



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION February 12, 2019

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

MEMBERS ABSENT: Tom Davis

STAFF MEMBERS PRESENT: Jason Gutierrez, Trish Chavis and Peggy Johnson

OTHERS PRESENT: Eric Nelson, County Attorney, and Charmaine Reed, Deputy County Attorney

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

ITEM 1

Brown moved and Hutchinson seconded a motion to approve the January 15, 2019 meeting minutes. Motion carried unanimously.

Executive Session

Bailey moved to enter into an executive session at 5:36 pm to discuss some items with the County Attorney. Brown seconded the motion. Motion carried unanimously.

Bailey moved to return to the open meeting at 5:45 pm, Brown seconded the motion. Motion carried unanimously.

Bailey moved to move CUP18-12 to be Item #2 on the agenda. Brown seconded the motion. Motion carried unanimously.

ITEM 2

Chairman Wright opened the hearings **CUP18-12** A request from Grant And Teresa Hodecker for a Conditional Use Permit to allow a private campground for up to four campers housing family and/or friends and not rented to the public. The parcel is located approximately ¼ mile west of Crimson Dawn Road. The address for this parcel is 1393 East End Road.

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 with the following condition:

- All Health Department requirements are complied with.
- Wildfire Mitigation is approved.
- All music and generators will be turned off between the hours of 10:00pm to 6:00 am.

Staff also recommends the motion incorporate by reference, all findings of fact set forth in the staff report and this public meeting.

Discussion between the Planning Commission, and Staff.

Public Hearing open

Those speaking in favor – Tracy Lamont, Grant & Teresa Hodecker, Albon Shaw, Trent Merrell and Shawn Dukart.

Discussion between the Planning Commission, Staff and Applicants

Those speaking in opposition – Debbie Bean, Jeff Jolovich, and Cora Moynihan

Close public hearing

Discussion between the Planning Commission and Staff.

Hutchinson makes a motion to recommend approval of CUP18-12 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof. With the three conditions that were presented by staff.

- **All Health Department requirements are complied with.**
- **Wildfire Mitigation is approved.**
- **All music and generators will be turned off between the hours of 10:00pm to 6:00 am.**

Bailey seconded the motion.

More discussion between the Planning Commission and Staff.

Motion failed with a vote of 1 for (Hutchinson) and 2 against (Brown and Bailey).

ITEM 3

Chairman Wright opened the hearing for **CUP17-2** – A request by Mountain West Technologies, represented by Tim Meads for a Conditional Use Permit to allow a 65' wireframe tower and cabinet to provide Broadband and Telephone services. The tower is currently located at Natrona County International Airport. The address of the tower is 8313 Commerce Drive.

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 meeting.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Tim Meads, Casper

Those speaking in opposition – Bruce Lawson, Gary Zitterkopf, Casper

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

Brown makes a motion to recommend approval of CUP17-2 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof with the condition that if the adjacent Verizon tower is ever removed, the Mountain West tower will need to be lit. Hutchinson seconded the motion. Motion carried unanimously.

ITEM 4

Chairman Wright opened the hearing for **CUP18-10** – A request by Mountain West Technologies, represented by Tim Meads for a Condition Use Permit to allow a 55' guyed tower and cabinet to provide Broadband and Telephone services. The address of the tower is 6702 Six Mile Road.

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 meeting.

Public hearing opened

Those speaking in favor – none

Those speaking in opposition – none

Public hearing closed

Brown makes a motion to recommend approval of CUP18-10 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof. Bailey seconded the motion. Motion carried unanimously.

ITEM 5

Chairman Wright opened the hearing for CUP18-9 – A request by Kelley Klepper, Kimley-Horn, on behalf of Vertical Bridge Holdings, LLC for a Conditional Use Permit to construct a 170' monopole communication tower to allow for co-location of multiple service providers. The applicant is also seeking a variance from the setback requirements. The parcel is located approximately 2.9 miles south of W. US Highway 20-26 and 2.9 miles west of Gas Hills Road.

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 meeting.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Matt Grugan, Boca Raton, FL and Mitchell Hess, Aurora, CO

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

Those speaking in opposition – none

Public hearing closed

Discussion between the Planning Commission and Staff

Hutchinson makes a motion to recommend approval of CUP18-9 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact with the condition on the variance request that Vertical Bridge obtain written authorization from the Deer Creek Ranch the adjacent property owner on the setback requirements. Bailey seconded the motion. Motion carries unanimously.

ITEM 6

Chairman Wright opened the hearing for **CUP18-13** – A request by Mike and Pam Norberg for a Conditional Use Permit to allow chickens on their parcel. The parcel is located approximately a ½ from CY avenue on Skyline Road. The address is 4670 Skyline Road.

Gutierrez gave 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 meeting.

Discussion between the Planning Commission and Staff.

Public hearing open.

Those speaking in favor – Mike and Pam Norberg, Larissa Ludwig, and Bruce Lawson, Casper

Discussion between the Planning Commission, Staff and Applicant

Those speaking in opposition – Mark Noble, Greg Hager, and Richard Whalen, Casper.

Close public hearing

Discussion between the Planning Commission, and Staff.

Brown makes a motion to recommend approval of CUP18-13 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof with the stipulation that no be roosters allowed. Bailey seconded the motion. Motion carries unanimously.

ITEM 7

Chairman Wright opened the hearing for **CUP18-14** – A request by Chris and Molly Beard for a Conditional Use Permit to allow Light Agriculture on their property. The parcel is located at the corner of Skyline Road and Tumbleweed Lane. The address of the parcel is 4350 Skyline Road.

Gutierrez gave 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 meeting.

Discussion between the Planning Commission and Staff.

Public hearing open

Those speaking in favor – Chris and Molly Beard, Mike Norberg, Matt Ludwig and Greg Hager, Casper

Discussion between the Planning Commission, Staff and Applicant.

Those speaking in opposition – Bruce Lawson, Greg Beecher and Mark Noble, Casper

Closed public hearing

Discussion between the Planning Commission members

Hutchinson makes a motion to recommend approval of CUP18-14 by the Board of County Commissioners as presented by staff and incorporate by reference all findings of fact set forth herein and make them a part thereof with the stipulation that no roosters be allowed. Bailey seconded the motion. With a vote of 2 for (Hutchinson and Bailey) and 1 against (Brown).


ITEM 8

Chairman Wright opened the hearing on the Planning and Zoning Commission 2019 meeting dates calendar.


Brown makes a motion to recommend approval of the 2019 meeting calendar. Hutchinson seconded the motion. Motion carried unanimously.

Public Comment – None

Commissioner Bailey moved to adjourn meeting at 8:35 p.m. Commissioner Hutchinson seconded the motion. Motion carries unanimously.



Harold Wright, Chairman
Natrona County Planning and Zoning Commission



Tracy Good
Natrona County Clerk