



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission

Tuesday March 10, 2020 – 5:30 P.M.

District Courtroom #1,

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 APRIL 7, 2020 AT 5:30 P.M.

1. Approval of the December 10, 2019 Planning Commission Meeting Minutes.
2. **CUP20-1** – A Conditional Use Permit (CUP) to allow land reclamation and drainage improvements.
3. Update on the Natural Resource Plan
4. Update on the Zoning Resolution

---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 September 10, 2019

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

MEMBERS ABSENT: None

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

OTHERS PRESENT: Charmaine Reed, Deputy County Attorney

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

ITEM 1

Brown moved and Davis seconded a motion to approve the September 10, 2019 meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Wright opened the hearing for **CUP19-6** – A request by Anticline Wind, LLC to install a meteorological tower on a portion of land north of the Town of Bar Nunn in the SW/4 SE/4 of Section 8, Township 36N, Range 79W.

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 the conditions and all findings of fact set forth in the staff report and this public hearing.

Discussion between Planning Commission and Staff

Public hearing open

Those speaking in favor – Christine Mikell, Utah.

Those speaking in opposition – None

Public hearing closed

Brown makes a motion to recommend approval of CUP19-6 by the Board of County Commissioners as presented by staff and incorporate by reference the conditions and all findings of fact. Bailey seconded the motion. Motion carried unanimously.

Planning Commission Minutes

December 10, 2019

Page 2

Public Comment – None

Meeting adjourned at 6:08 p.m.

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

Tracy Good
Natrona County Clerk

CONDITIONAL USE PERMIT APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out.)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming, for a Conditional Use Permit, as provided in Chapter 11, 2000 Natrona Zoning Resolution.

Applicant's Name:

Applicant's Address:

Applicant's Phone:

Owner's Name:

Owner's Address:

Owner's Phone:

Explain why you are requesting this conditional use permit and detail the proposed use:

Legal description and size of property (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.):

Current zoning of property:

Type of sewage disposal: Public Septic Holding Tank Other

Source of water:

This property was purchased from:

The date this property was purchased:

On separate sheets of paper, please respond to the following questions and provide explanations for your answers:

- * Will granting the conditional use permit contribute to an overburdening of County Services?
- * Will granting the conditional use permit cause undue traffic, parking, population density or environmental problems?
- * Will granting the conditional use permit impair the use of adjacent property or alter the character of the neighborhood?
- * Will granting the conditional use permit detrimentally affect the public health, safety and welfare?

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 any State or local laws. 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.** By signing the application I am (We are) granting the Development Department access to our property for inspections.

Applicant: German G. Treto
(Signature)

Date: 6-17-2019

Print Applicant Name: German G. Treto

Owner: Same as above
(Signature)

Date: 6-17-2019

Print Owner Name: German G. Treto



CASPER
200 PRONGHORN
CASPER, WY 82601
P: 307-266-2524

January 15, 2020

Trish Chavis
County Planner
Natrona County Development Department
200 North Center Street, Roo, 202
Casper, WY 82601

RE: Application for Conditional Use Permit for Land reclamation at 3799 Douglass Road

Ms. Chavis,

Mr. German Treto would like to request a conditional use permit to complete the site grading at his property located at 3799 Douglass Road. The following will explain how granting this CUP will not contribute to an overburdening of County services:

Will granting the conditional use permit contribute to an overburdening of County Services?

Response: Granting of the conditional use permit will not contribute to an overburdening of County services. The existing site currently does not have any hard surfacing creating difficult access during rain and snow events. The proposed grading plan and recycled asphalt surfacing improvements will improve site maneuverability allowing the County to better access the entire property. The grading plan also includes an updated grading of Douglass Road providing improved access not only to the site but to adjacent properties as well. The proposed grading plan also includes drainage improvements for the property and Douglass Road. Drainage from the property will now slope away from the building directing runoff to the east side of Douglass Road through a new storm sewer pipe and drainage ditch routing water away from existing downstream properties.

Will granting the conditional use permit cause undue traffic, parking, population density or environmental problems.

The updated grading plan will not only improve the existing property but will include the re-grading of Douglass Road improving access to surrounding properties. Increased traffic or the need for additional parking is not expected with the proposed grading improvements. Storm water runoff routing along the boundary of the site, hard surfacing improvements and conveying runoff along a newly established ditch on the east side of Douglass Road will help to prevent area erosion and minimize impacts to adjacent properties. The site grading plan also includes the installation of erosion control matting

CHEYENNE

RAWLINS

DEDICATED TO CLIENTS. DEFINED BY EXCELLENCE.

and site seeding to decrease overall erosion while minimizing impacts to downstream facilities. Improvements will also include the delineation of property lines, establish a visible property access site and be more accessible to emergency vehicles.

Will granting the conditional use permit impair the use of adjacent property or alter the character of the neighborhood?

Granting the conditional use permit will improve the use of adjacent property and will not alter the character of the neighborhood. The re-grading of Douglass Road will direct storm water runoff to the east side of the road minimizing impacts to the adjacent westerly properties. Adding recycled asphalt base to the road will improve the look of the road, increase access and reduce existing erosion.

Will granting the conditional use permit detrimentally affect the public health, safety and welfare?

Granting of the conditional use permit will not detrimentally affect the public health, safety and welfare. The proposed grading plan will clean up the existing area, provide hard surfacing to reduce vehicle tracking of mud off site and improve rodent control. Existing areas to receive recycled asphalt surfacing will include the removal of weeds and unsightly vegetation allowing for better fire control of the area. Site erosion and poorly directed storm water runoff will be improved with grading, the addition of storm sewer pipe and the installation of erosion control blankets.

Please feel free to contact me with any and questions or additional comments.

Sincerely,



Brad Holwegner
Project Manager



SCALE: 1"=20'



LEGEND

- | | | | |
|----------------|---------------------------|---|--------------------------------|
| --- | LOT BOUNDARY | □ | RECOVERED ALUM CAP |
| - - - - | EASEMENTS | ○ | RECOVERED BRASS CAP |
| X X X X X X | EXISTING FENCE | + | PIPE MARKER |
| OP OP OP OP OP | EXISTING OVERHEAD POWER | ○ | EXISTING POWER POLE |
| C C C C C C | EXISTING CABLE TV | ⌋ | EXISTING GUY WIRE |
| ST ST | PROPOSED 12" PVC STORM | ⌋ | TELEPHONE PEDESTAL |
| - - - - 5190 | EXISTING MAJOR CONTOUR | + | EXISTING SIGN |
| - - - - 5191 | EXISTING MINOR CONTOUR | ⌋ | POWER BOX |
| 5190 | PROPOSED MAJOR CONTOUR | ▨ | PROPOSED RECYCLED ASPHALT BASE |
| 5191 | PROPOSED MINOR CONTOUR | ▽ | PROPOSED NATURAL GRASS SEEDING |
| X X X X X X | PROPOSED CHAIN LINK FENCE | ⊠ | EROSION CONTROL MAT |
| | | ▨ | PROPOSED CONCRETE SURFACING |



Drwg. By: BDH W.O. No.: 16979
 Ck. By: SMP Book No.:
 Acad File: TRET0 SITE PLAN.dwg
 FOR: TRET0 CONSTRUCTION, LLC
 GUSTAVO TRETO
 P.O. BOX 50610
 CASPER, WY 82609

REVISIONS

TRET0 CONSTRUCTION YARD EXPANSION
 GRADING PLAN
 3799 DOUGLASS ROAD
 NATRONA COUNTY, WYOMING

CONDITIONAL USE PERMIT REQUEST

CUP20-1

Staff Report: Trish Chavis
February 19, 2020

For

March 10, 2020
Planning and Zoning Commission

And

April 7, 2020
Board of County Commissioner Meeting

Applicant: German G. Treto

Request: Land reclamation and drainage improvements not associated with a building permit.

Location and Zoning

The parcel is located south of CY Avenue on Douglass Road. The address being 3799 Douglass Road.

The subject parcel and the parcels to the north and west are zoned Commercial (C). The parcels to the east and south are zoned Light Industrial (LI).

Background

The applicant is applying for the CUP to come into compliance with the Zoning Resolution. A CUP is required for land reclamation and fill not controlled by the regulations of other governmental agencies or not associated with a building permit.

A letter was issued in April of 2019 for the applicant to apply for a CUP for unpermitted land reclamation. The Planning Department had received complaints about drainage from the subject parcel onto Douglass Rd., and adjacent properties as a result of grading without proper engineering.

The applicant is applying for general site grading to provide positive drainage away from the existing building and to prevent storm water draining onto adjacent properties.

General Standards
For
Conditional Use Permits

Criteria for Approval

1. Will granting the Conditional Use Permit contribute to an overburdening of county services?

No. The proposed grading plan and recycled asphalt surfacing improvements will improve the site for better access to the entire property. The grading plan also includes an updated grading of Douglass Road providing improved access not only to the site but to adjacent properties as well. The plan also includes drainage improvements for the property and Douglass Road.

Proposed Finding of Fact.

The grading and drainage improvements will make Douglass Road and the subject property more accessible for emergency response and any additional services. Douglass Road is not maintained by Natrona County but is dedicated to the use of the public.

2. Will granting the Conditional Use Permit cause undue traffic, parking, population density or environmental problems?

Increased traffic or the need for additional parking is not expected with the proposed grading improvements.

Proposed Finding of Fact.

By permitting land reclamation for drainage and grading, as designed by WLC, there will not be any negative impacts to traffic, parking, population density or environmental problems.

3. Will granting the Conditional Use Permit impair the use of adjacent property or alter the character of the neighborhood?

It will improve the use of adjacent property and will not alter the character of the neighborhood in a negative way. The re-grading of Douglass Road will direct storm water runoff to the east side of the road minimizing impacts to the adjacent westerly properties. Adding recycled asphalt base to the road will improve the look of the road, increase access and reduce existing erosion.

Proposed Finding of Fact.

By grading and providing for drainage on the subject property and Douglass Road, the CUP will not impair the use of adjacent property or alter the character of the neighborhood in a negative way.

4. Will granting the Conditional Use Permit detrimentally affect the public health, safety and welfare, or nullify the intent of the Development Plan or Zoning Resolution?

The proposed grading plan will clean up the existing area, provide for hard surfacing to reduce vehicle tracking of mud off site and improve rodent control. Existing areas to receive recycled asphalt surfacing will include the removal of weeds and unsightly vegetation allowing for better fire control of the area.

Proposed Finding of Fact.

The grading plan will provide for drainage, hard surfacing, improved access and stabilization of the southern property boundary. This will not be detrimental to the public health, safety and welfare. With an approved CUP, the land reclamation will be compliant with the Development Plan and Zoning Resolution.

Public Comment

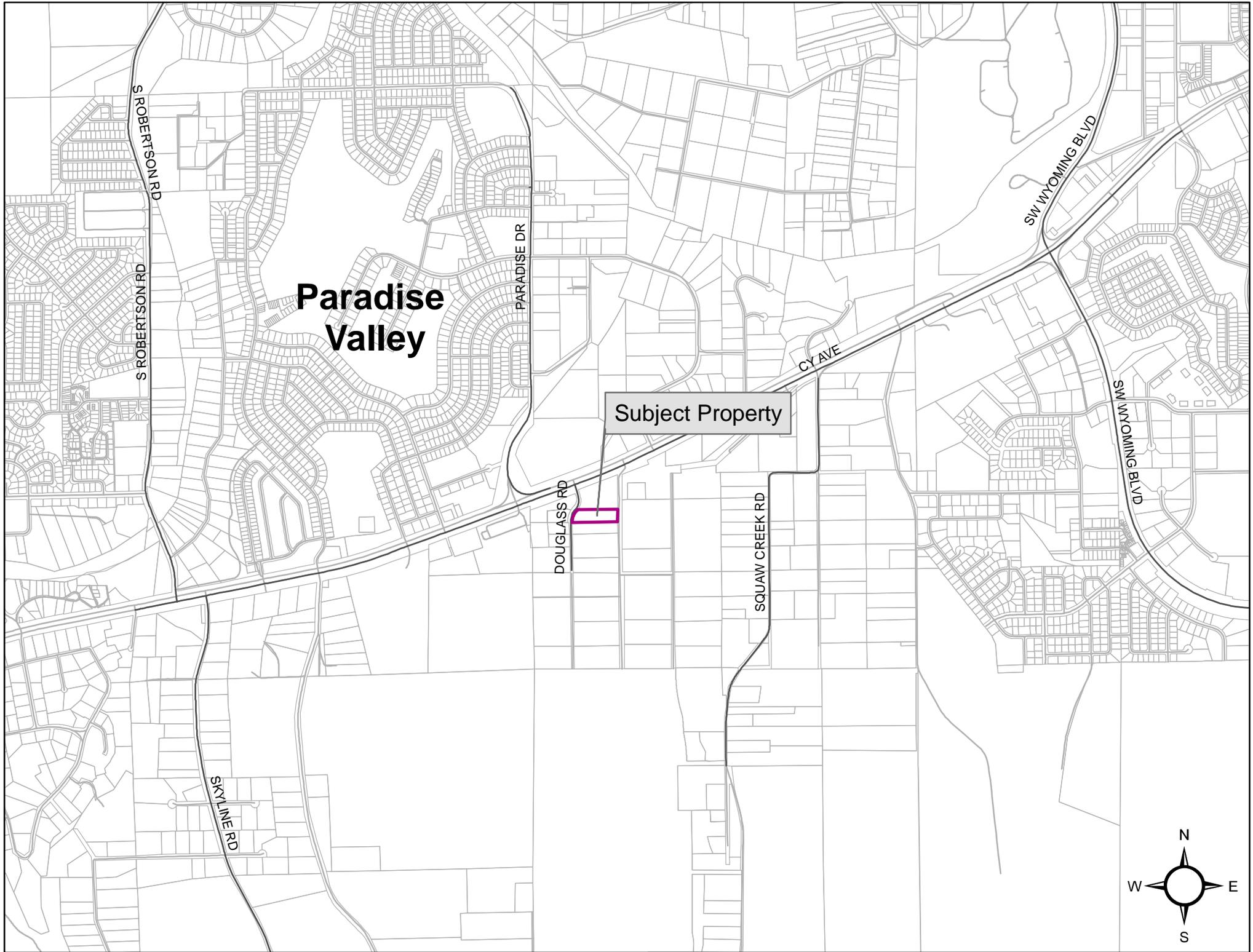
As of the date of this staff report there have been no comments received. Staff sent the public notice to 14 neighbors.

Recommendation

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners with the following condition:

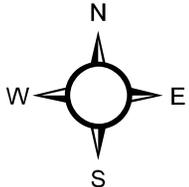
- The land reclamation shall be completed by the applicant and inspected by the County Surveyor/Engineer within 12 months of the Board of County Commissioner approval.

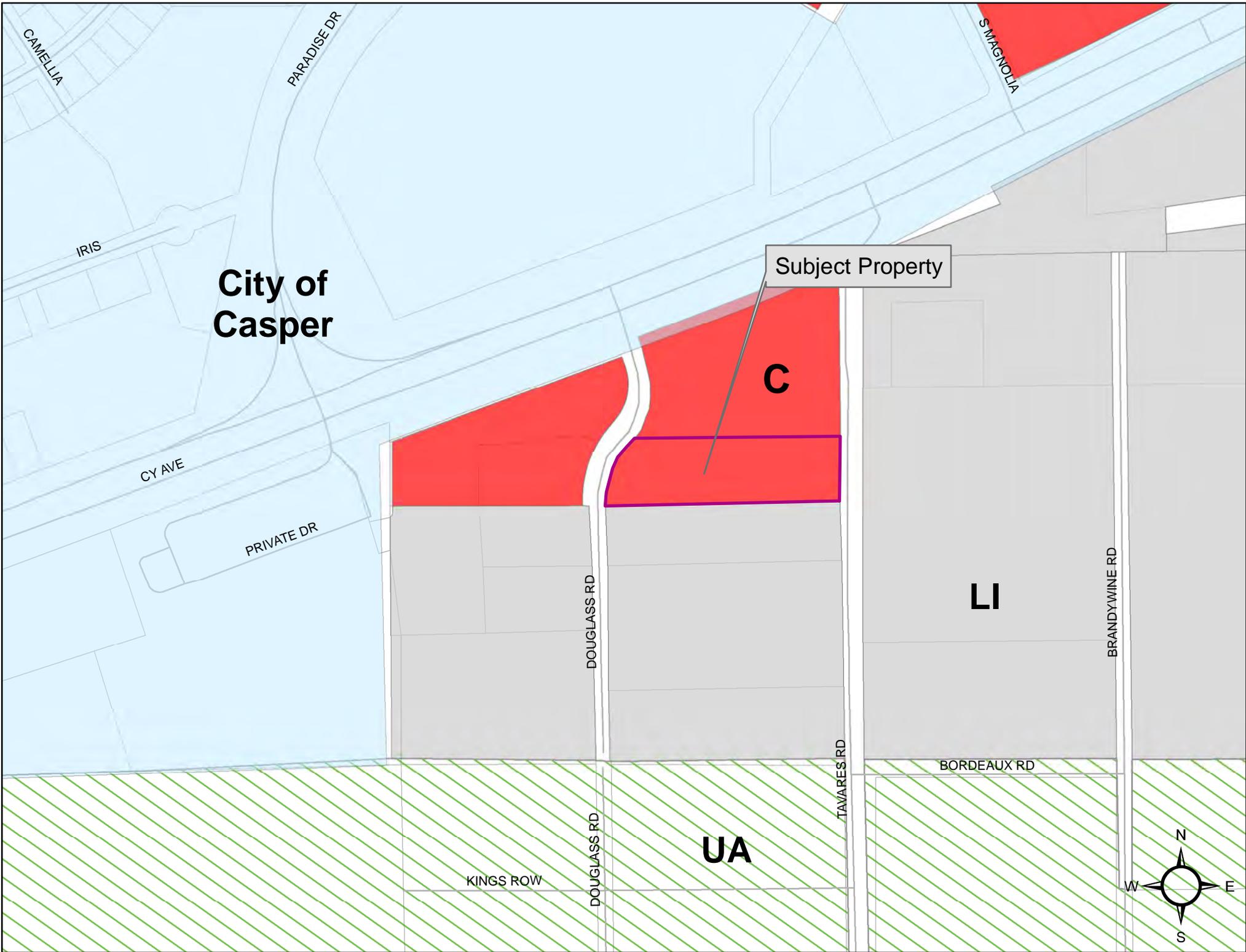
Staff also recommends the Planning Commission incorporate by reference all findings of fact set forth herein and make them a part thereof.



Paradise Valley

Subject Property





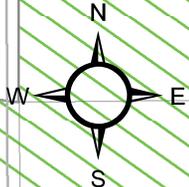
City of Casper

Subject Property

C

LI

UA





Subject Property

DOUGLASS RD

TAVARES RD









