



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION April 9, 2019

MEMBERS PRESENT: Harold Wright, Bob Bailey and Tom Davis

MEMBERS ABSENT: Jim Brown, Hal Hutchinson

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

Bailey moved and Davis seconded a motion to approve the February 12, 2019 meeting minutes as presented. Motion carried unanimously.

Bailey moved and Davis seconded a motion to approve the March 12, 2019 meeting minutes as presented. Motion carried unanimously.

#### ITEM 2

Chairman Wright asked for a motion to remove the next item from tabled status. Bailey recommended a motion to remove the item from the tabled status. Davis seconded the motion. Motion carried unanimously.

#### ITEM 3

Chairman Wright opened the hearing for **ZC19-1** – A request by Jerry & Cheri Cook to change the zoning district from Ranching, Agriculture and Mining (RAM) to Urban Agriculture (UA). The property is located in a portion of the N ½ SE ¼ SE ¼ of Section 17, Township 33 North, Range 81 West of the 6<sup>th</sup> Principle Meridian, Natrona County, Wyoming. The parcel is located roughly ½ mile west of Poison Spider School and south of Poison Spider Road. This parcel is more commonly referred to as 14465 Pine Ridge Rd.

Gutierrez gave the staff report. 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 RAM to Urban Agriculture. Staff also recommends that the motion incorporate by reference the findings of fact set forth in the staff report and this public hearing.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Keith Nachbar (Applicant's Representative) Casper.

Discussion between the Planning Commission and Applicant's Representative.

Those speaking in opposition – Dennis Cloutier, Maurine Cloutier, Harv Gloe, Curtis Li, and Tristan Carpenter all from Casper

Discussion between the Planning Commission, and Applicant's Representative.

**Bailey makes a motion to recommend approval of ZC19-1 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Davis seconded the motion. Motion carried unanimously.**

**ITEM 4**

Chairman Wright opened the hearing for **ZC19-3** – A request by Roger Durham to change the zoning district from Urban Agriculture to Light Industrial for an 8.56 acre parcel of land. The address being 4464 Ten Mile Road.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend denial by the Board of County Commissioners on the proposed zone change to Light Industrial. Staff also recommends that the motion incorporate by reference the findings of fact set forth in the staff report and this public hearing

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – none

Those speaking in opposition – none

**Bailey makes a motion to recommend denial of ZC19-3 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Davis seconded the motion. Motion carried unanimously.**

**ITEM 5**

Chairman Wright opened the hearing for **CUP19-2** – A request by GEODynamics to allow the storage of explosives on their 10 acre parcel. The subject parcel is located at 2122 Melodi Lane.

Gutierrez gave the staff report. 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 in the staff report and this public hearing.

Public hearing open

Those speaking in favor – Brett Lehman of Millsap, Texas

Discussion between the Planning Commission, and Applicant

Others speaking in favor – Ken Ball, Larry Kilwein, Kyle Knoepfle , all from Casper, and Keith Slone, Millsap, Texas

Those speaking in opposition – Harold Nielson, Casper

Public hearing closed

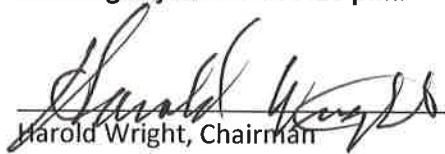
**Davis makes a motion to recommend approval of CUP19-2 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Bailey seconded the motion. Motion carried unanimously.**

**ITEM 6**

Update on the Open House for Mountain Residential Two Zoning District – Open house scheduled for April 18, 2019 @ 5:30 pm at the Agricultural Resource & Learning Center.

**Public Comment – None**

**Meeting adjourned at 7:10 p.m.**

  
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Harold Wright, Chairman  
Natrona County Planning and Zoning Commission

  
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Tracy Good  
Natrona County Clerk