

NATRONA COUNTY PLANNING COMMISSION

REGULAR MEETING MINUTES

October 11, 2022

Page 1

MEMBERS PRESENT

Hal Hutchinson, Chairman
Jason Gutierrez, Vice Chairman
Robert Grant, Member
Matt Mitchell, Member
Chad Ziehl, Member
Jim Milne (Liaison)

MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Kristie Turner, County Planner
Charmaine Reed, Deputy County Attorney
Lori Hall, Code Enforcement Officer

The meeting was called to order by Chairman Hutchinson at 5:30 p.m., he lead the Pledge of Allegiance, subsequently introduced himself and all present commission members, staff, and welcomed all. Chairman Hutchinson outlined the meeting procedures and how the commission receives public comment.

Natrona County Zoning Resolution Rewrite

Ms. Turner presented the staff report for the 2022 Zoning Resolution.

There were No questions from planning commissioners.

Public Hearing called to order

Those speaking in favor:

Bruce Lamberson, Casper, WY
Andrew Schneider - Casper, WY

In Opposition:

Donna Martinson – Casper, WY
Stewart Anderson - Casper, WY
Bob Ide - Casper, WY
Rosemary Savon - Casper, WY
Chance Matula, Contractor - Casper, WY
Ken Stubbs - Casper, WY

Melissa (Logan Simpson) response to pole barn, Memo from OCT 5th recommends the design requirements be removed as well as language requiring exterior to match the primary structure....no other pole barn restrictions ---

Sean O'Brien - Casper, WY
John Kornkven - Casper, WY

Katlin Dikes, Ridgecrest - Casper, WY
Mellissa Van Horn, - Casper, WY
Thomas Lovelace, - Casper, WY
Mike Corrigan - Casper, WY
Bill Lubin, - Casper, WY
Bruce Coates, - Casper, WY
Linda Bergeron - Casper, WY
Curt Simpson - Casper, WY
Kathy Ide - Casper, WY
Tracy Lamont - Casper, WY
Dave Mallory - Casper, WY
Chairman Hutchinson declared the public meeting closed.

Commissioner's Discussion

Chairman Hutchinson thanked everyone for their comments and stated the main issues with the document;

Typographical errors, clarification of mountain issues, pole barns and accessory dwelling units, unlicensed vehicles and screening requirements, gun ranges, personal freedoms, governmental regulations infringing on property owners, public notification expansion or at least preserved, extend the process of approval, emergency services protection, and concerns with wireless cell tower permitted uses as discussed with Logan Simpson consultant Mark White through conference call discussion during the meeting.

Mr. Ziehl comments; C-can storage, foundation for units, would the agriculture exemption to include 4-wheelers, and ATV's vehicles, Public notifications should at least the minimum...take out 20 property owners. Mr. Ziehl wants miles, not number of people.

Justin Smith, Building official responded concerning C-cans and foundation requirements to be determined on the use.

Vice Chairman Gutierrez; expressed that he lives in the county as well and takes pride in his land by keeping a clean organized place, update to the 2000 zoning resolution was necessary, but feels some things have been picked up along the path that may have been unintended. For instance the number of vehicles, should at least go back to 4 in UA and RAM zoning without screening, many lots on the mountain are too rocky to mow. Do need fire wise recommendations, but not so stringent. And would like to review the revised document.

Mr. Mitchell would like a clean document to review, with the input of people and have revisions included in the clean document with amendments.

Ms. Reed response is regards to amendments there is a process for zone map amendments, at the close of hearing the commission can recommend approval, recommend denial, or table. But for text amendments to table is not an option.

NATRONA COUNTY PLANNING COMMISSION

REGULAR MEETING MINUTES

October 11, 2022

Page 3

Chairman Hutchinson responded; it is my understanding that it is a pass/do not pass. Recommendations may be included as amended.

The Chairman then asked for a do pass motion for the 2022 Zoning Regulations.

Mr. Grant motioned to pass the Zoning Resolution rewrite including Oct 6th and Oct 11th memos with the amendments addressing:

Remove the requirement of sending public notification to 20 people.

Meet with Emergency Services and Fire Departments to address concerns with Design Standards in Mountain MR-1 and MR2, ie. Trimming trees, length of grass 2", fire mitigation, irrigation standards.

Address Typos throughout the document

Evaluate the Wireless Communication Facilities Communication Towers I & II permitted uses. Work with Logan Simpson's suggested revisions to this section to create more inclusive language to allow for services throughout the county.

Mr. Ziehl seconded the motion. Voting was as follows:

Hal Hutchinson	Yes
Jason Gutierrez	Yes
Robert Grant	Yes
Matt Mitchell	No
Chad Ziehl	No
Motion carried	3/2

The Chairman then asked for a do pass motion for Appendix A Nuisance Standards.

Mr. Gutierrez motioned to add Appendix A Nuisance Standards to the zoning rewrite with amendments to exclude Appendix A 6g:

An accumulation of more than one unscreened, inoperable or unregistered vehicle. Additional vehicles must be screened from public view and screening must be approved by the Development Department. Screening techniques include options such as solid fences, walls, or hedges;

And replace with the current Nuisance Standard Chapter 7, Section 7.12 for unlicensed vehicles excluding the "operable" portion.

Five (5) or more ~~inoperative~~ or unlicensed vehicles in RAM, UA, LI, and HI zoning districts, or one (1) or more ~~inoperative~~ or unlicensed vehicles in all other zoning districts, which vehicles are not part of a permitted auto reduction yard or an approved collector car storage conditional use permit.

Mr. Grant seconded the motion. Voting was as follows:

Hal Hutchinson	Yes
Jason Gutierrez	Yes
Robert Grant	Yes
Matt Mitchell	No
Chad Ziehl	No
Motion carried	3/2

Public Comment

Mark Van Horn - Casper, WY
Rosemary Savon – Casper, WY
Debbie Bean - Casper, WY
Condell Edwards - Casper, WY
Andrew Schneider - Casper, WY

Adjournment

There being no further business to come before the Board, the Chairman adjourned the meeting at 7:47 p.m.



Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk

NOTE: Natrona County Planning and Zoning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.