



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION March 12, 2019

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

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis and Michelle Maines

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 February 12, 2019 meeting minutes with the amendment to add the word recommend to all motions. Motion carried unanimously.

ITEM 2

Chairman Wright opened the hearings for **ZC18-5** - A request by USA Trucking represented by Rick Legerski for an amendment to the Zoning Map to change the zoning district from Urban Agriculture (UA) zoning district to Light Industrial (LI) zoning district. The property is located directly north of USA Trucking. This item is vacant land north of 5370 Poison Spider Road

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested zone change 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 – Craig Shanor (Applicant Representative), Rick Legerski, Diane Legerski, Laramie Legerski, Brian Wing, and Tracy Faxon all from Casper.

Discussion between the Planning Commission, Staff and Applicant's Representative.

Those speaking in opposition – Nancy Bates, John Bates, Judi Anderson, Richard Bates, Tom Rich, Cody McCormick, Nat Rumph, Isiah Bates, Veronica Bates, Sherri Bates, Jane Gallion, all from Mills, and Deanna Lopez, Natrona County

Close public hearing

Discussion between the Planning Commission, Applicant, and Applicant's Representative.

Davis makes a motion to recommend approval of ZC18-5 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Bailey seconded the motion. Motion carried with a vote of 3 for (Davis, Bailey, Wright) and 2 against (Brown and Hutchinson). Motion carried.

ITEM 3

Chairman Wright opened the hearing for **ZC18-6** – A request by RDS Holdings represented by Rick Legerski for an amendment to the Zoning Map to change the zoning district from Urban Mixed Residential (UMR) zoning district to Light Industrial (LI) zoning district. This is vacant land north of ZC18-5 and can be accessed from Gehring St.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning Commission to recommend approval by the Board of County Commissioners of the proposed zone change from Urban Mixed Residential (UMR) to Light Industrial (LI) zoning district. Staff also recommends that the motion incorporate by reference the findings of fact set forth in the staff report and this public hearing.

Public hearing open

Those speaking in favor – Rick Legerski, Craig Shanor (Applicants Representative) both from Casper

Those speaking in opposition – Nancy Bates, Curt Fulton, and John Bates all from Casper

Discussion between the Planning Commission, Staff and Applicant's Representative.

Brown makes a motion to recommend approval of ZC18-6 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 4

Chairman Wright opened the hearing for **ZC19-1** – A request by Jerry & Cheri Cook to change the zoning district from Ranching, Agriculture and Mining (RAM) to Urban Agriculture (UA). The property is located in a portion of the N ½ SE ¼ SE ¼ of Section 17, Township 33 North, Range 81 West of the 6th Principle Meridian, Natrona County, Wyoming. The parcel is located roughly ½ mile west of Poison Spider School and south of Poison Spider Road. This parcel is more commonly referred to as 14465 Pine Ridge Rd.

Gutierrez requested this item be tabled until next meeting, as there was an issue with the legal publication.

Brown recommends tabling this item until the April 9, 2019. Bailey seconded the motion. Motion carried unanimously.

ITEM 5

Chairman Wright opened the hearing for **CUP19-1** - A request by Black Hills Gas Distribution for a Conditional Use Permit to allow construction of an Over Pressure Protection Feed Station, which will provide feedback of natural gas to their 20" natural gas transmission line. The station will be located on Lot 26 of Block 1, Brookhurst Subdivision. The address is 5888 Mustang Trail.

Gutierrez gave the staff report. Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval of the requested Conditional Use Permit, 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 – Bruce Sauers, Walter Freeze, Jeff Hansen, Bill Fehringer all of Casper.

Discussion between the Planning Commission, and Applicant

Those speaking in opposition – Dan Williams, Paul Feyhl, both of Casper

Public hearing closed

Brown makes a motion to recommend approval of CUP19-1 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact. Davis seconded the motion. Motion carried with a vote of 3 for (Brown, Bailey, and Davis) and 1 against (Hutchinson).

Public Comment – None

Meeting adjourned at 7:44 p.m.



Harold Wright, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk