



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION February 13, 2018

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

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, and Peggy Johnson

OTHERS PRESENT: Charmaine Reed, Deputy County Attorney

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

#### **ITEM 1**

**Brown moved and Bailey seconded a motion to approve the January 9, 2018 meeting minutes. Motion carried unanimously.**

#### **ITEM 2**

Chairman Wright opened the public hearing for CUP17-8 – A request by the City of Casper for a Conditional Use Permit to install a new water storage tank and booster pump station as part of the East Zone III Improvement Project, located in a portion of Sections 14 & 23, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The water tank address is 2992 S.E. Wyoming Blvd with the pump station being located at 2600 Country Club Road. Request for your approval after a community meeting was held with the neighborhood to discuss ideas on how to make the tank more cosmetically appealing.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend approval of one of these (Shale Green, Sand Dune or Nantucket Dune) colors and forward it to the Board of County Commissioners with the condition being met.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Alex Sveda, Nick Larsen and Jerry Galles all from Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking opposition – None

Public hearing closed

**Brown moved approval of the color Shale green for CUP17-8 the water tank. Davis seconded the motion. With an amendment by Bailey, that a copy of the weld x-ray report be furnished to the Planning and Zoning Department, Brown agrees with the amendment with a vote of 3 for (Bailey, Davis, and Brown) and 1 against (Hutchinson). Then Hutchinson made an amendment to the motion that the bucking horse logo be included on the tank. Bailey second that motion, this motion carried unanimously. Motion with two amendments carried unanimously.**

**ITEM 3**

Chairman Wright opened the hearing for CUP08-0004 C. C. Cowboys – Revocation of Conditional Use Permit.

Gutierrez gave an update on the status of this item all the requirements have now been met and requests this item be removed from the agenda.

Brown moved to remove the item from the agenda. Davis seconded the motion. Motion carried unanimously.

**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.

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 has been 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.

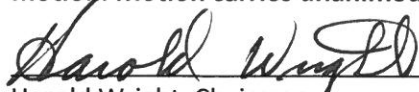
Appellant represented by legal counsel; presented arguments as to why they feel the permit should be approved.

Discussion between the Planning Commission, Staff, Appellant and their legal counsel.

**Hutchinson moves to uphold the Planning Departments denial of the Zoning Certificate (TB-17-437) for setbacks. Davis seconded the motion. Motion carried with a vote of 3 for (Hutchinson, Bailey, and Davis) and 1 against (Brown).**

**Public Comment – None**

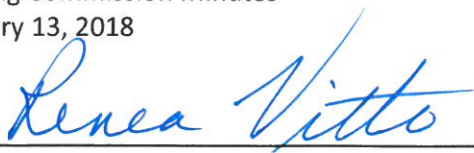
**Commissioner Bailey moved to adjourn meeting at 6:53 p.m. Commissioner Brown seconded the motion. Motion carries unanimously.**

  
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Harold Wright, Chairman  
Natrona County Planning and Zoning Commission

Planning Commission Minutes

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Renea Vitto

Natrona County Clerk