



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION January 9, 2018

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

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis, and Peggy Johnson

OTHERS PRESENT: Eric Nelson, County Attorney

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

#### **ITEM 1**

Bailey moved and Brown seconded a motion to approve the December 12, 2017 meeting minutes. **Motion carried unanimously.**

#### **ITEM 2**

Chairman Wright opened the public hearing for **ZC17-4** – A request by Ron McMurry to change the Zoning District classification of four parcels from Mountain Residential One (MR-1) & Urban Agriculture (UA) to Urban Agriculture. The four parcels are located south of SE Wyoming Blvd., on Scenic Rte. All four parcels have both the Mountain Residential One (MR-1) and Urban Agricultural (UA) Zoning Districts.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend approval of the requested Zoning District classification, 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 the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Kevin Christopherson, Ron McMurry and Mike Evon all from Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking opposition – None

Public hearing closed

**Brown moved approval of ZC17-4 to the Board of County Commissioners as presented by staff, incorporating by reference all findings of fact. Hutchinson seconded the motion. Motion carried unanimously.**

**ITEM 3**

Chairman Wright opened the public hearing for **CUP17-7** - A request by SBA Communications Corporation to amend Conditional Use Permit CU01-010 to remove the 95' wooden pole communication tower and replace it with a new 199' lattice/self-support tower, located in a portion of Section 23, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The address is 3000 S.E. Wyoming Blvd. Request sent back from the BOCC for approval of the reasonable aesthetic solution for the tower.

Gutierrez gave the staff report. During the staff report, it was clarified that the applicant would need 155' to accommodate antennas and appurtenances. Staff would recommend an amendment to the original motion of approval of the 199' lattice/self-supporting tower to either the 155' monopole or 155' lattice tower. The finding of facts remain true.

Discussion between the Planning Commission, and Staff.

Public hearing opened

Those speaking in favor – Liz Walker, Centennial CO., Kevin Durning, Aurora, CO.

Discussion between the Planning Commission, Staff and Applicant

Those speaking in opposition – None

Public hearing closed

**Brown moves approval of the amendment to CUP17-7 for a 155' monopole painted brown to the Board of County Commissioners as presented by staff, incorporating by reference all findings of fact. Davis seconded the motion. Motion carried with a vote of 3 in favor (Davis, Brown, and Wright) and 2 against (Bailey & Hutchinson).**

**ITEM 4**

Chairman Wright opened the hearing in the Allison appeal request for denial of Building Permit TB-17-437 for a pole barn located at 2451 Yarrow. No public input on this item.

Gutierrez updated the Planning Commission on what had transpired with the Zoning Certificate. Applicant's site plan did not meet the minimum distance and an Elevation Certificate was not provided. Staff proposes that the Planning Commission uphold the Planning Departments denial of the Zoning Certificate (TB-17-437).

Discussion between the Planning Commission and Staff.

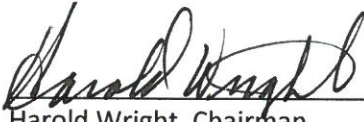
**Hutchinson moves to uphold the Planning Departments denial of the Zoning Certificate (TB-17-437) for setbacks and the elevation certificate. Davis seconded the motion. Motion carried unanimously.**

**ITEM 5**

2018 Planning Commission meeting calendar.

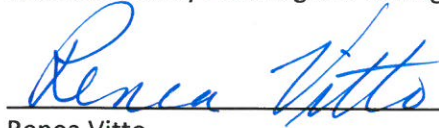
**Bailey moved approval of the calendar. Brown seconded the motion. Motion carried unanimously.**

Commissioner Bailey moved to adjourn meeting at 6:37 p.m. Commissioner Brown seconded the motion. Motion carries unanimously.



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Harold Wright, Chairman  
Natrona County Planning and Zoning Commission



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Renea Vitto  
Natrona County Clerk