



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION March 9, 2021

MEMBERS PRESENT: Hal Hutchinson, Matt Mitchell, and Jason Gutierrez

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Trish Chavis and Charmaine Reed

OTHERS PRESENT: None

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

ITEM 1

Mitchell moved and Gutierrez seconded a motion to approve the February 9, 2021 Planning Commission meeting minutes as presented. Motion carried unanimously.

ITEM 2

Chairman Hutchinson open the public hearing for PS20-1, a request to approve the final plat of 7 lots to be known as Mountain Acres.

Chavis gave the staff report. Staff proposed a motion and vote by the Planning and Zoning Commission to recommend approval of the requested subdivision and incorporate by reference, the findings of facts in the staff report and the public meeting.

Those speaking in favor – Heather Duncan-Malone, applicant’s representative and Pete Condis, Casper

Those speaking in opposition – Katie Lijewski, Tracy Lamont, Tyler Eickholt, and Andrew Schneider, all from Casper.

Gutierrez made a motion to recommend approval of PS20-1 by the Board of County Commissioners including findings of fact as presented by staff with the following conditions:

1. Jackson Canyon Road be added to the plat and shown as a current public right-of-way;
2. Add the three (3) well locations to the plat;
3. Add as a note on the plat as requested by WDEQ Non-Adverse Recommendation:
 - a. All on-site septic systems located on all the lots require that a Wyoming licensed professional engineer design and permit the on-site septic systems through Natrona County. All lots, the leachfield must have a minimum of 4’ of sand between the bottom of the leachfield and bedrock such as a mound system.
4. Have Casper Mountain Fire Protection District provide comments on the subdivision prior to BOCC consideration; and
5. Require an Improvement and Service District (ISD) for the proposed subdivision road.

Mitchell seconded the motion.

Motion passed.

ITEM 3

Commissioner Gutierrez gave the Planning Commission an update on the Zoning Resolution Rewrite.

Public Comment – Tracy Lamont and Andrew Schneider, Casper

Meeting adjourned at 7:06 p.m.



Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk