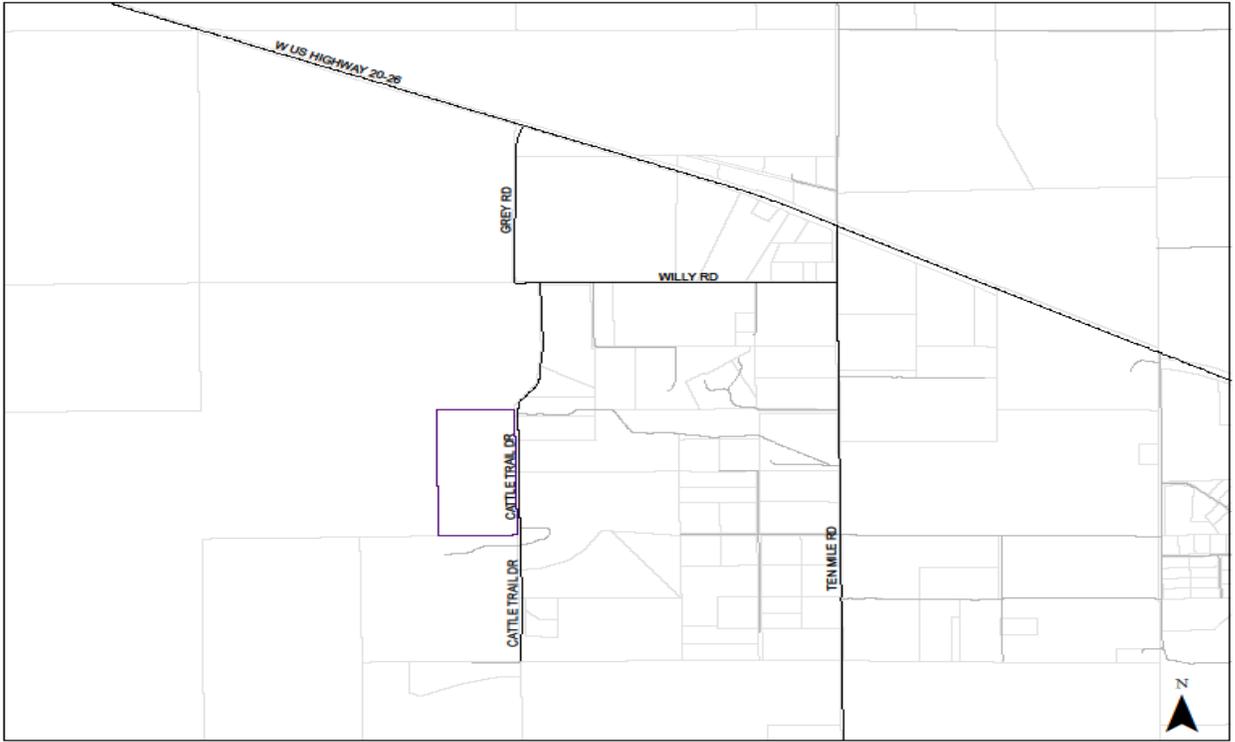
This tract of land is zoned Urban Agriculture (UA). The adjacent properties are also zoned Urban Agriculture (UA).

BACKGROUND

Cattle Trail Acres Preliminary Plat was approved by the Planning Commission on September 13, 2016 with the following conditions:

- A Non-Adverse recommendation from WDEQ be received prior to the final subdivision application;
- All requirements from the State Engineer's Office and compliance with W.S. 18-5-306 (c)(i) be submitted and approved prior to final subdivision application;
- Natrona County Fire Marshal requests be addressed;

- Improvement and Service District requirements be met in regards to Cattle Trail Road maintenance;
- Evidence satisfactory to the BOCC that the subdivider has adequate financial resources to develop and complete any facility proposed or represented to be the responsibility of the subdivider;
- Any subdivision documents pertaining to Cattle Trail Acres be received.



DEFINITION AND APPLICATION

1. Intent and purpose. The Urban Agriculture zoning districts intent and purpose is provide for and protect properties of ten acre lots or larger in the urbanized area which are used for agriculture and residential purposes.

The proposed subdivision will create lots that are slightly larger than ten acres. Low density residential is defined by the 2016 Development Plan as a maximum of 1 unit per 5 acres. This subdivision would be considered low density and supported by Development Plan.

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 seven (7) lots.

GENERAL STANDARDS FOR MAJOR SUBDIVISIONS

1. Criteria for Approval

- a) Is the subdivision consistent with the Natrona County Development Plan and the Natrona County Zoning Resolution?

Area F, Casper Canal, of the Development Plan recommends Agricultural land with low density residential development. Zoning to remain Urban Agriculture (UA) and Ranching, Agriculture, and Mining (RAM). The proposed subdivision will be low density residential and remain Urban Agriculture; this is consistent with the Development Plan.

Finding of fact. The proposed subdivision is located in Area F of the 2016 Development Plan. The subdivision is consistent with both the Development Plan and the Zoning Resolution.

- b) Is the subdivision in conformance with the General Provision (Chapter 1) and Subdivision Design Standards (Chapter 7)?

Once the conditions have been met the subdivision will be in conformance with the General Provision and Subdivision Design Standards.

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

A Chapter 23 Report has been developed, addressing the suitability of the property for on-site wastewater treatment systems, water availability, and any other requirement of Wyoming Department of Environmental Quality (WDEQ). WDEQ has sixty days to review and make recommendations on the Chapter 23 Report.

Pioneer Water supplied a preliminary statement stating that there is adequate water supply for the proposed subdivision.

Finding of fact. A Non-Adverse recommendation has not been received by WDEQ. WDEQ's recommendations will be provided to the Commission no later than November 12, 2016.

- d) Has the applicant 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?

A Chapter 23 Report has been developed, addressing the suitability of the property for on-site wastewater treatment systems, water availability, and any other requirement of Wyoming Department of Environmental Quality (WDEQ). WDEQ has sixty days to review and make recommendations on the Chapter 23 Report.

Finding of fact. There is no public sewer source; the applicant is proposing each lot to have individual on-lot septic systems. A Non-Adverse recommendation has not been received from WDEQ. WDEQ's recommendations will be provided no later than November 12, 2016

- e) Has the applicant 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 subdivision is within one of the NCCD's priority areas as far as selenium transport in the watershed. Re-seeding and replanting needs to be implemented in a timely manner in order to minimize erosion of sand.

- f) Are 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 Natrona County Fire Marshal has requested that at least two fire hydrants spaced not more than 1,000 feet apart and no more than 1,000 feet from each lot be installed. He had also requested that flow data on the waterline be supplied for review.

Finding of Fact. The applicant has supplied the waterline plans for the subdivision. They include a fire hydrant between lots 3 and 4 and between lots 5 and 6. They are 753' feet apart and the furthest from any one lot is 746' between lot 1 and the second hydrant between lots 3 and 4.

- g) Does the subdivision appear 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 low density residential and compatible with the surrounding area. The addition of two fire hydrants will help to protect the health, safety, and general welfare of the inhabitants.

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

Cattle Trail Road is not a County maintained road. The applicant is currently working on the framework and formation of an ISD for road maintenance.

- 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 provided adequate documentation for this subdivision.

PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval, denial or tabling of the proposed subdivision.

Planning Commission conditions that have not been supplied:

- A Non-Adverse recommendation from WDEQ be received prior to the final subdivision application;
 - All requirements from the State Engineer's Office and compliance with W.S. 18-5-306 (c)(i) be submitted and approved prior to final subdivision application;
 - Improvement and Service District requirements be met in regards to Cattle Trail Road maintenance;
 - Any subdivision documents pertaining to Cattle Trail Acres be received.
-

PUBLIC COMMENT

The property owners within one mile were notified resulting in 48 neighbors being notified.

As of the date of this staff report, 1 written comment has been received. This comment in opposition has been signed by 6 neighbors.

Staff also received one phone call in opposition from an adjacent neighbor.

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

From: [Jason Gutierrez](#)
To: [Michelle Maines](#); [Charmaine Reed](#); [Forrest Chadwick](#); [Heather Duncan-Malone](#); [John Lawson](#); [Matt Keating](#); [Melinda Watts](#); [Rob Hendry](#); [Steve Schlager](#)
Cc: [Trish Chavis](#)
Subject: RE: Message from Unknown sender (3072328218)
Date: Monday, October 03, 2016 10:26:45 AM

All,

I spoke to Mrs. Spiva and her topics are threefold:

- 1) The proposed Cattle Trail subdivision will require a "looped" water line. To install this loop the developer is needing an easement along the existing Cattle Trail Drive road easement (Mrs. Spiva property).
- 2) She is concerned with the speeding on Cattle Trail and Willie Road.
- 3)Not in favor of more neighbors.

We also discussed subdivisions and the current process. Mrs. Spiva completed two subdivisions along Cattle Trail (2006, 2009) to create two lots along Cattle Trail.

Let me know if you have any questions.

Thanks

Jason Gutierrez, PE
Development Department Director
Building Official
Natrona County Development Department
200 North Center, Suite 205
Casper, WY 82601

Office 235-9435

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.

-----Original Message-----

From: Jason Gutierrez
Sent: Monday, October 03, 2016 9:49 AM
To: Michelle Maines; Charmaine Reed; Forrest Chadwick; Heather Duncan-Malone; John Lawson; Matt Keating; Melinda Watts; Rob Hendry; Steve Schlager
Subject: RE: Message from Unknown sender (3072328218)

I'll give Mrs. Spiva a call to hear her concerns.

Thanks

Jason Gutierrez, PE
Development Department Director
Building Official

Natrona County Planning and Zoning

We are against the cattle trail housing development. This major subdivision is going to take away our country living bring added people, not to mention the added traffic on Willy rd. our quiet farming area we've enjoyed over 55 yrs will be turned into a city.

Janet Pike

~~Carla Lpiva~~

~~Carla Lpiva~~

Chesby Pike

Alice Anderson

Garry D Anderson



East



North



Northwest

Subject Property



South





Looking southwest at subject property

Subject Property



West

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2017 Planning and Zoning Commission
Meeting Schedule
And
Submittal Deadlines

Both the Natrona County Planning and Zoning Commission and the Board of County Commissioners' meetings are public hearings and begin at 5:30 p.m. in the District Court Room #1 on the second floor of the County Courthouse, 200 North Center Street, Casper, Wyoming.

Application Deadline 1 pm on	Planning and Zoning Commission Meeting	BOCC Meeting
November 21, 2016	January 10, 2017	February 7, 2017
December 19, 2016	February 14, 2017	March 7, 2017
January 23, 2017	March 14, 2017	April 4, 2017
February 20, 2017	April 11, 2017	May 2, 2017
March 20, 2017	May 9, 2017	June 6, 2017
April 24, 2017	June 13, 2017	July 5, 2016
PARADE DAY	COURTHOUSE CLOSED	
June 19, 2017	August 8, 2017	September 5, 2017
July 24, 2017	September 12, 2017	October 3, 2017
August 21, 2017	October 10, 2017	November 7, 2017
September 25, 2017	November 14, 2017	December 5, 2017
October 23, 2017	December 12, 2017	January 2, 2018
November 20, 2017	January 9, 2018	February 6, 2018
December 26, 2017	February 13, 2018	March 6, 2018