



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION April 10, 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: 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 13, 2018 meeting minutes. Motion carried unanimously.**

#### ITEM 2

Chairman Wright opened the public hearing for **ZC18-1** – A request by Dean Keith and Keith Ranch, LLC for approval of a Zone Change from the existing Ranching, Agriculture, and Mining (RAM) Zoning District to the Urban Agriculture (UA) Zoning District on approximately 270 acres. The property is in portions of Sections 29-32, Township 33 North, Range 77 West of the 6<sup>th</sup> Principal Meridian, Natrona County, Wyoming. The property is located approximately 11 miles south of the intersection of 2nd Street and Hat Six Road, the address being 11350 Hat Six Road.

Gutierrez updated the Commissioners on the email that was received earlier in the day from the applicant's representative. They are requesting this item be tabled for 30 days, as the property is currently under contract and if the sale closes, the application will be dropped.

**Brown moves to table this request for 30 days per applicant's request. Hutchinson seconded the motion.**

**Discussion between the Planning Commission and Staff.**

**Motion carried unanimously.**

#### ITEM 3

Chairman Wright opened the hearing for **ZC18-2** – A request by Lisa Burrige, Board Member, Lake Ridge Estates Owners' Association for an amendment to the concept plan and agreements for Lake Ridge Estates, Phase I and II, zoned Planned Unit Development (PUD). Lake Ridge Estates subdivision is located

approximately 2 miles west of Lakeshore Drive (Alcova) and south of State Highway 220. Phase I consists of 34 Lots and Phase II is one parcel of 284.43 acres. The property is accessed from Lake Ridge Drive.

Gutierrez gave the staff report. Staff proposes that the Planning and Zoning Commission recommend approval of this amendment by the Board of County Commissioners. Staff also recommends that the findings of fact be included from the staff report and this public hearing. Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Lisa Burridge, Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking in opposition – None

Public hearing closed


**Hutchinson moves approval for an amendment to the concept plan and agreements for Lake Ridge Estates, Phase I and II, zoned Planned Unit Development (PUD) subject to the findings of fact as presented by staff and throw in a wildlife friendly fence bottom on property boundaries. Brown seconded the motion.**

**Discussion between the Planning Commission and County Legal.**

**Motion carried with a vote of 3 in favor (Brown, Hutchinson and Wright) and 2 against (Bailey and Davis)**

Public Comment – None

Commissioner Davis moved to adjourn meeting at 6:00 p.m. Commissioner Bailey 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