



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION January 12, 2021

MEMBERS PRESENT: Hal Hutchinson, Matt Mitchell, and Jason Gutierrez

MEMBERS ABSENT: Bob Bailey

STAFF MEMBERS PRESENT: Trish Chavis and Charmaine Reed

OTHERS PRESENT: None

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

ITEM 1

Gutierrez moved Hal Hutchinson for Chairman. Mitchell seconded the motion. Motion passed. Hutchinson moved Gutierrez as Vice-Chair. Mitchell seconded the motion. Motion passed.

ITEM 2

Mitchell moved and Gutierrez seconded approval of the December 8, 2020 Planning Commission meeting minutes. Motion passed.

ITEM 3

Gutierrez moved and Mitchell seconded approval of the 2021 Planning Commission Meeting Schedule. Motion passed.

ITEM 4

Chairman Hutchinson opened the public hearing for PS20-4 – a request to transfer a portion of platted property between two neighbors and dedicate Glen Drive to the public as a roadway. The transfer and dedication will be completed as Harnagel Major Subdivision.

Chavis gave the staff report. Staff proposed a motion and vote by the Planning 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 – Charlie Chapin, Applicant's Representative

Those speaking in opposition – None

Gutierrez made a motion to recommend approval of PS20-4 by the Board of County Commissioners including the findings of fact as presented by staff. Mitchell seconded the motion.

Motion passed.

ITEM 5

Chairman Hutchinson opened the hearing for PS20-5 – a request to split an existing platted lot into two lots to be known as O’Quinn Major Subdivision No. 2.

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

Discussion between staff and Planning Commission.

Those speaking in favor – None

Those speaking in opposition - None

Mitchell made a motion to recommend approval of PS20-5 by the Board of County Commissioners including the findings of fact as presented by staff. Gutierrez seconded the motion.

Motion passed.

ITEM 6

Chairman Hutchinson opened the hearing for VC20-4 – a request to grant a lot size variance so the applicant can exchange a small portion of land with an adjacent neighbor to provide safer access.

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

Discussion between staff and Planning Commission.

Gutierrez abstained from this agenda item.

Those speaking in favor – Dustin Roberts and Brendan Bummer, Casper

Those speaking in opposition – None

Mitchell made a motion to recommend approval of VC20-4 by the Board of County Commissioners including the findings of fact as presented by staff and include a stipulation that suitable written consent by Mr. Bummer be added to the file. Hutchinson seconded the motion.

Motion passed.

ITEM 7

Chairman Hutchinson opened the hearing for ZC20-3 – a request to amend the Planned Unit Development (PUD) to address the Conditional uses for the Salt Creek Heights Business Center (all phases).

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

Gutierrez abstained from this agenda item.

Those speaking in favor – Kylie Ridgeway, Applicant’s Representative

Those speaking in opposition – None

Mitchell made a motion to recommend approval of ZC20-3 by the Board of County Commissioners including findings of fact as presented by staff. Hutchinson seconded the motion.

Motion passed.

ITEM 8

Chairman Hutchinson opened the hearing for CUP20-8 – to allow the storage of chemicals on Salt Creek Heights Business Center, Lot 1 of Phase 4.

Chavis gave the staff report. Staff proposed a motion and vote by the Planning Commission to recommend approval of the requested Conditional Use Permit and incorporate by reference, the finding of fact in the staff report and the public meeting.

Gutierrez abstained from this agenda item.

Those speaking in favor – Kyle Ridgeway, Applicant’s Representative and Dave Snapp, Casper

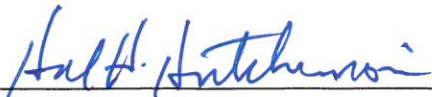
Those speaking in opposition – None

Mitchell made a motion to recommend approval of CUP20-8 by the Board of County Commissioners including findings of fact as presented by staff. Hutchinson seconded the motion.

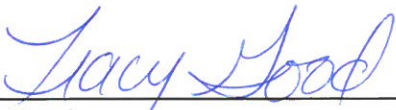
Motion passed.

Public Comment – None

Meeting adjourned at 6:58 p.m.



Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk

