



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