



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION July 14, 2021

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

MEMBERS ABSENT: Jason Gutierrez

STAFF MEMBERS PRESENT: Trish Chavis and Eric Nelson

OTHERS PRESENT: None

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

ITEM 1

Mitchell moved and Ziehl seconded a motion to approve the June 8, 2021 Planning Commission meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Hutchinson opened the public hearing for **PS21-002** – Request to plat seven lots to be known as Mountain Acres.

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

Those speaking in favor – Keith Nachbar, Applicant's representative (Casper), Thad White (Casper)
Those speaking in opposition – Tracy Lamont (Casper)

Mitchell made a motion to recommend approval of the subdivision by the Board of County Commissioners with conditions. Conditions being 1) An Improvement and Service District (ISD) be formed for road maintenance; 2) The cul-de-sac and road serving Lots 1-3 be dedicated to the public; 3) Right-of-way documents for KTWO Road from Lever, Reed, and Nelson be recorded prior to the sale of the first lot of Mountain Acres subdivision; and 4) The requested exceptions for Lot 5 and Lot 7 be granted to allow bisected lots. Grant seconded the motion.

Motion passed.

ITEM 3

Chairman Hutchinson opened the public hearing for **PS21-003** – Approval of Cuthill Estates, Lot 9 and 10.

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 – Mike Corrigan (Casper)
Those speaking in opposition – None

Ziehl made a motion to recommend approval of the requested subdivision by the Board of County Commissioners and incorporate by reference the findings of fact as presented by staff. Grant seconded the motion.

Motion passed.

ITEM 4

Chairman Hutchinson opened the public hearing for **CUP21-003** - a request for approval of a Conditional Use Permit for a Recreational Facility for the Pathfinder Boat and Fishing Club marina.

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.

Those speaking in favor – None
Those speaking in opposition – None

Mitchell made a motion to recommend approval of CUP21-003 by the Board of County Commissioners including the findings of fact as presented by staff. Ziehl seconded the motion.

Motion passed.

ITEM 5

Chairman Hutchinson opened the public hearing for **ZC21-006** - Request to change the zoning district classification from Light Industrial (LI) to Suburban Residential 2 (SR-2) for approximately 56 acres.

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 – Mike Carruth (Casper)
Those speaking in opposition – None

Ziehl made a motion to recommend approval of ZC21-006 by the Board of County Commissioners including the findings of fact as presented by staff. Grant seconded the motion.

Motion passed.

ITEM 6

Chairman Hutchinson opened the public hearing for **ZC21-005** – Request to change the zoning district classification from Urban Agriculture (UA) to Rural Residential 2 (RR-2) for approximately 5,200 acres.

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 – Matt Williams (Casper)

Those speaking in opposition – None

Mitchell made a motion to recommend approval of ZC21-005 by the Board of County Commissioners including the findings of fact as presented by staff. Grant seconded the motion.

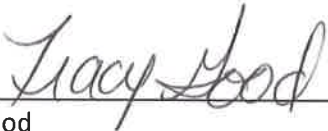
Motion passed.

Public Comment – Tracy Lamont (Casper)

Meeting adjourned at 8:30 p.m.



Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk