



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION August 10, 2021

MEMBERS PRESENT: Hal Hutchinson, Matt Mitchell, Jason Gutierrez, Chad Ziehl, and Robert Grant

MEMBERS ABSENT:

STAFF MEMBERS PRESENT: Eric Nelson

OTHERS PRESENT: None

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

#### **ITEM 1**

Ziehl moved and Gutierrez seconded a motion to approve the October 13, 2020 and the July 14, 2021 Planning Commission meeting minutes as amended. Motion carried unanimously.

#### **ITEM 2**

Chairman Hutchinson opened the public hearing for **CUP21-004** – Request for approval of a 4-spot camping area and a mobile home for storage off Enberg Road.

Nelson gave the staff report. Staff proposed a motion and vote by the Planning Commission to recommend denial of the requested Conditional Use Permit and incorporate by reference the findings of fact in the staff report and the public hearing.

Those speaking in favor – Bryon & Amber Coffey, Casper

Those speaking in opposition – Vicki Smith, Pat Butler, Robin Martin, Rick & Lisa Keith, Katlynn Heyer-Sorenson.

Public Hearing closed

**Gutierrez made a motion to recommend denial of CUP21-004 campground and then approve the mobile home storage by the Board of County Commissioners including the findings of fact as presented by staff. Ziehl seconded the motion.**

**Coffey provided rebuttal stating that there is zero plans to storage anything other than a mobile home for storage.**

**Clarification by Chairman Hutchinson on motion;**

**Part one of the motion is to deny the campground.**

**Motion passed unanimously.**

**Part two of the motion is to approve the mobile home storage for one mobile home for storage.**

**Motion passed with Gutierrez, Grant, and Hutchinson in favor and Ziehl opposed.**

**ITEM 3**

Chairman Hutchinson opened the public hearing for **PS21-004** – Approval of Jafer Industrial Park, Lot 7 & 8.

Nelson gave the staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested subdivision by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Public hearing is open

Those speaking in favor – Eric Grinstead

Those speaking in opposition – None

Public hearing closed

**Mitchell made a motion to recommend approval of PS21-004 by the Board of County Commissioners including the findings of fact as presented by staff. Ziehl seconded the motion.**

**Motion passed unanimously.**

**ITEM 4**

Chairman Hutchinson opened the public hearing for **PS21-005** – Approval of Waterman Major Subdivision

Nelson gave staff report. Staff proposes that the Planning and Zoning Commission enter a motion and vote to recommend approval of the requested subdivision by the Board of County Commissioners and incorporate by reference all findings of fact set forth herein and make them a part thereof.

Public hearing open

Those speaking in favor – Donald Hollingsworth

Those speaking in opposition – Pat Butler, Heath Hornecker, Linda & Glenn Davis, April Higge, Maureen Conway Malik Higge.

Hollandsworth provided rebuttal no irrigation water is allocated and the septic must be high performance because of the high water table, booster station for the meter pits (5 taps). He is only using the covenants of the zoning district.

Public hearing closed

Discussion between the Planning Commission and applicant.

**Mitchell made a motion to table the agenda item until September 14, 2021, to wait for the Chapter 23 study from DEQ and to give staff time to verify that Casper Alcova Irrigation District, 33 Mile Water District and Natrona County Road & Bridge were contacted about the subdivision. Grant seconded the motion.**

**Motion passed unanimously**

**ITEM 5**

Chairman Hutchinson opened the public hearing for **TA21-001** –Amend the text of the 2013 Subdivision Regulations by modifying the Improvement and Service District (ISD) requirements.

Nelson gave the staff report. Staff proposes a motion and vote to recommend approval of the requested Text Amendment by the Board of County Commissioners.

Public hearing open

Those speaking in favor – None

Those speaking in opposition – None

Close public hearing

**Ziehl made a motion to recommend proceeding with TA21-001 by the Board of County Commissioners Amend the text of the 2013 Subdivision Regulations by modifying the Improvement and Service District (ISD) requirements including the findings of fact as presented by staff. Gutierrez seconded the motion. Commission expressed concern that some mechanism is still needed to assure road maintenance.**

**Motion passed.**

**Public Comment – None**

**Meeting adjourned at 7:30 p.m.**

  
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Hal Hutchinson, Chairman  
Natrona County Planning and Zoning Commission

  
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Tracy Good  
Natrona County Clerk