



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission

Tuesday, October 13, 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 NOVEMBER 3, 2020 AT 5:30 P.M.**

1. Approval of the September 8, 2020 Planning Commission meeting minutes.
2. **CUP20-9** – Request to allow the storage of up to 15 collector cars on 120 acres of land in portions of NW: 28-35-82 & NE: 29-35-82. Address of the parcel is 19684 W. US Highway 20-26.
3. **CUP20-10** - Allow the extension of an existing Mountain West tower to 65' with the ability to extend to 85' if necessary in the future. This tower is located north of the intersection of Garbutt Rd. and 33 Mile Rd.
4. **CUP20-11** - Allow the extension of an existing Mountain West tower to 65' with the ability to extend to 85' if necessary in the future. This tower is located north of the intersection of Bessemer Rd. and 12 Mile Rd.
5. **ZC20-4** – Request to change the zoning district classification from Urban Mixed Residential (UMR) to Rural Residential One (RR-1) for 3 lots in Schlager Subdivision.
6. **PS20-1** – Request for approval of the final plat of Mountain Acres Subdivision. This is a 7 lot Major Subdivision located between KTWO Road and Archery Range Road.

---PUBLIC COMMENT---

7. "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 8, 2020

MEMBERS PRESENT: Harold Wright, Hal Hutchinson, Reid Rasner, and Matt Mitchell

MEMBERS ABSENT: Bob Bailey

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, Charmaine Reed

OTHERS PRESENT: None

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

ITEM 1

Hutchinson moved and Rasner seconded a motion to approve the August 10, 2020 and August 11, 2020 Planning Commission meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Wright opened the hearing for **PS20-3**, a request to subdivide a 72.45-acre parcel of land into four lots ranging in size from 12 to 25 acres.

Gutierrez gave the staff report. Staff proposed a motion and vote by the Planning and Zoning Commission to recommend approval of the requested subdivision and incorporate by reference, the findings of fact in the staff report and the public meeting.

Those speaking in favor – Lisa Burrridge and Kelley Faylor, Casper

Those speaking in opposition – Chad Ziehl, Casper

Hutchinson made a motion to recommend approval of PS20-3 by the Board of County Commissioners including findings of fact as presented by staff. Rasner seconded the motion.

Motion carried unanimously.

ITEM 3

Chairman Wright opened the hearing for **TA20-2** – a request to amend the Planning Department Fee Schedule.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested Text Amendment and incorporate by reference the findings of fact in the staff report and the public hearing.

Those speaking in favor – None

Those speaking in opposition - None

Mitchell made a motion to recommend approval of TA20-2 by the Board of County Commissioners including the findings of fact as presented by staff. Rasner seconded the motion.

Motion carried unanimously.

Public Comment – None

Meeting adjourned at 6:05 p.m.

Harold Wright, Chairman
Natrona County Planning and Zoning Commission

Tracy Good
Natrona County Clerk

CONDITIONAL USE PERMIT APPLICATION

received
10-22-2014

(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 Collector Car Storage Conditional Use Permit, as provided in Chapter 11, 2000 Natrona Zoning Resolution.

Applicant	Owner
Name: <u>Robert Crowe</u>	Name: <u>Same</u>
Address: <u>19684 US Hwy 20-26</u>	Address: _____
Phone: <u>307 259 6059</u>	Phone: _____

Explain why you are requesting this collector car storage conditional use permit:

I have always collected classic cars. a lot of those were handed down from family

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). N 1/2 NW: 28-35-82 80.00 NE NE 29-35-82

Current zoning of property: _____

Type of sewage disposal: Public Septic Holding Tank Other

Source of water: WELL

This property was purchased from: Yellowstone Mortgage

The date this property was purchased: December 2003

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

- Will granting this collector car storage conditional use permit contribute to an overburdening of County Services?
- Will granting this collector car storage conditional use permit cause undue traffic, parking, population density or environmental problem?
- Will granting this collector car storage conditional use permit impair the use of adjacent property or alter the character of the neighborhood?

Received
10-22-2014

- Will granting this collector car storage 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 the provisions of any State or 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 applications fees are non-refundable.**

Applicant: *Randy Plus* (Signature) Date: 10-16-14

Owner: *Randy Plus* (Signature) Date: 10-16-14

Notes: I work hard on My House & yard. I don't want My house to look like a Junk Yard. I try to keep everything in order and out of sight.

Thank You



Storage Area
Est. 30'x30'
Solid Fence

WUS HIGHWAY 20-26

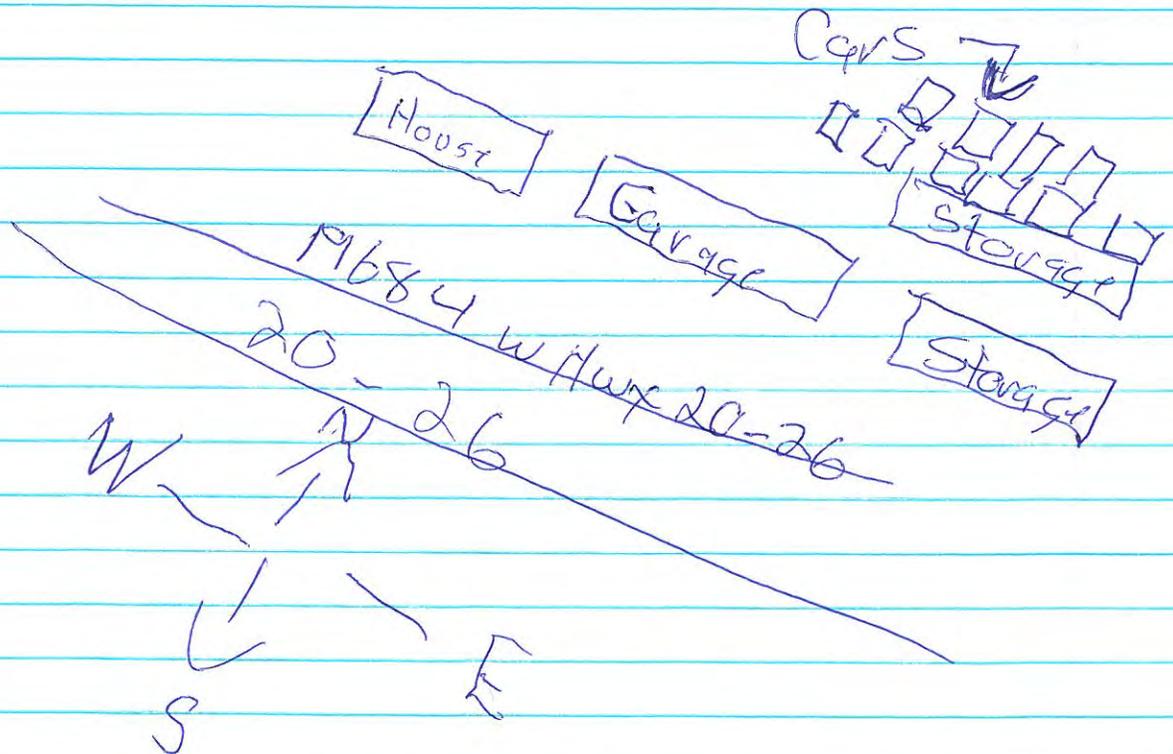
UNKNOWN

PEDROS PASS

received
10.22.2014

Granting the collector car storage conditional permit would not put any overburdening of County Services.

It would not cause undue parking, traffic, population or environmental. I own 120 Acres and I have just built a 30x70 shop and put 6 cars in. What ever cars are still outside I have moved behind my storage sheds ~~adjacent~~ so you can't see from highway. I am in the process of starting a pale barn. It Alters the character of neighborhood in a good way.



CONDITIONAL USE PERMIT REQUEST

CUP20-9

Staff Report: Trish Chavis
September 21, 2020

October 13, 2020
Planning and Zoning Commission

November 3, 2020
Board of County Commissioner Meeting

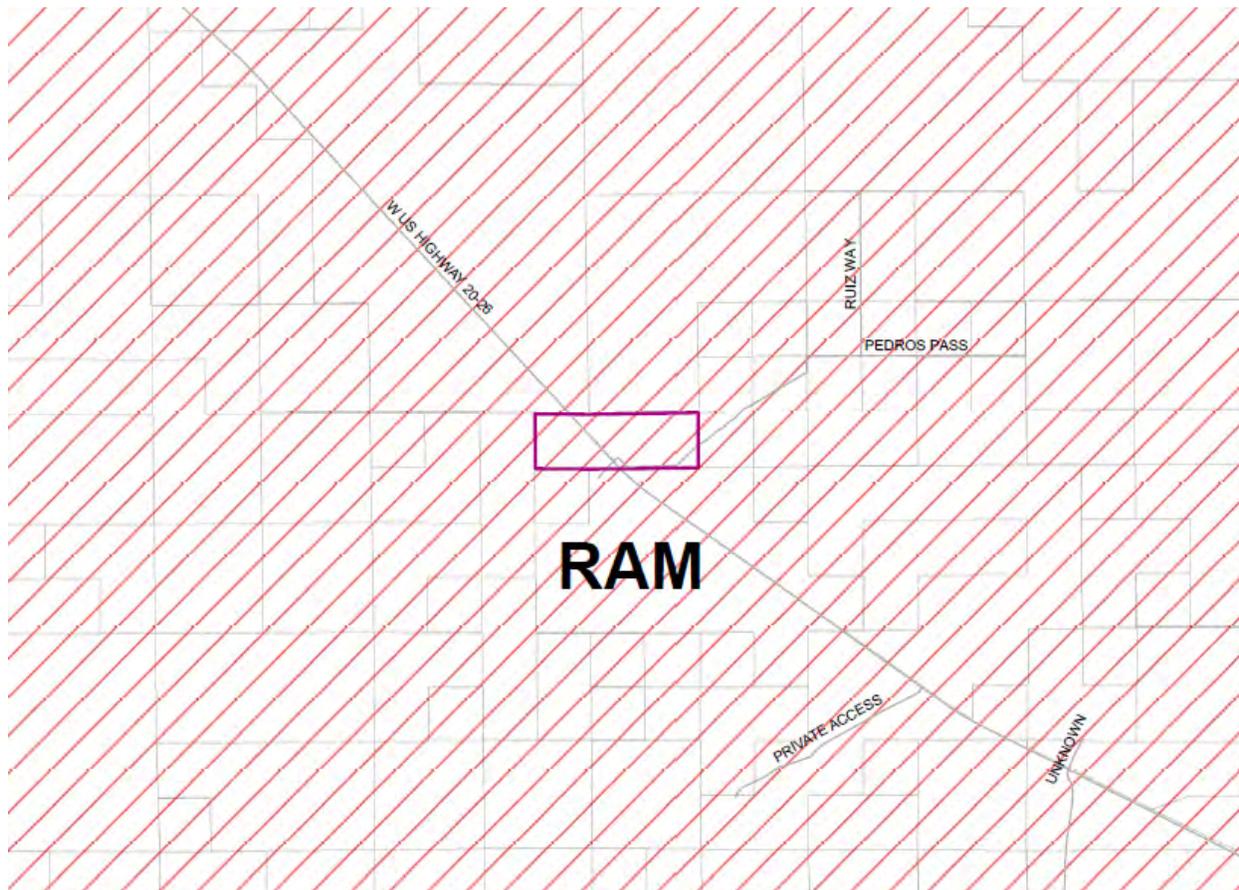
Applicant: Robert Crowe

Request: Allow the storage of up to 15 collector cars on applicant's property.

Location and Zoning

The parcel is located approximately 13 miles west of the Airport. The property is addressed as 19684 W. US Highway 20-26.

The subject parcel and adjacent parcels are zoned Ranching, Agricultural, and Mining (RAM).



Background

The applicant is applying for a Conditional Use Permit to store collector cars. Mr. Crowe had originally applied for the storage of these vehicles in 2014, but the process was never completed.

He has now completed the application and has met with staff to walk the property. The vehicle storage area will be located behind two storage containers. There will also be a solid wood fence installed around this storage area so vehicles will not be visible from the highway. The estimated storage area is 30' x 30' with a row of separation.

Criteria for Approval

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

Proposed Finding of Fact.

The storage of vehicles will not contribute to an overburdening of county services, because the applicant does not require county services.

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

Proposed Finding of Fact.

The storage of vehicles will not cause undue traffic, parking or population density. The applicant has drained the fluids and will not cause environmental problems.

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

Proposed Finding of Fact.

The approved permit will not impair adjacent properties or alter the character of the neighborhood. The applicant owns 120 acres of land and will store the vehicles behind his home in a fenced area.

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?

Proposed Finding of Fact.

Approval of the CUP will not detrimentally affect the public health, safety and welfare, or nullify the intent of the Development Plan. With an approved CUP, the vehicle storage will be compliant with the Development Plan and Zoning Resolution.

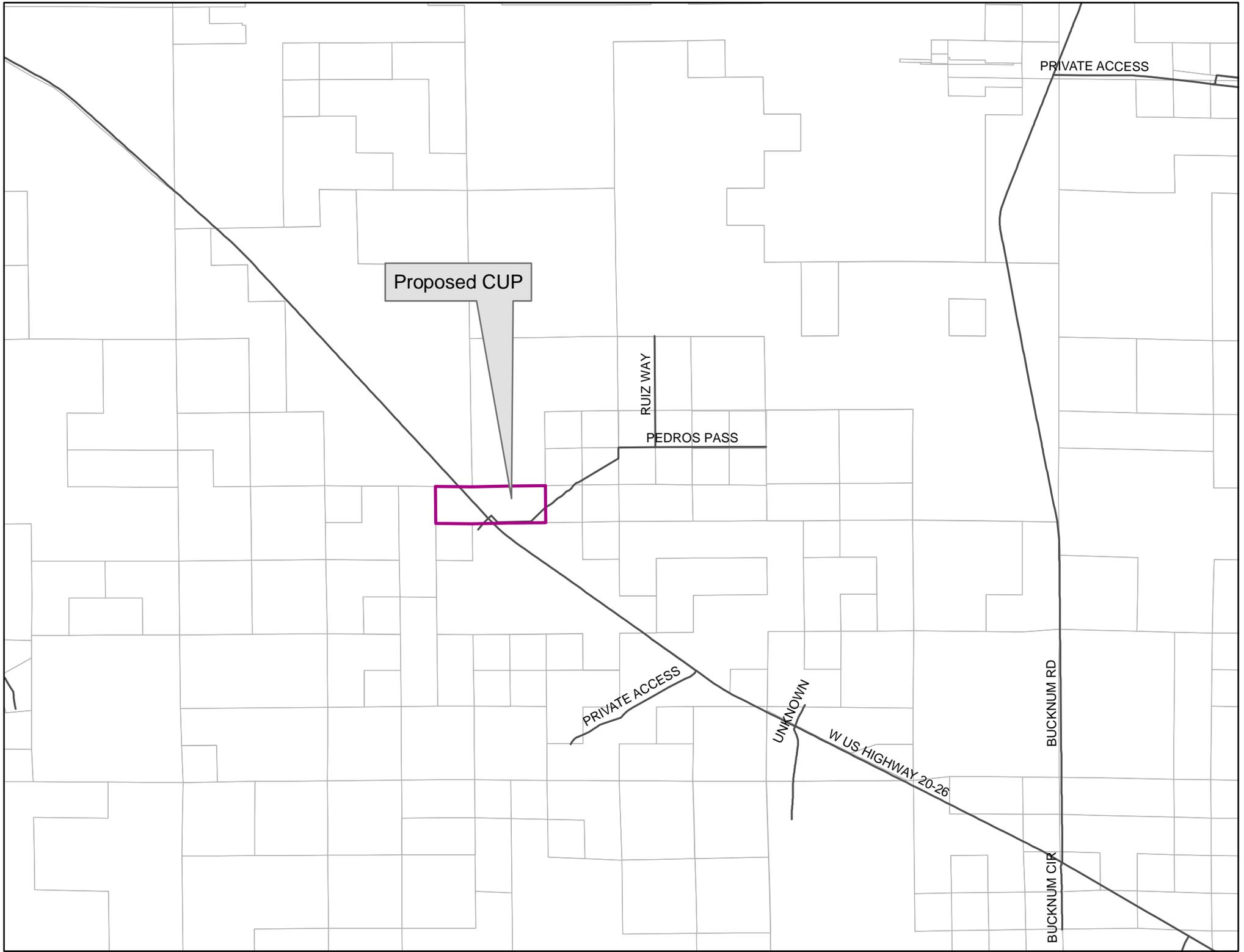
Public Comment

As of the date of this staff report there have been no comments received. Staff sent the public notice to 5 neighbors within ¼ mile.

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.

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



Proposed CUP

RUIZ WAY

PEDROS PASS

PRIVATE ACCESS

UNKNOWN

W US HIGHWAY 20-26

BUCKNUM RD

BUCKNUM CIR

PRIVATE ACCESS



Crowe property from Highway



Lookin north from storage location



Looking south across highway

Pedros Pass



Highway 20-26





Looking south from storage location

Highway20-26



Looking west from back of property

Highway 20-26



Looking west down Highway 20-26

and Zoning Commission and Board of County Commissioners shall require showings concerning all of the following:

1. The owner of record or contract purchaser has signed the application.
2. Granting the conditional use permit will not contribute to an overburdening of County Services.
3. Granting the conditional use will not cause undue traffic, parking, population density, or environmental problems.
4. Granting the conditional use permit will not impair the use of adjacent property or alter the character of the neighborhood.
5. Granting the conditional use permit will not detrimentally affect the public health, safety, and welfare, or nullify the intent of the Development Plan or the Zoning Resolution.

APPLICATION INSTRUCTIONS

This is an application for a conditional use permit for wireless telecommunication facilities on the parcel described hereon. By completing the application form and providing the other requested information, your application will be acted upon in the fastest, fairest manner prescribed by law.

Person preparing report:

Name:

Address:

Phone Number:

Property Owner:

Name:

Mailing Address:

Phone Number:

Physical Address:

Tax map parcel no:

Applicant:

Name: Mountain West Technologies Corporation

Address: 123 W 1st St STE C-95 Casper, Wy 82601

Phone Number: 3072338400

Legal form (Corporation, LLC, etc.) C-Corp

If purchased tower, date of purchase:

GPS coordinates of tower: 42.967300, -106.514774

Original Conditional Use Permit resolution number:

Dated of original Conditional Use Permit:

Operator:

Name: Mountain West Technologies Corporation

Address: 123 W 1st St STE C-95 Casper, Wy 82601

Phone Number: 3072338400

Signatures

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 or 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, except as modified by applicable regulations. **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: _____ Date: _____
(Signature)

Print Applicant Name: _____

Owner: _____ Date: _____
(Signature)

Print Owner Name: _____

Applicant:

Name:

Address:

Phone Number:

Legal form (Corporation, LLC, etc.)

If purchased tower, date of purchase:

GPS coordinates of tower:

Original Conditional Use Permit resolution number:

Dated of original Conditional Use Permit:

Operator:

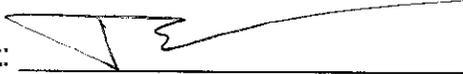
Name:

Address:

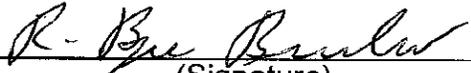
Phone Number:

Signatures

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Applicant:  Date: 8/4/20
(Signature)

Print Applicant Name: Tim Meads

Owner:  Date: 6-15-2020
(Signature)

Print Owner Name: R. Bryce Bressler owner 33 Mile Ranch, LLC

65FT SUPERTITAN GUYED TOWER W/ 5FT EMBEDDED SECTION (4.618.G000.070)

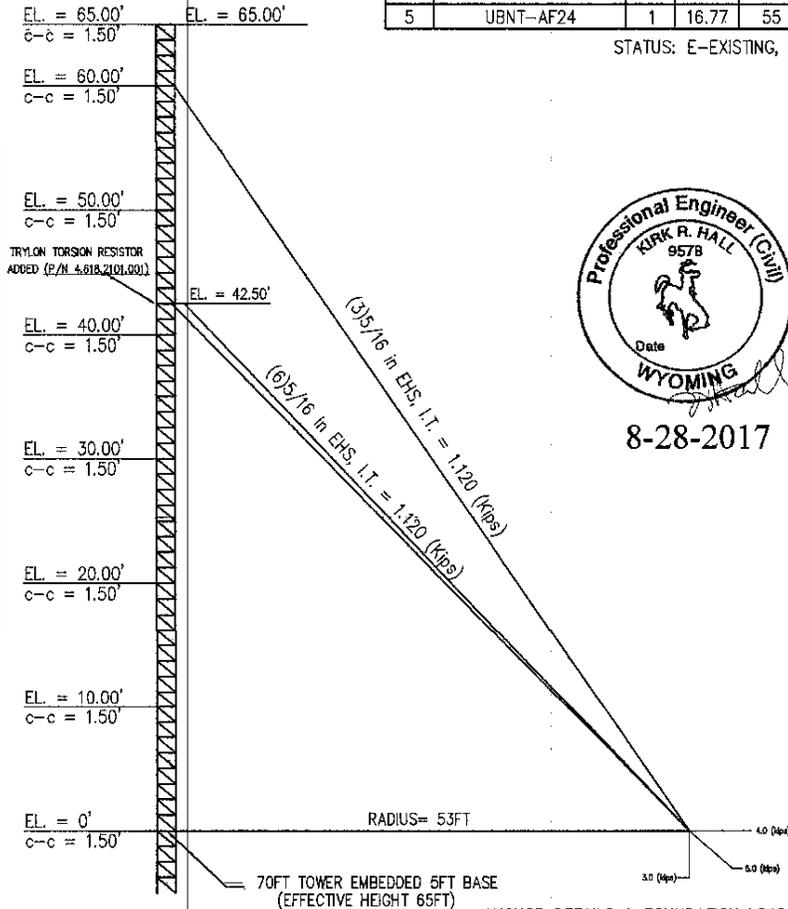
ANTENNA LOADING CHART									
No.	Description	Qty	Elev. (m)	Elev. (ft)	Azimuth (°TN)	TX Line Description(in)	Qty	Owner	Status
1	UBNT AM-5G20-90	2	19.8	65	0	1/2	1		E
2	UBNT AM-5G20-90	2	19.8	65	120	1/2	1		E
3	UBNT AM-5G20-90	2	19.8	65	240	1/2	1		E
4	UBNT-AF24	1	19.21	63	0	1/2	1		E
5	UBNT-AF24	1	16.77	55	0	1/2	1		E

STATUS: E-EXISTING, F-FUTURE, I-INITIAL, P-PROPOSED

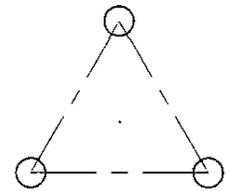
COORDINATES:
42.8927° N, 106.4548° W



4.618.G000.070.X (EMBEDDED BASE)	
DESCRIPTION	65
PANEL TYPE	Z-brcd.
PANEL HEIGHT (ft)	1.25
LEG	SR 0 7/8
HORIZONTAL	SR 0 1/2
DIAGONAL	SR 0 1/2
SECTION WT. (lbs)	116
SPICE BOLTS	116
(3) 5/8" x 6" A325 BOLTS/SECTION	



STEP BOLTS & SAFETY CABLE



TOWER CROSS SECTION

MAST FOUNDATION LOADS
 Max Axial = 11.0 (Kip)
 Max Shear = 0.0 (Kip)
 OTM = 2.0 (Kip-ft)
 MAX CORNER RXN AT BASE = 5.0 (Kip)

ANCHOR DETAILS & FOUNDATION LOADS

No	Radius (ft)	Azimuth (°TN)	Offset (ft)	Hor (Kips)	Vert (Kips)	Axial (Kips)	Axial Angle
1	53	0	0	-	-	-	53.8
2	53	120	0	-	-	-	53.8
3	53	240	0	-	-	-	53.8
4/5	53	0	0.5	-	-	-	43.1
6/7	53	120	0.5	-	-	-	43.1
8/9	53	240	0.5	-	-	-	43.1

NOTE: PINNED BASE HAS BEEN REMOVED AND THE BOTTOM 5FT OF THE STG SECTION HAS BEEN EMBEDDED, FIXING THE BASE.

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

NOTES:

DESIGN STANDARD: EIA-222-G
 BASIC 3 SEC. GUST WIND SPEED: 90.0 (mph)
 BASIC 3 SEC. GUST WIND SPEED WITH ICE: 30.0 (mph)
 SERVICE WIND SPEED: 60.0 (mph)
 BASIC ICE THICKNESS: 0.25 (in)
 TOPOGRAPHIC CATEGORY: 1
 EXPOSURE CATEGORY: C
 IMPORTANCE CLASS: 2

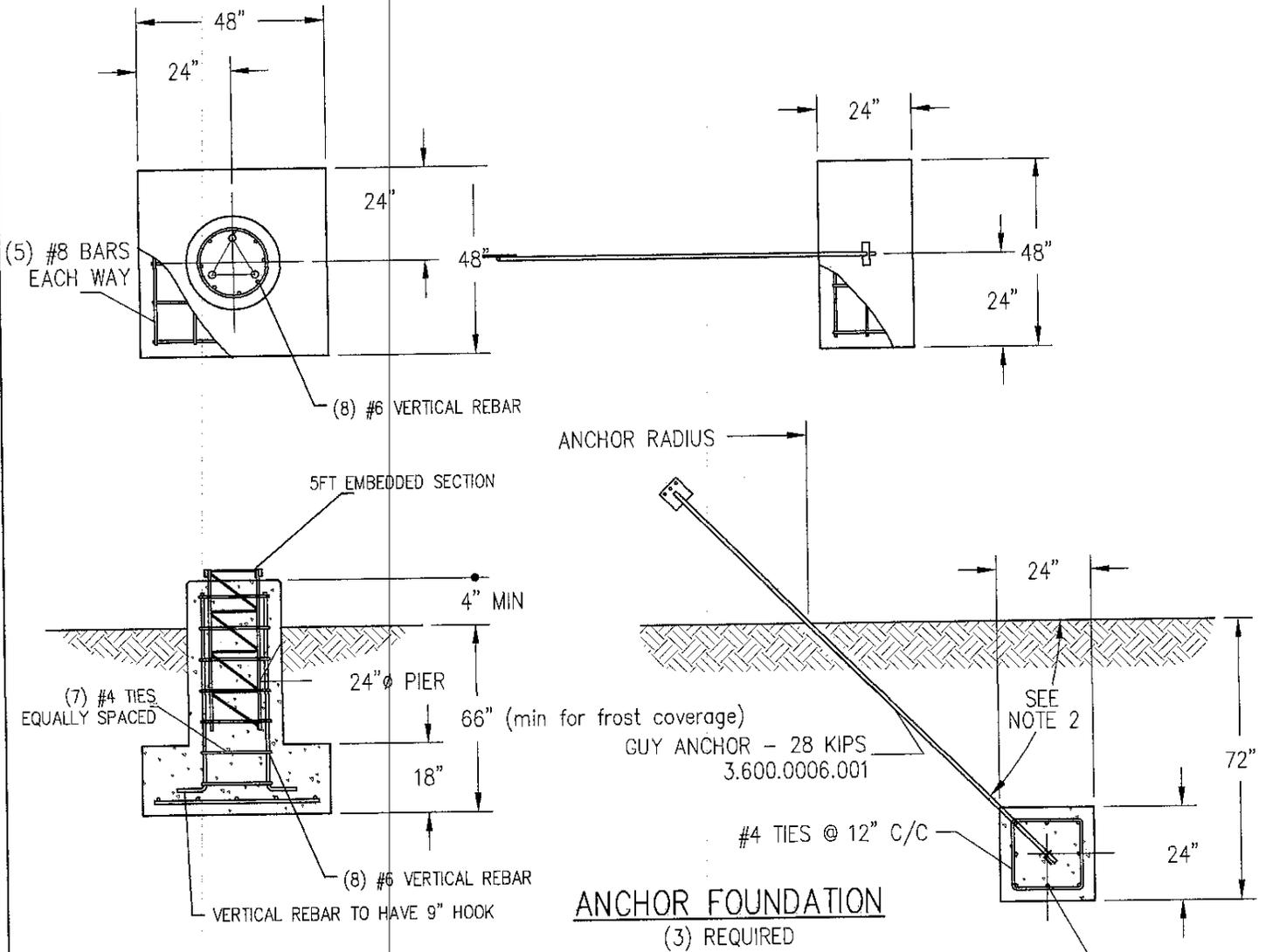
TOWER KIT NUMBER: 4.618.G000.070.X (EMBEDDED BASE)

CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.



CUSTOMER: MWTCORP		SITE: NATRONA, WY		NTS
DATE: 22 AUG 17	BY: MS	CHK:	APP:	
TITLE: 65FT SUPERTITAN GUYED			DRAWING NO. 132072.PROFILE	

STG NORMAL DRY SOIL, BLOCK E FDN DESIGN



BASE PIER DESIGN 'A'

(1) REQUIRED

ANCHOR FOUNDATION

(3) REQUIRED

BLOCK DESIGN	MAX LOAD (LBS)		
	AXIAL	HORIZ	VERT
E	7,000	5,000	5,000

#8 BARS EQUALLY SPACED (8) FOR 2' x 2' BLOCK



8-28-2017

NOTES:

REFER TO DRAWING 132072.FDN2 FOR FURTHER NOTES

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

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CUSTOMER: MWT CORP		SITE: NATRONA, WY		
DATE: 23 AUG 17	BY: MS	CHK:	APP:	
TITLE: 65FT SUPERTITAN GUYED			DRAWING NO. 132072.FDN1	

FOUNDATION NOTES:

GENERAL:

- 1) ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS.
- 2) FOUNDATIONS DESIGNED ASSUMING NORMAL DRY SOIL. SEE DESIGN PARAMETERS IN NOTES BELOW. NO ALLOWANCE WAS MADE FOR SOFT SOILS, FILL, PEATS, ORGANICS, WATER, OR ROCK IN EXCAVATION. NO SOILS REPORT PROVIDED.
- 3) THE TOWER BASE PAD SHALL BE PLACED AGAINST UNDISTURBED SOIL.

CONCRETE:

- 1) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4000 psi
- 2) TOWER ERECTION CAN OCCUR ONCE THE FOUNDATION CONCRETE HAS REACHED A STRENGTH OF 2175 psi
- 3) THE REQUIRED CONCRETE STRENGTH IS TYPICALLY REACHED WITHIN (1) WEEK OF BEING POURED.
- 4) CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT.
- 5) THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 3/4". SLUMP SHALL BE 4 in +/- 1 in
- 6) ALL GROUT SHALL BE NON-FERROUS AND NON SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS, EDGES GROUT SHALL BE TAPERED OFF AT 45°.

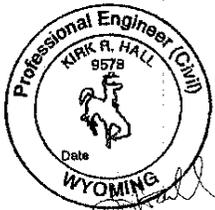
REINFORCEMENT:

- 1) ALL REINFORCEMENT SHALL HAVE 3 in CONCRETE COVER.
- 2) REINFORCING STEEL SHALL BE ASTM A615 DEFORMED BARS WITH A MINIMUM YIELD OF 60 ksi.

BACKFILLING:

- 1) BACKFILL SHALL BE PLACED IN THIN LIFTS (MAXIMUM 6 in) AND COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (100 pcf min.). IN THE EVENT THAT EXCAVATED MATERIALS ARE NOT SUITABLE FOR BACKFILL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND COMPACT SUITABLE CLEAN MATERIAL TO MEET THAT REQUIREMENT.

FOR TOWER SPECIFIC BASE PIER AND ANCHOR FOUNDATION DESIGNATION PLEASE REFER TO THE ANCHOR DETAILS, GUYING DETAILS & ANTENNA CAPACITY DRAWINGS.



8-28-2017

NORMAL DRY SOIL DESIGN PARAMETERS:
 DESIGN WATER TABLE = 120 in BELOW GRADE
 FROST DEPTH = 60 in BELOW GRADE
 DRY DENSITY = 0.110 kips/ft³
 SUBM. DENSITY = 0.045 kips/ft³
 ALLOWABLE BEARING PRESSURE = 2.000 kips/ft²

	REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE
NOTES:					
				CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.	Trylon
CUSTOMER: MWTCORP		SITE: NATRONA, WY			
DATE: 23 AUG 17	BY: MS	CHK:	APP:		
TITLE: 65FT SUPERTITAN GUYED				DRAWING NO. 132072.FND2	

CONDITIONAL USE PERMIT REQUEST

CUP20-10

Staff Report: Trish Chavis
September 21, 2020

October 13, 2020
Planning and Zoning Commission

November 3, 2020
Board of County Commissioner Meeting

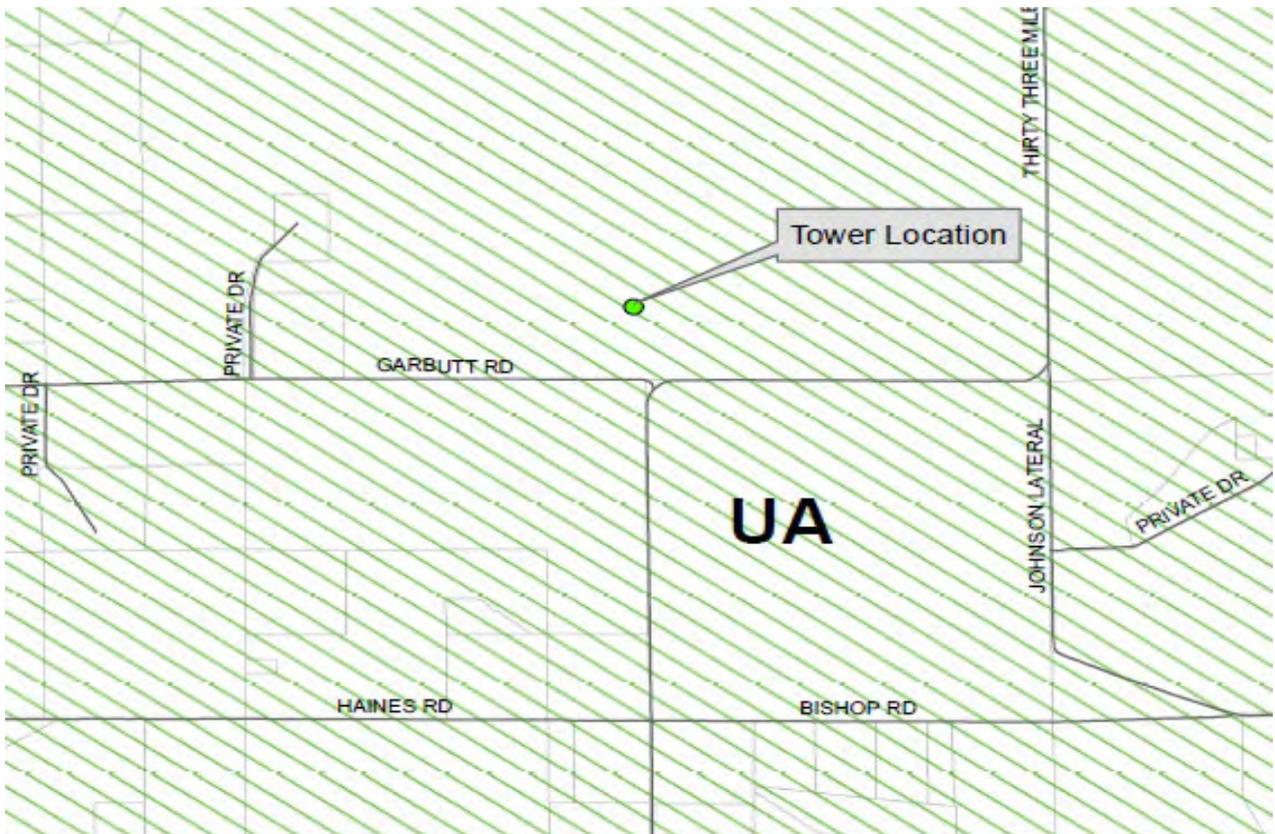
Applicant: Tim Meads, Mountain West Technologies

Request: Allow a 65' guyed tower with the ability to extend to 85' if necessary in the future.

Location and Zoning

The tower is located just north of the intersection of Garbutt Road and Thirty Three Mile Road.

The subject parcel and all surrounding parcels are zoned Urban Agriculture (UA).



Background

Any communication tower greater the forty-five (45) feet in height is required to obtain a Conditional Use Permit.

In 2014, a Zoning Certificate was issued to Mountain West to construct a 45' tower and equipment cabinet. The tower height is not sufficient to provide service to a majority of landowners and a taller tower is required.

Mountain West is requesting a CUP to allow installation of a 65' tower and staff has requested that the tower height be permitted up to 85' to address possible future needs.

Criteria for Approval

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

Proposed Finding of Fact. Granting the Conditional Use permit will not contribute to an overburdening of county services. County services and infrastructure will not be necessary for this permit. This tower will be replacing an existing tower.

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

Proposed Finding of Fact. The facility is unmanned and will not cause undue traffic or parking. Routine maintenance for the tower and antennas will be limited. There will be no affects to population density.

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

Proposed Finding of Fact. The tower is located on an existing 4,160 acre ranch. This tower will not alter the character of the neighborhood or adjacent properties as it already exists they will just be extending the height.

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?

Proposed Finding of Fact. With an approved CUP, the tower will comply with the Zoning Resolution and the Development Plan. This site will provide coverage to residents and provides valuable E911 services.

Public Comment

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

Staff sent the public notice to 4 adjacent 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 and incorporate by reference all findings of fact set forth herein and make them a part thereof.



Tower Location

GAR BUTT RD

THIRTY THREE MILE RD



PRIVATE DR

PRIVATE DR

PRIVATE DR

GARBUTT RD

HAINES RD

ENBERG RD

Tower Location

THIRTY THREE MILE RD

JOHNSON LATERAL

PRIVATE DR

BISHOP RD

JOHNSON LATERAL

N



Existing Tower →



and Zoning Commission and Board of County Commissioners shall require showings concerning all of the following:

1. The owner of record or contract purchaser has signed the application.
2. Granting the conditional use permit will not contribute to an overburdening of County Services.
3. Granting the conditional use will not cause undue traffic, parking, population density, or environmental problems.
4. Granting the conditional use permit will not impair the use of adjacent property or alter the character of the neighborhood.
5. Granting the conditional use permit will not detrimentally affect the public health, safety, and welfare, or nullify the intent of the Development Plan or the Zoning Resolution.

APPLICATION INSTRUCTIONS

This is an application for a conditional use permit for wireless telecommunication facilities on the parcel described hereon. By completing the application form and providing the other requested information, your application will be acted upon in the fastest, fairest manner prescribed by law.

Person preparing report:

Name:

Address:

Phone Number:

Property Owner:

Name:

Mailing Address:

Phone Number:

Physical Address:

Tax map parcel no:

Applicant:

Name: Mountain West Technologies Corporation

Address: 123 W 1st St STE C-95 Casper, Wy 82601

Phone Number: 3072338400

Legal form (Corporation, LLC, etc.) C-Corp

If purchased tower, date of purchase:

GPS coordinates of tower: 42.784107, -106.553953

Original Conditional Use Permit resolution number:

Dated of original Conditional Use Permit:

Operator:

Name: Mountain West Technologies Corporation

Address: 123 W 1st St STE C-95 Casper, Wy 82601

Phone Number: 3072338400

Signatures

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 or 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, except as modified by applicable regulations. **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: _____ Date: _____
(Signature)

Print Applicant Name: _____

Owner: _____ Date: _____
(Signature)

Print Owner Name: _____

Applicant:

Name:

Address:

Phone Number:

Legal form (Corporation, LLC, etc.)

If purchased tower, date of purchase:

GPS coordinates of tower:

Original Conditional Use Permit resolution number:

Dated of original Conditional Use Permit:

Operator:

Name:

Address:

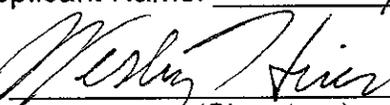
Phone Number:

Signatures

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 or 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, except as modified by applicable regulations. **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:  Date: 8/4/20
(Signature)

Print Applicant Name: Tim Meads

Owner:  Date: 8 June 20 20
(Signature)

Print Owner Name: Wesley W. Hiser

65FT SUPERTITAN GUYED TOWER W/ 5FT EMBEDDED SECTION (4.618.G000.070)

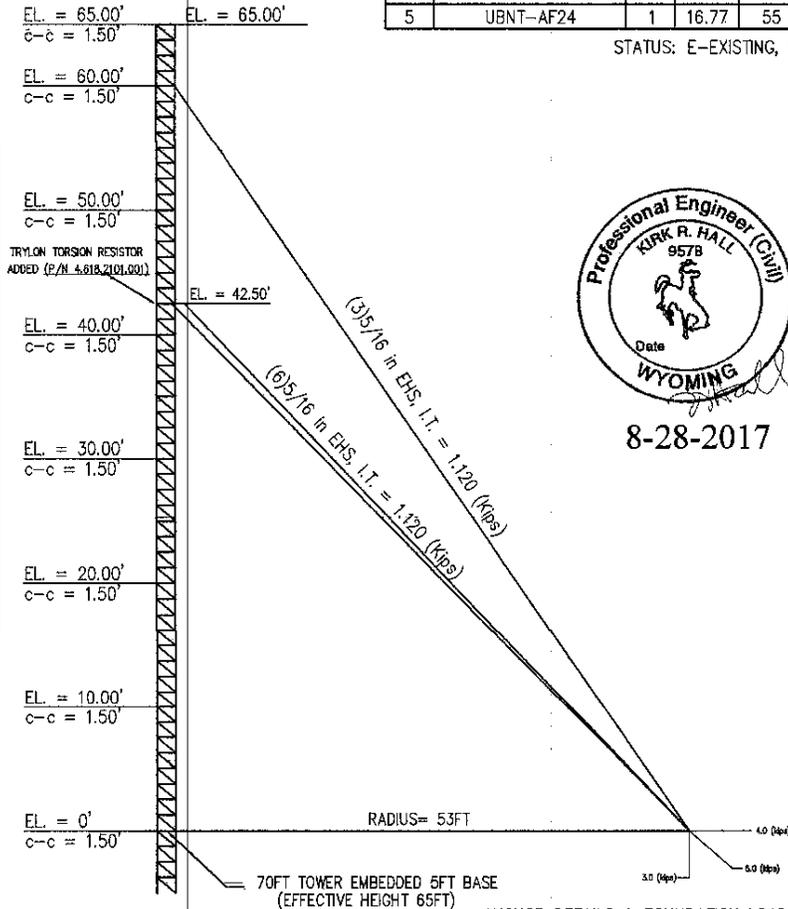
ANTENNA LOADING CHART									
No.	Description	Qty	Elev. (m)	Elev. (ft)	Azimuth (°TN)	TX Line Description(in)	Qty	Owner	Status
1	UBNT AM-5G20-90	2	19.8	65	0	1/2	1		E
2	UBNT AM-5G20-90	2	19.8	65	120	1/2	1		E
3	UBNT AM-5G20-90	2	19.8	65	240	1/2	1		E
4	UBNT-AF24	1	19.21	63	0	1/2	1		E
5	UBNT-AF24	1	16.77	55	0	1/2	1		E

STATUS: E-EXISTING, F-FUTURE, I-INITIAL, P-PROPOSED

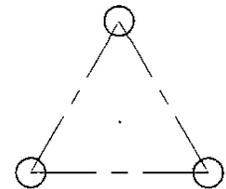
COORDINATES:
42.8927° N, 106.4548° W



4.618.G000.070.X (EMBEDDED BASE)	
DESCRIPTION	65
PANEL TYPE	Z-brcd.
PANEL HEIGHT (ft)	1.25
LEG	SR 0 7/8
HORIZONTAL	SR 0 1/2
DIAGONAL	SR 0 1/2
SECTION WT. (lbs)	116
SPICE BOLTS	116
(3) 5/8" x 6" A325 BOLTS/SECTION	



STEP BOLTS & SAFETY CABLE



TOWER CROSS SECTION

MAST FOUNDATION LOADS
 Max Axial = 11.0 (Kip)
 Max Shear = 0.0 (Kip)
 OTM = 2.0 (Kip-ft)
 MAX CORNER RXN AT BASE = 5.0 (Kip)

ANCHOR DETAILS & FOUNDATION LOADS

No	Radius (ft)	Azimuth (°TN)	Offset (ft)	Hor (Kips)	Vert (Kips)	Axial (Kips)	Axial Angle
1	53	0	0	-	-	-	53.8
2	53	120	0	-	-	-	53.8
3	53	240	0	-	-	-	53.8
4/5	53	0	0.5	-	-	-	43.1
6/7	53	120	0.5	-	-	-	43.1
8/9	53	240	0.5	-	-	-	43.1

NOTE: PINNED BASE HAS BEEN REMOVED AND THE BOTTOM 5FT OF THE STG SECTION HAS BEEN EMBEDDED, FIXING THE BASE.

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE

NOTES:

DESIGN STANDARD: EIA-222-G
 BASIC 3 SEC. GUST WIND SPEED: 90.0 (mph)
 BASIC 3 SEC. GUST WIND SPEED WITH ICE: 30.0 (mph)
 SERVICE WIND SPEED: 60.0 (mph)
 BASIC ICE THICKNESS: 0.25 (in)
 TOPOGRAPHIC CATEGORY: 1
 EXPOSURE CATEGORY: C
 IMPORTANCE CLASS: 2

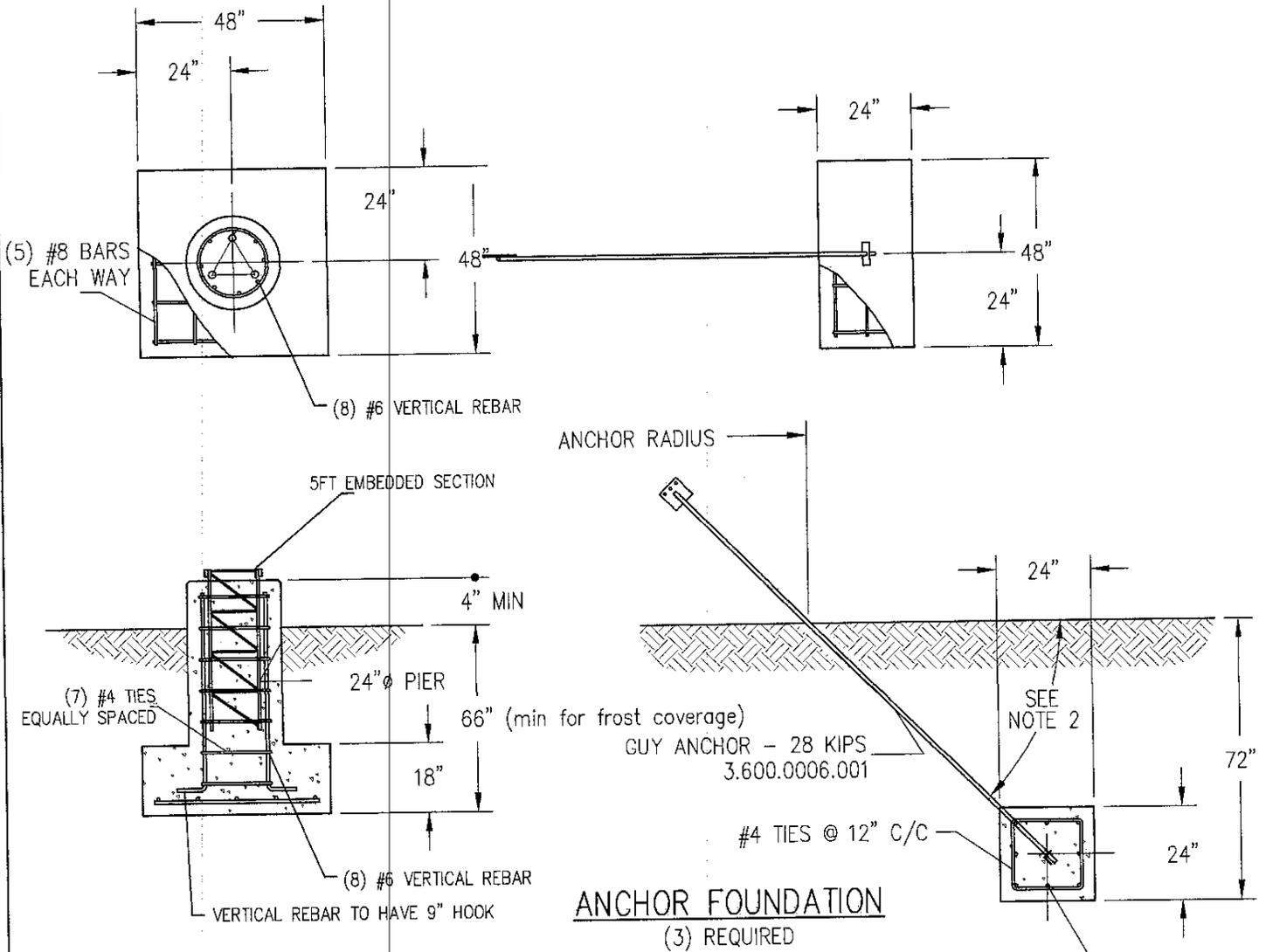
TOWER KIT NUMBER: 4.618.G000.070.X (EMBEDDED BASE)

CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.



CUSTOMER: MWTCORP		SITE: NATRONA, WY		NTS
DATE: 22 AUG 17	BY: MS	CHK:	APP:	
TITLE: 65FT SUPERTITAN GUYED			DRAWING NO. 132072.PROFILE	

STG NORMAL DRY SOIL, BLOCK E FDN DESIGN



BASE PIER DESIGN 'A'

(1) REQUIRED

ANCHOR FOUNDATION

(3) REQUIRED

BLOCK DESIGN	MAX LOAD (LBS)		
	AXIAL	HORIZ	VERT
E	7,000	5,000	5,000

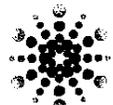
#8 BARS EQUALLY SPACED (8) FOR 2' x 2' BLOCK



8-28-2017

NOTES:

REFER TO DRAWING 132072.FDN2 FOR FURTHER NOTES

REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE
<p>CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.</p>			 Trylon	
CUSTOMER: MWT CORP		SITE: NATRONA, WY		
DATE: 23 AUG 17	BY: MS	CHK:	APP:	
TITLE: 65FT SUPERTITAN GUYED			DRAWING NO. 132072.FDN1	

FOUNDATION NOTES:

GENERAL:

- 1) ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL STANDARDS.
- 2) FOUNDATIONS DESIGNED ASSUMING NORMAL DRY SOIL. SEE DESIGN PARAMETERS IN NOTES BELOW. NO ALLOWANCE WAS MADE FOR SOFT SOILS, FILL, PEATS, ORGANICS, WATER, OR ROCK IN EXCAVATION. NO SOILS REPORT PROVIDED.
- 3) THE TOWER BASE PAD SHALL BE PLACED AGAINST UNDISTURBED SOIL.

CONCRETE:

- 1) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4000 psi
- 2) TOWER ERECTION CAN OCCUR ONCE THE FOUNDATION CONCRETE HAS REACHED A STRENGTH OF 2175 psi
- 3) THE REQUIRED CONCRETE STRENGTH IS TYPICALLY REACHED WITHIN (1) WEEK OF BEING POURED.
- 4) CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT.
- 5) THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 3/4". SLUMP SHALL BE 4 in +/- 1 in
- 6) ALL GROUT SHALL BE NON-FERROUS AND NON SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 psi AT 28 DAYS, EDGES GROUT SHALL BE TAPERED OFF AT 45°.

REINFORCEMENT:

- 1) ALL REINFORCEMENT SHALL HAVE 3 in CONCRETE COVER.
- 2) REINFORCING STEEL SHALL BE ASTM A615 DEFORMED BARS WITH A MINIMUM YIELD OF 60 ksi.

BACKFILLING:

- 1) BACKFILL SHALL BE PLACED IN THIN LIFTS (MAXIMUM 6 in) AND COMPACTED TO A MINIMUM OF 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (100 pcf min.). IN THE EVENT THAT EXCAVATED MATERIALS ARE NOT SUITABLE FOR BACKFILL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND COMPACT SUITABLE CLEAN MATERIAL TO MEET THAT REQUIREMENT.

FOR TOWER SPECIFIC BASE PIER AND ANCHOR FOUNDATION DESIGNATION
PLEASE REFER TO THE ANCHOR DETAILS, GUYING DETAILS & ANTENNA CAPACITY DRAWINGS.



8-28-2017

NORMAL DRY SOIL DESIGN PARAMETERS:
 DESIGN WATER TABLE = 120 in BELOW GRADE
 FROST DEPTH = 60 in BELOW GRADE
 DRY DENSITY = 0.110 kips/ft³
 SUBM. DENSITY = 0.045 kips/ft³
 ALLOWABLE BEARING PRESSURE = 2.000 kips/ft²

	REV.	REV. BY:	CHK. BY:	DESCRIPTION	DATE
NOTES:					
				CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.	Trylon
CUSTOMER: MWTCORP		SITE: NATRONA, WY			
DATE: 23 AUG 17		BY: MS		CHK:	APP:
TITLE: 65FT SUPERTITAN GUYED				DRAWING NO. 132072.FND2	

CONDITIONAL USE PERMIT REQUEST

CUP20-11

Staff Report: Trish Chavis
September 21, 2020

October 13, 2020
Planning and Zoning Commission

November 3, 2020
Board of County Commissioner Meeting

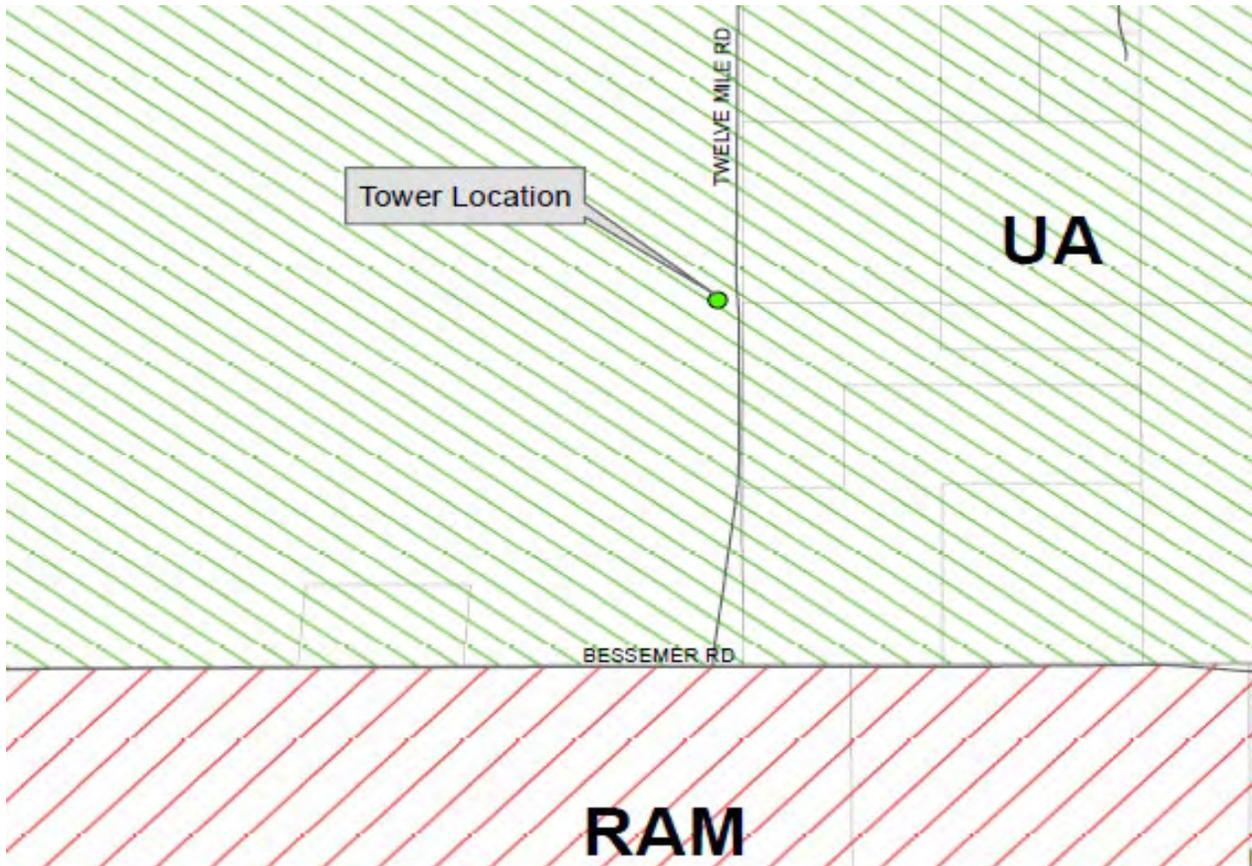
Applicant: Tim Meads, Mountain West Technologies

Request: Allow a 65' guyed tower with the ability to extend to 85' if necessary in the future.

Location and Zoning

The tower is located just north of the Bessemer Road and Twelve Mile Intersection.

The subject parcel and all surrounding parcels are zoned Urban Agriculture (UA).



Background

Any communication tower greater the forty-five (45) feet in height is required to obtain a Conditional Use Permit.

There is currently a 45' tower located at this site. The tower height is not sufficient to provide service to a majority of landowners and a taller tower is required.

Mountain West is requesting a CUP to allow installation of a 65' tower and staff has requested that the tower height be permitted up to 85' to address possible future needs.

Criteria for Approval

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

Proposed Finding of Fact. Granting the Conditional Use permit will not contribute to an overburdening of county services. County services and infrastructure will not be necessary for this permit. This tower will be replacing an existing tower.

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

Proposed Finding of Fact. The facility is unmanned and will not cause undue traffic or parking. Routine maintenance for the tower and antennas will be limited. There will be no affects to population density.

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

Proposed Finding of Fact. The tower is located on an existing 625 acre ranch. This tower will not alter the character of the neighborhood or adjacent properties as it already exists they will just be extending the height.

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?

Proposed Finding of Fact. With an approved CUP, the tower will comply with the Zoning Resolution and the Development Plan. This site will provide coverage to residents and provides valuable E911 services.

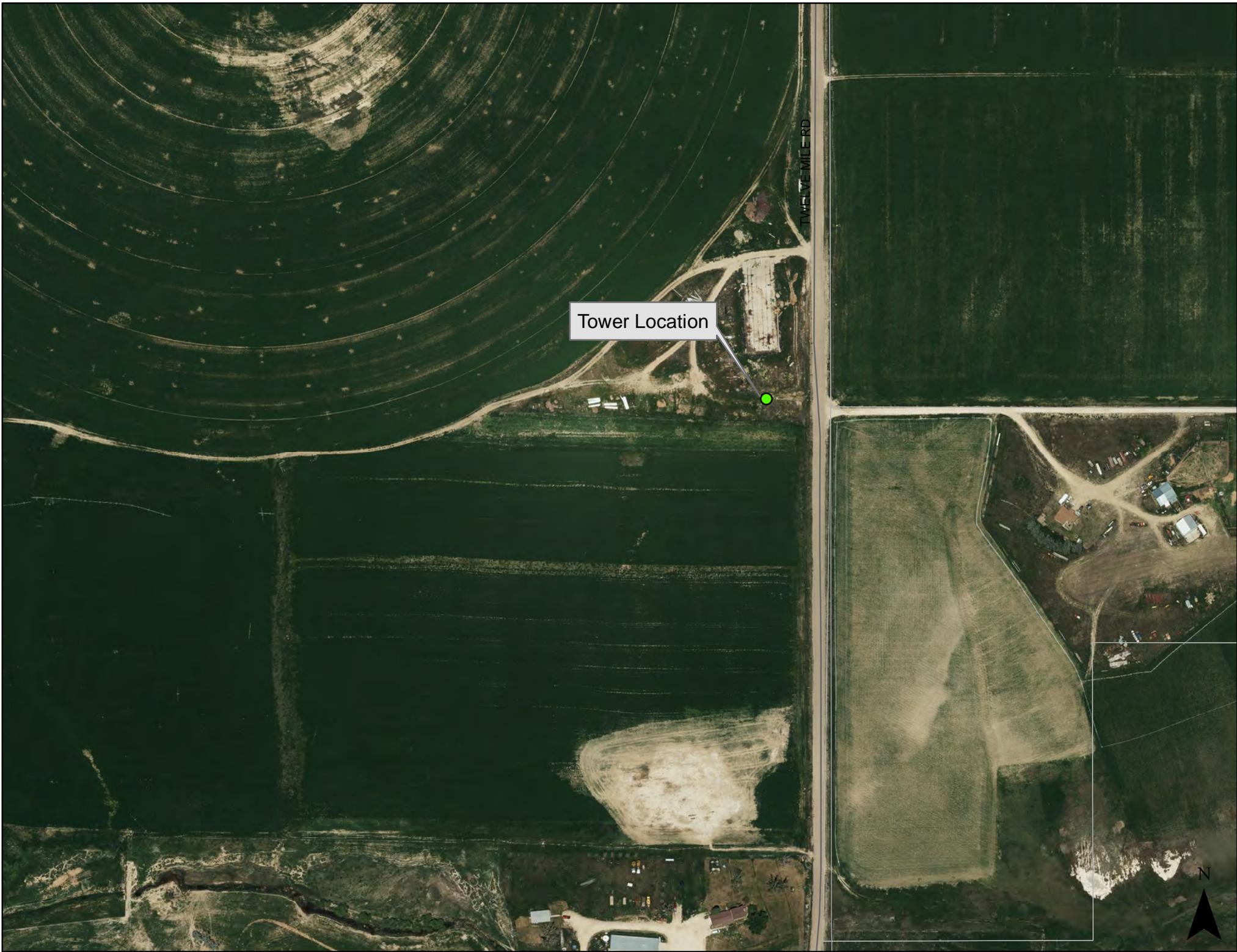
Public Comment

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

Staff sent the public notice to 12 adjacent neighbors.

Recommendation

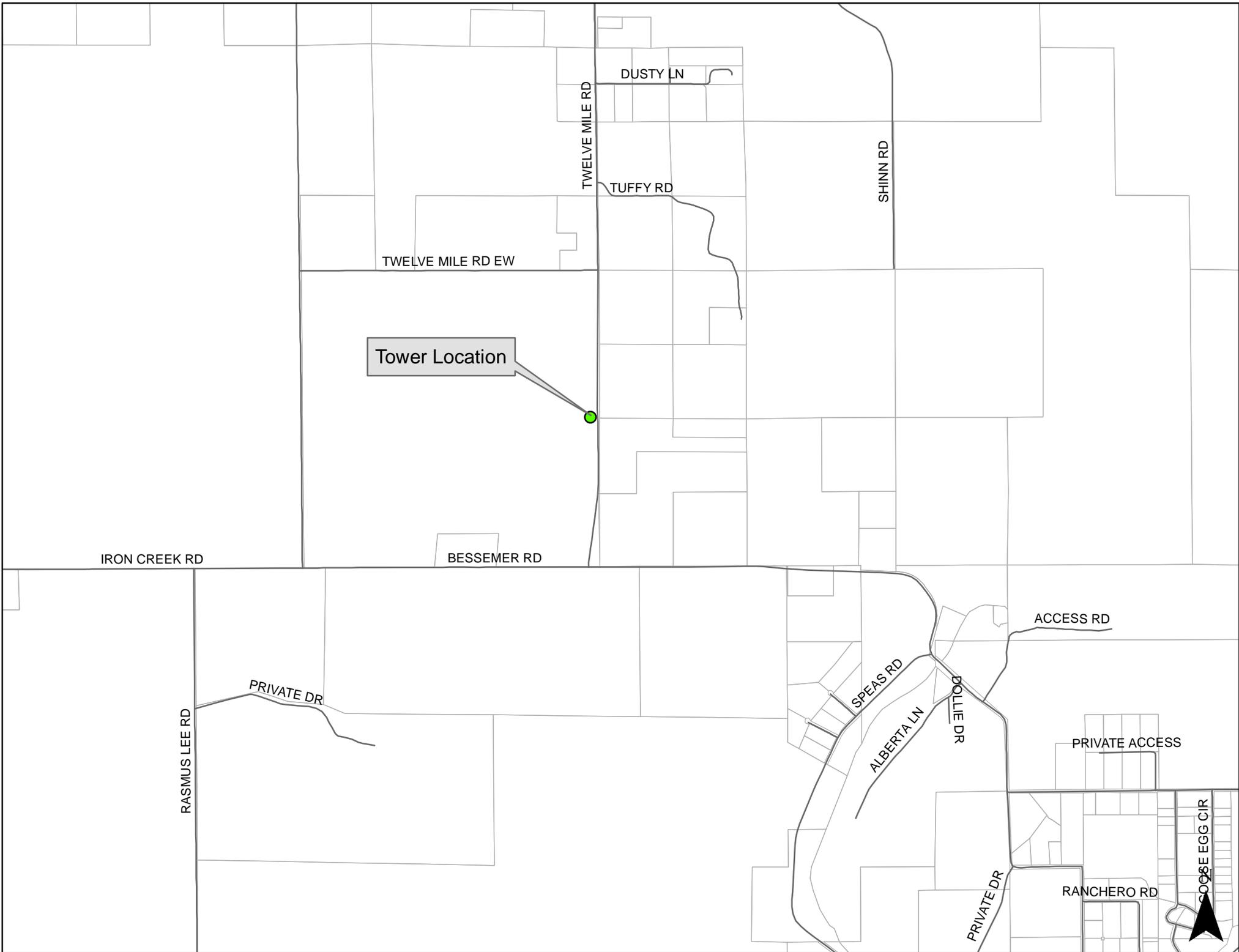
Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested Conditional Use Permit, by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.



TWELVE MILE RD

Tower Location





Tower Location

TWELVE MILE RD

DUSTY LN

TUFFY RD

SHINN RD

TWELVE MILE RD EW

IRON CREEK RD

BESSEMER RD

RASMUS LEE RD

PRIVATE DR

SPEAS RD

ALBERTA LN

DOLLIE DR

ACCESS RD

PRIVATE ACCESS

PRIVATE DR

RANCHERO RD

SOOSE EGG CIR



Existing Tower



ZONE CHANGE 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; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From: To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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

Applicant: Nancy Vermeulen Date: 8/4/20
(Signature)

Print Applicant Name: Nancy Vermeulen

Owner: Nancy Vermeulen Date: 8/4/20
(Signature)

Print Owner Name: Nancy Vermeulen

ZONE CHANGE 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; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From: To:

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Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

The date this property was purchased:

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

Applicant: Wayne Tasler Linda Tasler
(Signature)

Date: ~~6-17-2020~~
AVT 8-10-2020

Print Applicant Name: WAYNE T TASLER AND LINDA LTASLER

Owner: Wayne Tasler Linda L Tasler
(Signature)

Date: ~~6-17-2020~~
AVT 8-10-2020

Print Owner Name: WAYNE T. and LINDA L TASLER

ZONE CHANGE 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; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

From: To:

Applicant Name:

Applicant Address:

Applicant Phone:

Owner Name:

Owner Address:

Owner Phone:

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.)

Common description of the property to be rezoned (street address and location description):

Type of sewage disposal: Public Septic Holding Tank Other

Source of Water:

This property was purchased from:

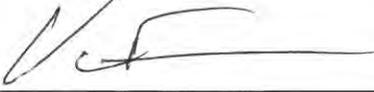
The date this property was purchased:

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

Applicant: 
(Signature)

Date: 8/9/20

Print Applicant Name: VAN FRAZIER

Owner: 
(Signature)

Date: 8/9/20

Print Owner Name: VAN FRAZIER

Aug 4th, 2020

Nancy Vermeulen
Schlager Lot 11B
3468 Schlager Rd
Casper, WY 82604

Natrona County Planning Department
Natrona County Commissioners
200 N. Center Room 202
Casper, WY 82601

RE: Re-Zoning Requests

To the Natrona County Planning Committee and the Natrona County Commissioners:

It has recently come to my attention that the zoning for our subdivision was at some time changed without notice (possibly in the year 2000) to UMR (Urban Mixed Residential). Previously the zoning was primary RM (Rural Mixed), which defined light agriculture as an accepted use. UMR does not allow any agriculture use. I believe that the zoning should have been changed to RR-1 at that point, and I am asking that this correction be made.

All of the properties in the Schlager subdivision and subsequent lot splits have historically be used and are currently being used as rural residential properties, including housing and raising livestock and horses. Including my property.

I have attached my zone change application and subdivision map. I am asking to please grant my zoning change so that I may legally enjoy the use of my property as that is was it was meant to be used for when I purchased it, and when the subdivision was established.

Thank you for your consideration,

Nancy Vermeulen



REQUEST FOR A ZONE MAP AMENDMENT

ZC20-4

STAFF REPORT: Trish Chavis
September 21, 2020

October 13, 2020
Planning and Zoning Commission

November 3, 2020
Board of County Commissioner Meeting

Applicant: Nancy Vermeulen

Request: To change the zoning district classification from Urban Mixed Residential (UMR) to Rural Residential One (RR-1) for 3 lots in Schlager Subdivision.

Location and Zoning

Schlager Lot 11B - Christopher Vermeulen Et Ux
Schlager Lot 12A - Wayne Tasler Et Ux
Schlager Lot 12B - Van Frasier

Adjacent zoning is: Urban Agriculture to the west, north, and east. Urban Mixed Residential to the south.

Background

Schlager Subdivision was approved in 1972 with a mix of agricultural and industrial zoning. In 1983, the subdivision was rezoned to Rural Mixed.

In 2000, with the approval of the *2000 Zoning Resolution*, the Rural Mixed Zoning District became Urban Mixed Residential (UMR).

Kuhn Subdivision was platted in 2005 and Dobos was platted in 2008. Both of these subdivisions were originally part of Schlager Subdivision.

According to the landowners in this area, residents have always kept agricultural and 4-H animals. Due to a recent request for zoning, the residents were informed that agricultural and 4-H animals are not a permitted use in UMR.

The Planning Commission and Board of County Commissioners recently approved a similar zone change from UMR to RR-1 for 16 lots.

General Standards
For
Zone Map Amendments

Definition: An applicant must demonstrate that at least one of the following criteria is met for the approval to be consistent with the Zoning Resolution:

- 1) Is necessary to come into compliance with the Natrona County Development Plan.
- 2) Existing zoning of the land was the result of a clerical error.
- 3) Existing zoning of the land was based on a mistake of fact.
- 4) Existing zoning of the land failed to take into account the constrains on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.
- 5) The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.
- 6) Proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Natrona County Development Plan.

The applicant is seeking the Zone Map Amendment under Criteria #3.

The land may have been rezoned to Urban Mixed Residential as a mistake. The fact is that all of the properties in the Schlager Subdivision and subsequent lot splits have historically been used and are currently being used as rural residential properties, including housing and raising of livestock and horses.

The property owners are requesting the zone change so they may legally enjoy the use of their properties.

Staff finding of fact: The 2016 Natrona County Development Plan includes the subject land described in the zone change application to be within Neighborhood 12 (Casper Canal). The Development Plan for this area is to maintain agricultural land and county roads.

The zone change will increase the minimum lot size for the area and support the Development Plan with low density residential development.

The minimum district size is 15-acres in Rural Residential, the applicant is requesting above the minimum acreage required to not be considered a spot zone.

The Goals and Policies of the Board of County Commissioners are to: (1) assure that future development will not adversely affect adjacent land use; (2) protect the property rights of the individual to the degree that they do not infringe upon the property right of others; (3) accommodate the desires of neighboring landowners and the views of the general public while at the same time protecting the rights of individual property owners. This application is for three (3) lots.

Public Comment

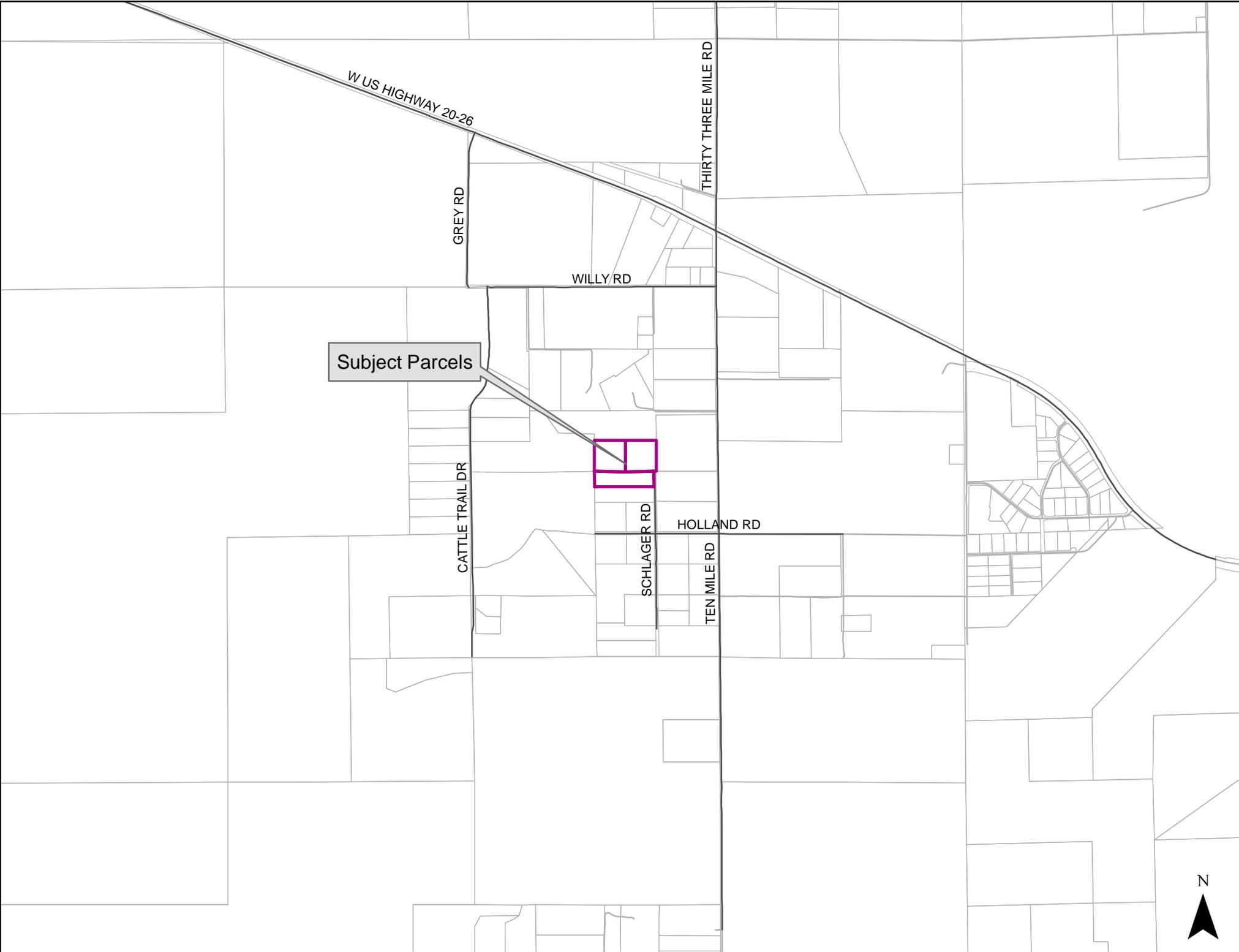
As of the date of this staff report, there have been no comments received.

Staff sent the public notice to 34 neighbors within 1 mile.

Recommendation

Staff proposes a motion and vote by the Planning Commission to recommend approval by the Board of County Commissioners on the proposed zone change from Urban Mixed Residential (UMR) to Rural Residential One (RR-1).

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



Subject Parcels

W US HIGHWAY 20-26

GREY RD

WILLY RD

THIRTY THREE MILE RD

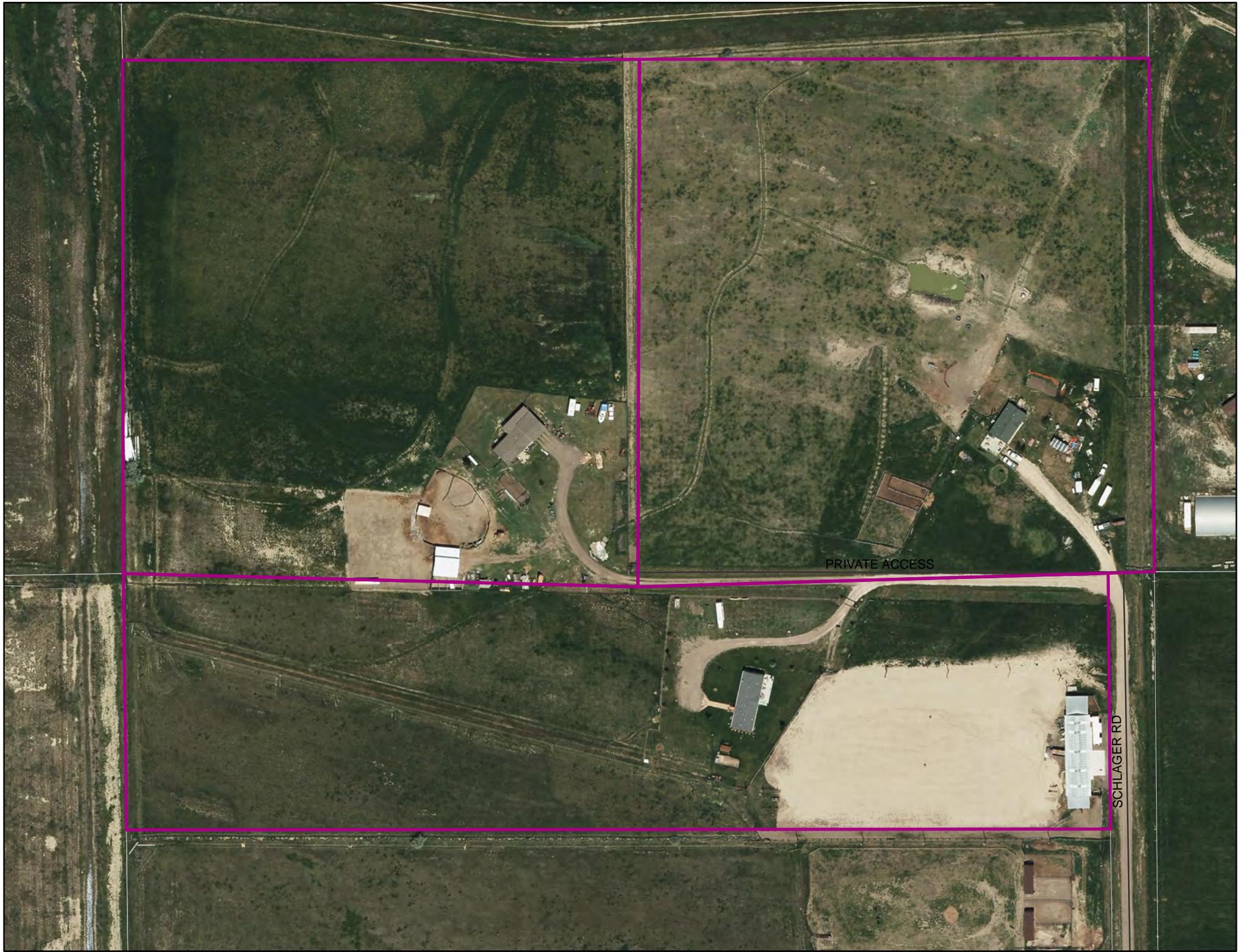
CATTLE TRAIL DR

SCHLAGER RD

HOLLAND RD

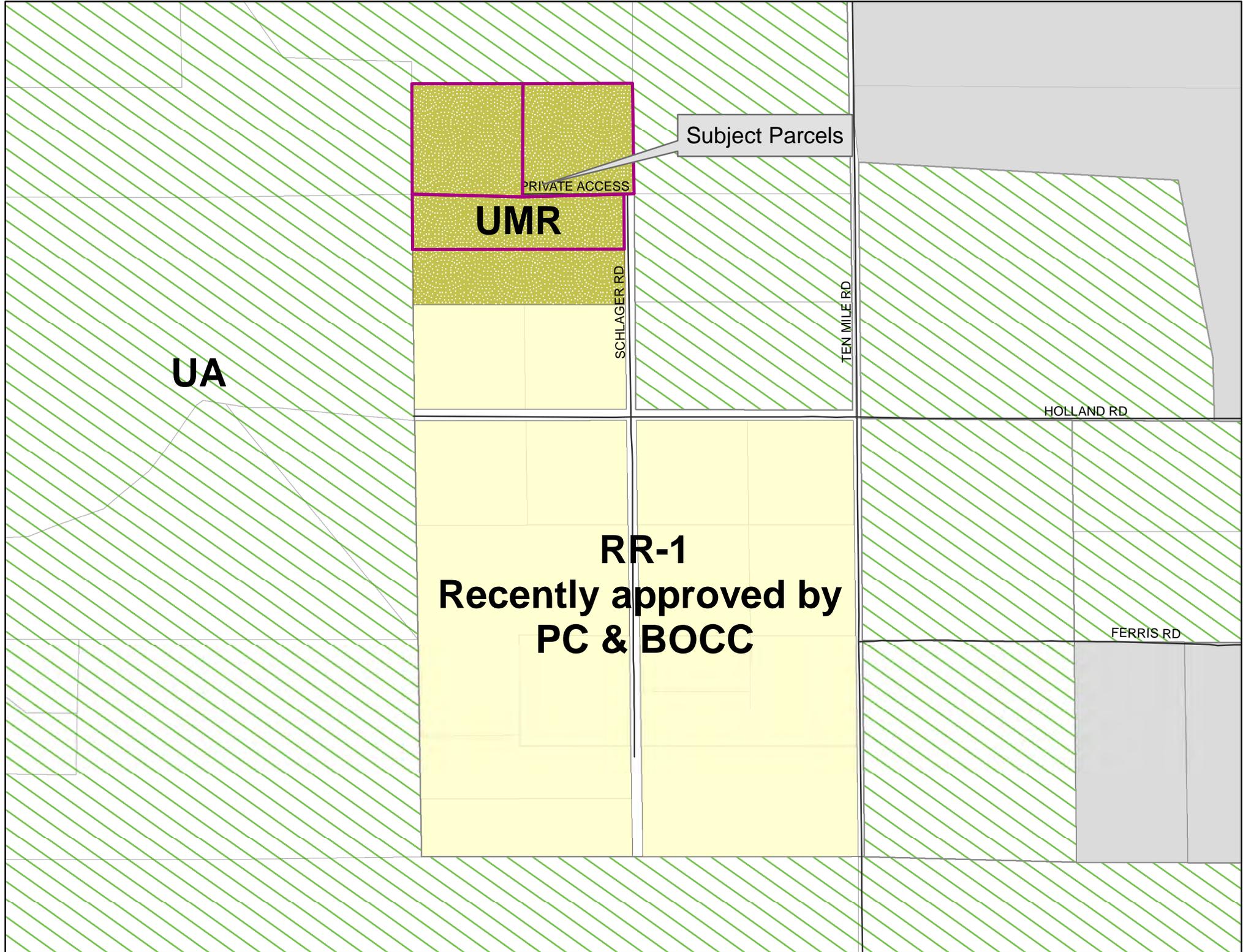
TEN MILE RD

N



PRIVATE ACCESS

SCHLAGER RD



UA

UMR

PRIVATE ACCESS

SCHLAGER RD

TEN MILE RD

HOLLAND RD

RR-1
Recently approved by
PC & BOCC

FERRIS RD

Subject Parcels



Looking North at subject properties

A gravel road on the left side of the image leads towards a large, open field. A wire fence runs parallel to the road, separating it from the field. In the background, there are several buildings, including a prominent white barn. The sky is clear and blue. The overall scene is rural and agricultural.

Northeast





Looking South

Applicant Name: Kamil Laman

Applicant Address: 5810 East 2nd Street, Suite 300, Casper, Wyoming 82609

Applicant Phone: 307-377-6677

Owner Name: Terwy, LLC

Owner Address: 5810 East 2nd Street, Suite 300, Casper, Wyoming 82609

Owner Phone: 307-377-6677

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

Dividing parcel into five acre cabin/home sites.

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).

Thetford No. 3 and part of Thetford No. 10
Geocode 32791730000800

Current zoning of property: MR2

Type of sewage disposal Public Septic Holding Tank Other

Source of Water: Well

This property was purchased from: Frederic C. Reed

The date this property was purchased: 10/31/2018

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 or 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)

Date: 8-10-20

Print Name: Karl Lamm

Owner: 
(Signature)

Date: 8-10-20

Print Name: Karl Lamm - Terry LLC

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



Department of Environmental Quality

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



Mark Gordon, Governor

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

Todd Parfitt, Director

June 5, 2020

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

RE: **Non-Adverse Recommendation**, Mountain Acres Subdivision, Natrona County
WDEQ Application #20-123

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Mountain Acres Subdivision, located in the SW ¼ SW ¼ of Section 17, and NW ¼ of Section 20, Township 32 North, Range 79 West, Natrona County. The approximate 35.5-acre subdivision will be comprised of 7 lots ranging in size from 5.00 acres to 5.49 acres. The information was prepared, submitted and stamped by Lewis James, P.E. a Wyoming Licensed Engineer and Thomas Pilch, PE/PG, a Wyoming Licensed Engineer and Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. §18-5-306 (c).

Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system for the proposed subdivision is on-site septic systems. The systems must be permitted by Natrona County and constructed to Natrona County and Wyoming Department of Environmental Quality Water Quality Rules and Regulations. The information submitted addresses the safety and adequacy of the proposed sewage system. Wyoming Department of Environmental Quality regulations require a four foot separation between the bottom of the leachfield and an impermeable layer such as bedrock or clay. Due to the relatively shallow depth to bedrock within this subdivision, non-conventional systems will be required. WDEQ regulations, Chapter 25, Section 14 describes a "Sand Mound" system that can be utilized in areas with a relatively shallow impermeable layer; however, a registered professional engineer may design a different type of system that complies with the regulations. Due to the restrictions of the bedrock, lot owners will need to contact a Wyoming licensed professional engineer to design the septic system serving any homes constructed in the subdivision. The consultant has stated that language pertaining to this requirement will be placed on the final plat.

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 permits, design



Cheyenne
200 West 17th St., 4th Floor 82002
(307) 777-7037

Lander
510 Meadowview Drive 82520
(307) 330-3111

Sheridan
2100 W. 5th St. 82801
(307) 677-0000



standards and requirements of this report are met.

Findings as to the safety and adequacy of the proposed water system:

The proposed water supply is to either utilize on-lot individual water wells or haul water. There are three water wells completed within this subdivision area; the provided water quality information appears to be very good and meets all of DEQ's Class I and II standards for groundwater. The consultant states: Lot owners will be responsible for providing a water source, either by hauling or drilling a well.

The WDEQ has reviewed the submitted information and is satisfied that the proposed water system, either hauling water or drilling a well, is feasible.

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

- 1) Any on-site wells developed for domestic use should be sampled and tested to determine the quality of the water prior to use as a potable water supply. Additional treatment of the water supply may be necessary.
- 2) Potential buyers/lot owners are advised to hire a reputable well drilling contractor and construct/complete their well within guidelines described in SEO Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming SEO is required prior to the drilling of a water well.

The Consultant has recommended that these Notes be required to be added to the final plat, and other pertinent documents:

1. All on-site septic systems located on all the lots require that a Wyoming licensed professional engineer design and permit the on-site septic systems through Natrona County. All lots, the leachfield must have a minimum of 4' of sand between the bottom of the leachfield and bedrock such as a mound system.

State Engineer's Office (SEO) 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 "generally supportive" of the development.

Conclusions:

The Wyoming Department of Environmental Quality has "No Adverse" recommendations applicable to the Mountain Acres Subdivision.

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 proposed 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) 473-3469 should you have any questions related to these comments or the application and review process.

Sincerely,



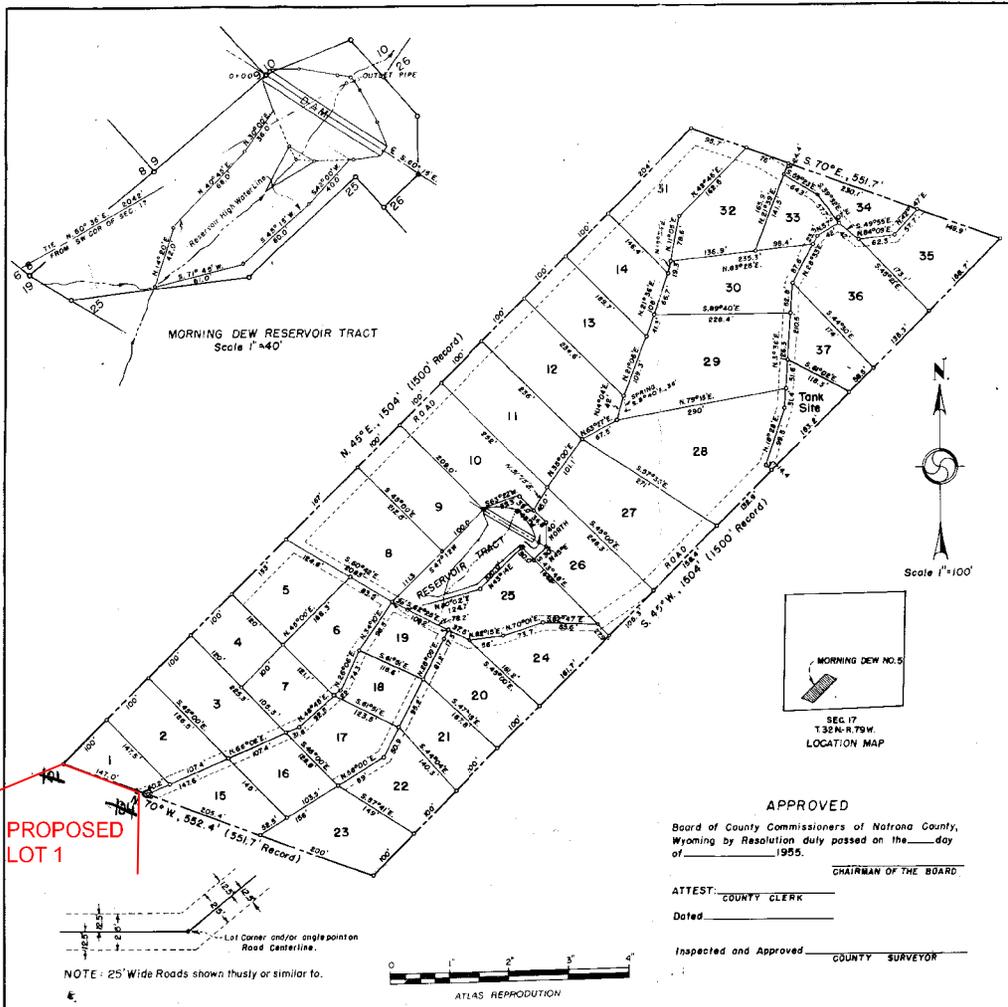
Bradley E. Ellis, P.E.
Assistant Northeast District Engineer
Water and Wastewater Program, Wyoming Water Quality Division

Enc. SEO Comments

cc: Kamil Leman, TERWY, LLC, 5810 E. 2nd St, Casper, WY 82609
Jason Gutierrez, Natrona County Development, 200 North Center, Casper, WY 82601
Trish Chavis, Natrona County Planning Office, 200 N. Center, Rm 202, Casper, WY 82601
Ruth Heald, Natrona County Health Department, 475 S. Spruce, Casper, WY 82601
Lewis James, P.E. JKC Engineering, 111 W. 2nd St. Ste 420, Casper WY 82601
WDEQ File (Electronic)
(IPS) Cheyenne

1380

Pocket 8
Folder 3



PLAT OF
MINERALIZED MOUNTAIN HOMESITES

A SUBDIVISION OF MORNING DEW CLAIM NO. 5, MINERAL SURVEY 496
A PORTION OF SW⁴ SECTION 17, T. 32N, R. 79W, 6th PM.
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

This is to certify that the above and foregoing subdivision of a part of the SW⁴ Section 17, T. 32N-R. 79W, 6th PM, Natrona County, Wyoming, subdivided into Lots as appears on this plat, is with the free consent and in accordance with the desires of the undersigned owners and proprietors, that the said platted Lots shall be known as "MINERALIZED MOUNTAIN HOMESITES" and roads shown in said platted subdivision are hereby dedicated to public use.

B. A. Scherck
B. A. SCHERCK

B. L. Scherck
B. L. SCHERCK

On September 18, 1955 before me personally appeared B. A. Scherck and B. L. Scherck, wife and husband, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, the said wife having been by me duly apprised of her right and the effect of signing and acknowledging said instrument.

My Commission expires February 19, 1958.

Edith Worthington
NOTARY PUBLIC

ATTEST: I have reviewed this plat and find it correct and true to the original survey and to the records on file in my office.

Edith Worthington
Edith Worthington

CERTIFICATE OF SURVEYORS

STATE OF WYOMING
COUNTY OF NATRONA

We, H. L. Worthington and E. C. Lemhart of Casper, Wyoming, hereby certify that during the months of August and September, 1954, this subdivision designated "MINERALIZED MOUNTAIN HOMESITES" which comprises a portion of the SW⁴ Section 17, T. 32N, R. 79W, 6th PM, Natrona County, Wyoming, was surveyed by us as shown on this plat. Each tract bears its respective number. Said plat is true and correct and we accurately surveyed the subdivision of tracts and roads, all are well and accurately staked off and marked. Dimensions are shown in feet and decimals thereof.

H. L. Worthington
H. L. WORTHINGTON, WYO. REG. NO. 142

E. C. Lemhart
E. C. LEMHART, WYO. REG. NO. 75

APPROVED

Board of County Commissioners of Natrona County,
Wyoming by Resolution duly passed on the ___ day
of ___ 1955.

ATTEST: COUNTY CLERK _____
Dated: _____

Inspected and Approved: COUNTY SURVEYOR _____

170/16

PS20-1

STAFF REPORT: Trish Chavis
August 20, 2020

September 10, 2019
Planning and Zoning Commission

October 1, 2019
Board of County Commissioner

APPLICANT: Kamil Leman

REQUEST: Approval of the preliminary plat of 7 lots to be known as Mountain Acres.

LOCATION AND ZONING

The proposed subdivision is located on Casper Mountain between Archery Range Road and KTW0 Road.

The zoning of the proposed subdivision and all surrounding parcels are zoned Mountain Residential Two (MR-2).

DEFINITION AND APPLICATION

1. Intent and purpose. The intent and purpose of the Mountain Residential Two (MR-2) district is to establish and protect areas for low density residential uses, recreational uses, accessory agriculture uses, and commercial uses (CUP required/2004 Mountain Land Use Plan). Due to the unique nature and characteristics of the land in this zoning district, design standards and overlays have been developed for slope protection and fire safety. Zoning Resolution of Natrona County, Wyoming, Chapter VI, Section 4 at page 27.

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 lots.

GENERAL STANDARDS
FOR
MAJOR SUBDIVISIONS

1. Criteria for Approval

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

The proposed subdivision is within the 2004 Casper Mountain Land Use Plan. The density for residential development is one unit per 5 acres in the Mountain Residential 2 district.

Proposed Finding of Fact. The proposed subdivision does comply with the 2004 Casper Mountain Land Use Plan. The lots will be low density residential, one unit per 5 acres.

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

Proposed Finding of Fact. This subdivision has been processed in accordance with the applicable General Provisions and Subdivision Design Standards of the 2013 Natrona County Subdivision Regulations.

- 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.

There is no public water source; the applicant is proposing each lot to have individual wells or haul water. The three water wells completed within this subdivision area appear very good and meet all DEQ Class I and II standards for groundwater.

Proposed Finding of Fact. DEQ has approved this water study, and provided a Non-Adverse recommendation.

- 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.

There is no public sewer source; the applicant is proposing each lot to have individual on-lot septic systems. Application materials have been submitted to Wyoming Department of Environmental Quality (WDEQ) for review of the safety

and adequacy of the sewer system. The applicant did complete a sewer system study and submitted it to DEQ for review.

Proposed Finding of Fact. DEQ has reviewed the proposed sewage and notes the following; due to the restriction of the bedrock, lot owners will need to contact a Wyoming licensed professional engineer to design the septic system serving any homes constructed in the subdivision.

- 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 proposed subdivision does not have soil or topographical conditions presenting hazards. Special precautions will need to be taken when installing the septic system as stated above.

- 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 provided. There is no need for schools or transportation systems to serve this subdivision.

- 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.

Proposed Finding of Fact. 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.

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

Access is proposed from KTWO Road. The preliminary plat is looking at the lot layout while access is finalized. Discussions between the applicant and county are ongoing in regards to KTWO Road possibly being a county road. The final plat will have the access confirmed.

- 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.

This item will also be completed during the final plat approval.

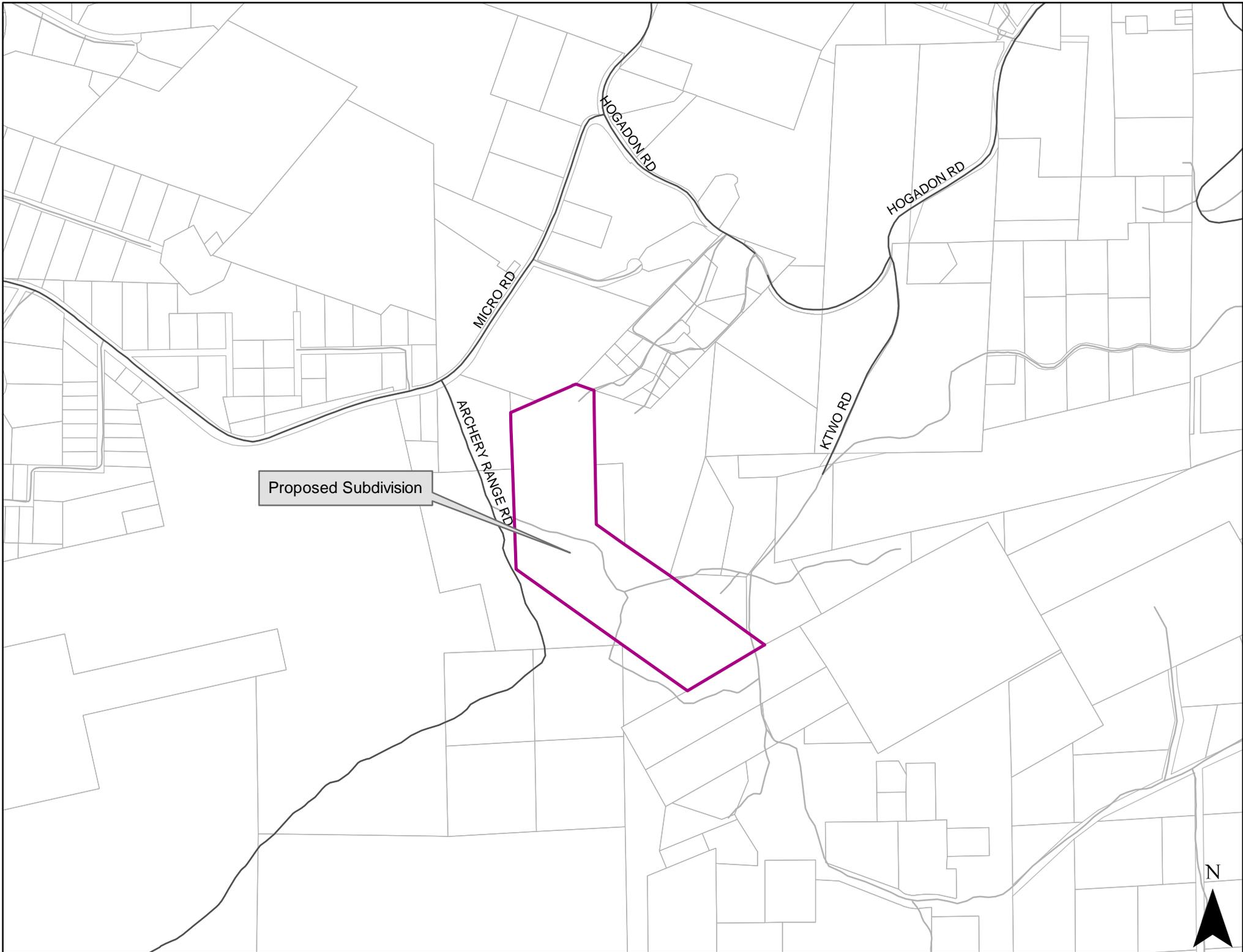
PUBLIC COMMENT

The property owners within 1/4 mile were notified resulting in 27 neighbors being notified.

As of the date of this staff report, one written comment in opposition has been received.

PROPOSED MOTION

Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested 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.



Proposed Subdivision

HOGADON RD

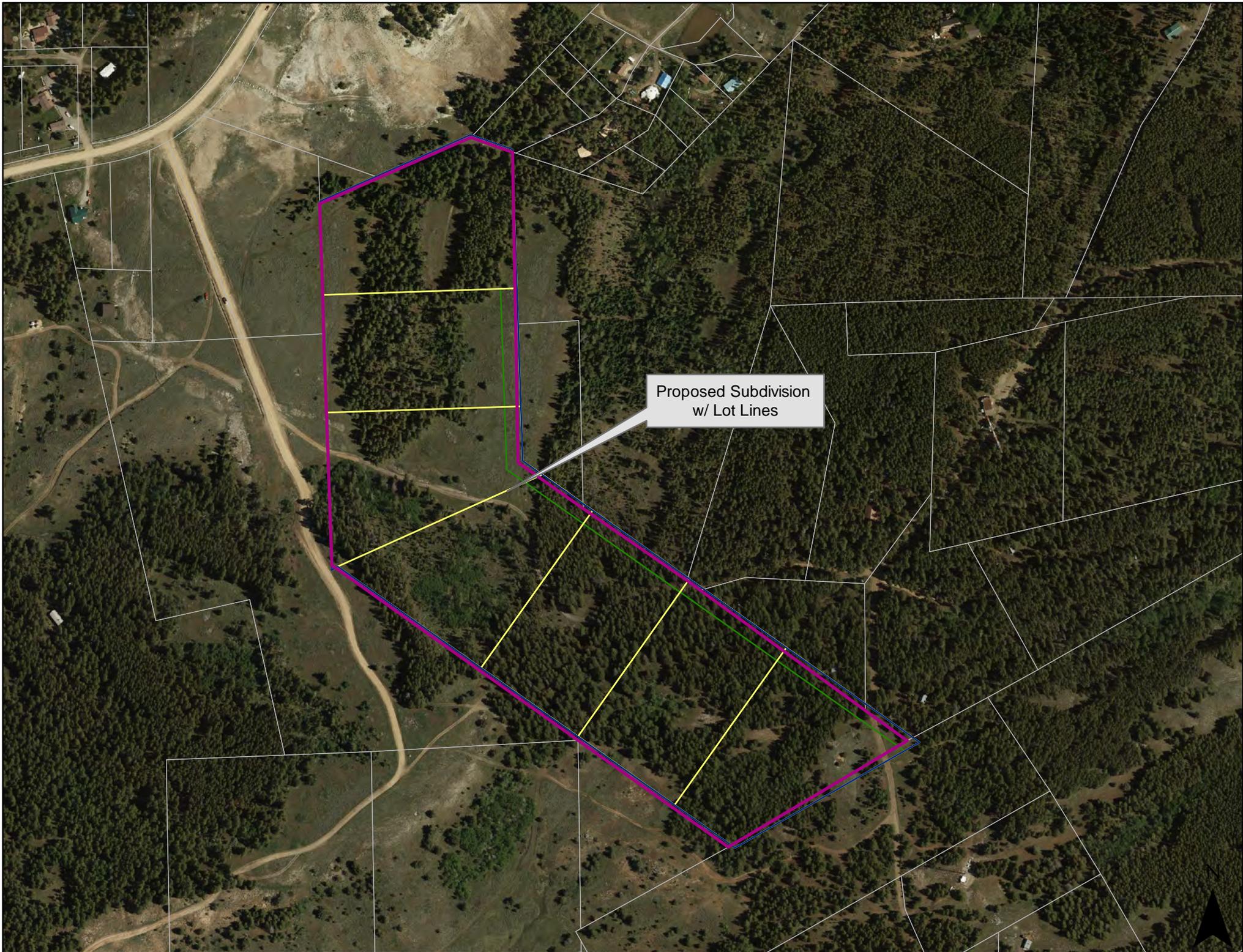
HOGADON RD

MICRO RD

ARCHERY RANGE RD

KTWO RD





Proposed Subdivision
w/ Lot Lines