



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION June 8, 2021

MEMBERS PRESENT: Hal Hutchinson, Jason Gutierrez, Matt Mitchell, Chad Ziehl, and Robert Grant

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Trish Chavis and Charmaine Reed

OTHERS PRESENT: None

Chairman Hutchinson called the meeting to order at 5:32 p.m.

ITEM 1

Mitchell moved and Ziehl seconded a motion to approve the May 11, 2021 Planning Commission meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Hutchinson opened the public hearing for **PS21-002** a request for approval of the final plat of Mountain Acres subdivision.

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

Those speaking in favor – Keith Nachbar, Applicants representative, Casper
John Bryson, Amy Gerlock, and Jiri Danczik, Casper

Those speaking in opposition – Jim Campbell, Kristiana Jourgensen, Shannon Dean, Tracy Lamont, and Andrew Schneider, Casper

Discussion between Planning Commission and staff. Gutierrez noted access issue with the north portion of subdivision, KTWO Road access to Lot 7, and public dedication of roads.

Gutierrez made a motion to table the agenda item until July 14, 2021 to take care of these outstanding issues. Ziehl seconded the motion.

Motion passed.

ITEM 3

Chairman Hutchison stated application **CUP21-002** – a request to allow a campground at 6920 Cactus Lane has been tabled indefinitely by the applicant.

ITEM 4

Chairman Hutchison opened the public hearing for **PS21-001** - A request to vacate Salt Creek Heights Blk 1 Lot 2 and plat as 2 Lots to be known as Resolute Addition.

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 hearing.

Those speaking in favor – Bill Fehringer, Applicant’s representative, Casper

Those speaking in opposition – None

Ziehl made a motion to recommend approval of **PS21-001** by the Board of County Commissioners including the findings of fact as presented by staff. Grant seconded the motion.

Motion passed.

ITEM 5

Chairman Hutchison opened the public hearing for **ZC21-002** - A request to change the zoning district classification of 201 acres, from Ranching, Agricultural, and Mining (RAM) to Urban Agriculture (UA).

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

Those speaking in favor – Jerry Cook, Casper

Those speaking in opposition – Harv Gloe, Curtis Li, Maurine Cloutier, Dennis Cloutier, Casper

Cook provided rebuttal stating that his son wants to purchase acreage from his grandmother and the zone change was necessary to do this. Cook also provided a letter to Planning Commission from a previous employee of the Development Department allowing a subdivision that had been deemed illegal.

Gutierrez made a motion to approve the zone change since it meets the Development Plan and it is not a subdivision application. Ziehl seconded the motion.

Motion passed.

Planning Commission went into a 5-minute recess before the next item (7:30pm-7:35pm).

ITEM 6

Chairman Hutchison opened the public hearing for **CUP21-001** – A request to allow a Wind Energy Conversion System (WECS).

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 findings of fact in the staff report and the public hearing.

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Those speaking in favor – John Masterson, Applicant’s Council, and Christine Mikell, applicant. Ryan Fitzpatrick, Florida, Mike Owens, Casper and James Owens, Casper.

Those speaking in opposition – Becky Schaff, Kathleen Jarrard, Debb Rodgers, Glenn Januska, Scott Ames, Cathi Carr, Dave Rowe, Greg Jarrard, Roy Jarrard, Steve Krohn, Isle Kaiser, Amber Dykes, and Carol Hawkey, all of Casper.

Discussion between Planning Commission and applicant, and applicants experts.

Kenton Taylor, Wildlife Biologist, Montana discussed impacts to wildlife and options for minimizing impacts.

Luke Saxelby, Principle Consultant at Saxelby Acoustics discussed wind turbine noise and industry standards.

Chester Frantz, Pilot and Aviation expert, Utah, spoke about obstacles and airline navigation. Obstacles are common around airport and airliners are capable of navigating these obstacles.

Additional discussion between Planning Commission and Applicant’s Council.

Ziehl made a do not pass recommendation based on the Conditional Use stats and information received at the meeting. Gutierrez seconded the motion.

More conversations between Planning Commission and the applicant.

Gutierrez withdrew his second.

Ziehl made a do not pass recommendation. Gutierrez seconded the motion.

Reed requested findings of fact for the denial. Gutierrez stated that the CUP would alter the character of the neighborhood and overburden county services based off testimony from Glenn Januska, Airport Manager.

Motion passed with Gutierrez, Grant, Ziehl, and Mitchell in favor and Hutchinson opposed.

Public Comment – None

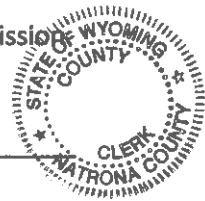
Meeting adjourned at 10:05 p.m.



Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk



**My term of office expires
January 3, 2023**