



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION June 11, 2019

MEMBERS PRESENT: Harold Wright, Jim Brown, Bob Bailey, and Hal Hutchinson

MEMBERS ABSENT: Tom Davis

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 5:32 p.m.

ITEM 1

Brown moved and Bailey seconded a motion to approve the May 14, 2019 meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Wright opened the hearing for **VC19-1** – A request by Torry Kersenbrock for a variance to reduce the minimum lot size to .255-acres and south setback to 10-feet in the Suburban Residential One (SR-1) Zoning District so the owner can construct a residence.

Gutierrez gave the staff report. Staff recommends a motion and vote by the Planning Commission to recommend approval of this agenda item by the Board of County Commissioners and incorporate by reference all findings of fact as set forth in the staff report and this public hearing.

Discussion between Planning Commission and Staff

Public hearing open

Those speaking in favor – Torry Kersenbrock and Ray Erickson, of Casper.

Those speaking in opposition – none

Public hearing closed

Brown makes a motion to recommend approval of VC19-1 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Hutchinson seconded the motion. Motion carried unanimously.

ITEM 3

Chairman Wright opened the hearing for **PS19-1** – A request by Granite Peak Properties, LLC to vacate Six Mile Simple Subdivision No. 2 and plat Six Mile Subdivision No. 3, consisting of 5 lots.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of this agenda item by the Board of County Commissioners and incorporate by reference all findings of fact set forth in the staff report and this public hearing.

Discussion between Planning Commission and Staff

Public hearing open

Those speaking in favor – none

Those speaking in opposition – none

Public hearing closed

Hutchinson makes a motion to recommend approval of PS19-1 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Brown seconded the motion. Motion carried unanimously.

ITEM 4

Chairman Wright opened the hearing for **PS19-3** – A request by JKC Engineering on behalf of Energy Laboratories Inc., to vacate Lot 3 of the MAD-ELI Addition and plat as Energy Laboratories Subdivision, a 2-lot subdivision.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of this agenda item by the Board of County Commissioners and incorporate by reference all findings of fact set forth in the staff report and this public hearing.

Discussion between Planning Commission and Staff

Public hearing open

Those speaking in favor – none

Those speaking in opposition – none

Public hearing closed

Brown makes a motion to recommend approval of PS19-3 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 5

Chairman Wright opened the hearing for **PS19-4** - A request by Judith Reed to plat 3 lots to be known as Reed Major Subdivision.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of this agenda item 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 – Judith Reed, Casper

Discussion between Planning Commission and Applicant

Those speaking in opposition – none

Public hearing closed

Brown makes a motion to recommend approval of PS19-4 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

Chairman Wright opened the hearing for **TA19-1** – A request by The Natrona County Development Department to amend the text of the 2000 Zoning Resolution for recreational vehicles, campgrounds, campers, and seasonal use.

Bailey makes a statement to the other members of the Planning Commission.

Bailey makes a motion to direct staff to prepare an emergency resolution for the Board of County Commissioners to prevent placement of campers in the Mountain Residential 2 (MR-2) Zoning District until a better text amendment can be prepared. Brown seconded the motion for discussion purposes.

Discussion between Planning Commissioners

Motion failed with a vote of 1 for (Bailey) and 2 against (Brown and Hutchinson)

Gutierrez gave the staff report. Staff recommends the Planning Commission act to initiate and recommend approval of the requested Text Amendment by the Board of County Commissioners.

Discussion between Planning Commission and Staff

Public hearing open

Those speaking in - favor Bruce Lamberson, Dean Grayson, Ron Catellier, and Bill Spicer all from Casper

Those speaking in opposition – Donna Fox, Joe Bradley, Chad Thorne, Janelle Underwood, Tracy Lamont, Jerry Galles, Cora Moynihon, Kelly Boyle, Ray Erickson, Doug Haupt, all from Casper

Public hearing closed

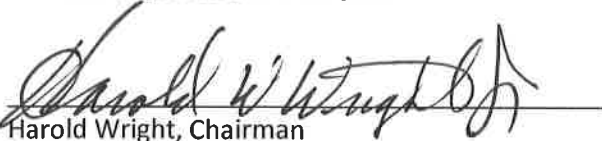
Discussion between Planning Commission and Staff

Hutchinson makes a motion to recommend approval of TA19 – 1 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact with the stipulation that additional

provisions for year round use of RVs be added and a time limit be added for the Temporary Event Permit. Brown stated year round use was not being considered in this amendment. Hutchinson removed the year round use from his motion. Motion was 2 for (Brown and Hutchinson) and 2 against (Wright and Bailey) vote was a stalemate.

Public Comment – None

Meeting adjourned at 7:55 p.m.



Harold Wright, Chairman

Natrona County Planning and Zoning Commission



Tracy Good

Natrona County Clerk