



# NATRONA COUNTY

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## Development Department

200 North Center Street, Room 202  
Casper, WY 82601

### MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION February 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 January 12, 2021 Planning Commission meeting minutes as presented. Motion carried unanimously.

#### **ITEM 2**

Chairman Hutchinson open the public hearing for CUP20-13, a request to permit as a Conditional Use, operation of a portable Hot Mix Asphalt Plant in close proximity to a WYDOT project occurring on W. US Highway 20-26.

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

Those speaking in favor – Mark Foster, JTL Group, Casper and Cameron Knoelk, Casper

Those speaking in opposition – None

**Gutierrez made a motion to recommend approval of CUP20-13 by the Board of County Commissioners including findings of fact as presented by staff. Gutierrez also recommended the CUP expire on December 30, 2021. Mitchell seconded the motion.**

**Motion passed.**

#### **ITEM 3**

Hutchinson opened the public hearing for PS20-7, a request to subdivide a 70-acre parcel into 3 lots to be known as Hiser Subdivision No. 2.

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

Those speaking in favor – Wesley Hiser, Casper

Those speaking in opposition – None

**Gutierrez made a motion to recommend approval of PS20-7 by the Board of County Commissioners including findings of fact as presented by staff. Mitchell seconded the motion.**

**Motion passed.**

**ITEM 4**

Chairman Hutchinson opened the public hearing for the request by the Natrona County Planning Department to update the 2016 Development Plan, Chapter 7, Natural Resource Plan.

Dessa Dale, DJ&A, gave a brief overview of the Natural Resource Plan.

Staff proposed a motion and vote by the Planning Commission to recommend approval of the update to the 2016 Development Plan.

**Mitchell made a motion to recommend approval of the 2016 Development Plan update by the Board of County Commissioners. Gutierrez seconded the motion.**

**Motion passed.**

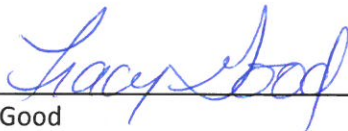
**Public Comment** – Chavis gave an update on the Zoning Resolution Rewrite and provided dates for upcoming work sessions and the public open house. Chavis also showed the website that has been developed for the project.

**Meeting adjourned at 6:22 p.m.**



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Hal Hutchinson, Chairman  
Natrona County Planning and Zoning Commission



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Tracy Good  
Natrona County Clerk