



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 Burrige, Jason Lewis, Shawn Gustafson, Tom Jones all of Casper

Discussion between the Planning Commission, Staff, and Applicant

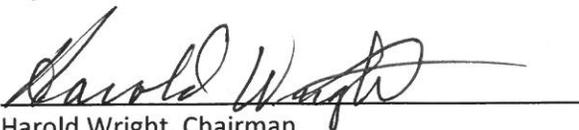
Those speaking in opposition – John Wienke, of Casper

Public hearing closed

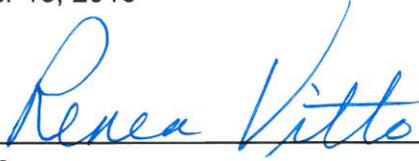
Brown moves approval of PS16-5, and incorporates by reference all findings of fact set forth herein and make them a part thereof as presented by staff with an additional condition being that all subdivision documents are received prior to final application. Bailey seconds the motion. Motion carries unanimously.

Public Comment - None

Adjournment @ 9:07 pm



Harold Wright, Chairman
Natrona County Planning and Zoning Commission



Renea Vitto
Natrona County Clerk