



NATRONA COUNTY

Planning Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission

Tuesday, January 11, 2021 – 5:30 P.M.

District Courtroom #1, 200 North Center St., Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION.

1. Call to Order
2. Election of Officers for 2022 – Chair and Vice-Chair
3. Approval of minutes from the following Planning Commission meetings and workshop:
 - September 14, 2021
 - October 12, 2021
 - November 9, 2021 workshop
4. **ZC21-007** Sutton Rezone – Request to rezone 20.24-acres from SR-1 (Suburban Residential-1) to UA (Urban Agriculture)

---PUBLIC COMMENT---

5. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.
6. Adjourn

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9447 so that appropriate auxiliary aids and services are available.



NATRONA COUNTY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

200 N. Center St., Room 202

Casper, WY 82601

Phone: 307-235-9447 Fax: 307-235-9439

www.natronacounty-wy.gov

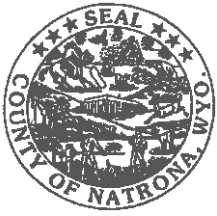
2022 COUNTY PLANNING COMMISSION SCHEDULE

***Please note the new submittal deadlines and staff review meeting dates. Complete submittals are due by 5PM on the submittal date. Incomplete applications will not be accepted.**

COUNTY SUBDIVISION SUBMITTAL	AGENT/OWNER AND STAFF REVIEW MEETING**	COUNTY PLANNING COMMISSION MEETING
December 7, 2021	December 29, 2021	January 11, 2022
January 4, 2022	January 26, 2022	February 8, 2022
February 1, 2022	February 23, 2022	March 8, 2022
March 1, 2022	March 30, 2022	April 12, 2022
April 5, 2022	April 27, 2022	May 10, 2022
May 3, 2022	June 1, 2022	June 14, 2022
June 7, 2022	June 29, 2022	July 12, 2022
July 5, 2022	July 27, 2022	August 9, 2022
August 2, 2022	August 31, 2022	September 13, 2022
September 6, 2022	September 28, 2022	October 11, 2022
October 4, 2022	October 26, 2022	November 8, 2022
November 1, 2022	November 30, 2022	December 13, 2022

** County Staff will contact agents & applicants to schedule Staff Review date and times.

"The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County."



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION September 14, 2021

MEMBERS PRESENT: Hal Hutchinson, Jason Gutierrez, and Robert Grant

MEMBERS ABSENT: Matt Mitchell, Chad Ziehl,

STAFF MEMBERS PRESENT: Eric Nelson, Holly Wilhelm, and Peggy Johnson

OTHERS PRESENT: None

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

ITEM 1

Gutierrez moved and Grant seconded a motion to approve the August 10, 2021 Planning Commission meeting minutes as emailed. Motion carried unanimously.

ITEM 2

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

Wilhelm gave update on the Waterman subdivision. She stated that they are still waiting on some items to be submitted and requested the agenda item be tabled again until the October 12, 2021 meeting

Grant made a motion to extend the tabled agenda item until the October 12, 2021, to wait for the Chapter 23 study. Gutierrez seconded the motion.

Motion passed unanimously

Update: Eric Nelson gave a brief update on the hiring of a new senior planner; she should start the end of September.

ITEM 3

Presentation by Miriam McGilvray and Melissa Ruth from Logan Simpson regarding Mountain Land Use Plan re-write:

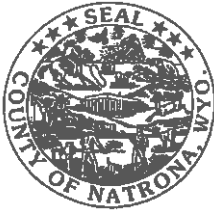
Discussion between Planning Commissioners and Logan Simpson representatives.

Public Comment – Tracey Lamont, Andrew Schneider and Katy Lawjeski (all from Casper)

Meeting adjourned at 6:48 p.m.

Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission

Tracy Good
Natrona County Clerk



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION October 12th, 2021

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

MEMBERS ABSENT: Jason Gutierrez

STAFF MEMBERS PRESENT: Eric Nelson, Holly Wilhelm, and Eileen Hill

OTHERS PRESENT: None

Chairman Hutchinson called the meeting to order at 5:33 p.m.

ITEM 1

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

Wilhelm gave update on the Waterman subdivision. Stated was the recommendation to table the agenda item again, indefinitely, until staff receives the DEQ Chapter 23 report.

Hutchinson asked if the applicant had to approve the indefinite tabling, and Nelson responded discussing they are not needing to provide approval of such tabling, that staff and the commissioners may decide.

Grant made a motion to extend the tabled agenda item indefinitely, to wait for the Chapter 23 study. Ziehl seconded the motion.

Motion passed unanimously

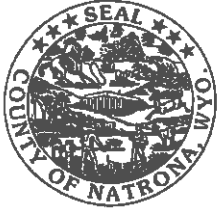
Public Comment – NONE

Update: Hutchinson asked about an update regarding future applications and Nelson mentioned there is not, only in house Simple Subdivisions. Also mentioned was the county's Senior Planner, Megan Nelms, becoming the main point of contact regarding planning related issues and her goals to make any necessary improvements. Nelson discussed the re-write and open house for the Casper Mountain Land Use Plan, for the public to voice their opinions, and invited the Planning Commissioners to the event.

Meeting adjourned at 5:47 p.m.

Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission

Tracy Good
Natrona County Clerk



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

MINUTES OF THE NATRONA COUNTY PLANNING COMMISSION WORKSHOP November 9, 2021

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

MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Megan Nelms, AICP, Senior Planner; Holly Wilhelm, Associate Planner

OTHERS PRESENT: None

The Planning Commission workshop began at 5:30 p.m. Megan Nelms, the new Senior Planner, introduced herself and gave a short presentation about Wyoming State Planning Statutes and Natrona County's planning rules. She also reviewed the Planning Commission bylaws and provided an update on the Natrona Next Zoning Resolution rewrite project.

There was general discussion about the Development Department and Planning Office and interaction with the Planning Commission. No action was taken at the workshop.

The workshop adjourned at 7:35 p.m.

Hal Hutchinson, Chairman
Natrona County Planning and Zoning Commission

ENCLOSURE 1

SUTTON RE-ZONING

ZC21-007

ZONE CHANGE APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming; as provided in Section 18-5-201 to 18-5-207, inclusive, of the Wyoming State Statutes, 1977, as amended, and as provided in the 2000 Natrona County Zoning Resolution, to rezone the following described real property:

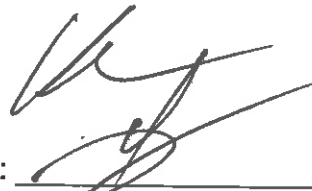
FROM: SUBURBAN RESIDENTIAL TO: URBAN AGRICULTURE

Applicant:

Owner:

1. Name KRISTI & ROSS SUTTON Name KRISTI & ROSS SUTTON
2. Address 5223 SQUAW CREEK ROAD CASPER, WY. 82604 Address 5223 SQUAW CREEK ROAD CASPER, WY. 82604
3. Phone 208-309-1273 Phone 208-309-1273
307-277-0489 307-277-0489
4. Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
SE¹/₄ SW¹/₄ & THE SW¹/₄ SE¹/₄, SECTION 25,
TOWNSHIP 33, RANGE 80
5. Common description of the property to be rezoned (street address and location description): 5223 SQUAW CREEK ROAD
CASPER, WY. 82604
6. Type of sewage disposal: Public Septic Holding Tank Other
7. Source of Water WELL
8. This property was purchased from: CRAIG & KATHY SMITH
9. The date this property was purchased: 9/21/20

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to give authority to violate or cancel the provisions of any other State or local laws. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record. **I (We) further understand that all application fees are non-refundable.** By signing this application I am (We are) granting the Development Department access to our property for inspections.

Applicant:  Date: 12/12/21
(Signature) 12/12/21

Print Applicant Name: KRISTI SUTTON
ROSS SUTTON

Owner:  Date: 12/12/21
(Signature) 12/12/21

Print Owner Name: KRISTI SUTTON
ROSS SUTTON

12/14/2021

From: Ross & Kristi Sutton
5223 Squaw Creek Road
Casper, Wyoming 82604

To: Natrona County Development Department
200 North Center Street, Room 202
Casper, Wyoming 82601

Attention: Planning and Zoning Commission
Regarding: Zone Change Request

Dear Commissioners,

We are applying for a zone change of our 20.24 acres property located @ 5223 Squaw Creek Road, Casper, Wyoming 82604.

It is currently zoned as Suburban Residential and we are asking for it to be rezoned to Urban Agriculture.

The purpose for this is, we would like to turn our existing 25"x15" finished "tack shed" into a 2nd dwelling as a quest house for our elderly aunt so that she may come live with us and have her own private space.

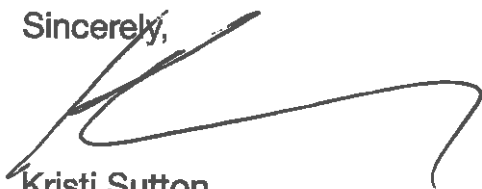
Also, if needed down the road, it would be very convenient to have the extra dwelling for any ranch hands to be able to live on site, which would be extremely useful/helpful for maintaining a property of this size.

Currently there are multiple properties around us with less acreage that are zoned as UA and we feel our request would not negatively impact our neighbors or its surroundings.

We thank you for your time and consideration and hope you grant us this request.

If you have any further questions, please let us know.

Sincerely,



Kristi Sutton

Email: luckyjranchwyoming@gmail.com

Phone: 208-309-1273

WARRANTY DEED

CRAIG R. SMITH and KATHY M. SMITH, HUSBAND AND WIFE, grantor(s) of Natrona County, State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

ROSS J. SUTTON and KRISTI A. SUTTON, HUSBAND AND WIFE, grantee(s), whose address is:

5223 SRYAW CREEK RD.
Casper, WY 82604

of Natrona County and State of Wyoming, the following described real estate, situate in Natrona County and State of WYOMING, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to wit:

SEE EXHIBIT A attached hereto and made a part hereof.

Subject to Covenants, Conditions, Restrictions, and Easements of Record, if any.

Witness my/our hand(s) this 21 day of September, 2020.

Craig R. Smith
CRAIG R. SMITH
Kathy M. Smith
KATHY M. SMITH

State of Florida)
County of Florida) SS.

The foregoing instrument was acknowledged before me by CRAIG R. SMITH and KATHY M. SMITH, HUSBAND AND WIFE

this 21st day of September, 2020.



Witness my hand and official seal.

My Commission Expires: 11-13-21
[Signature]
Notarial Officer

9/23/2020 12:41:31 PM NATRONA COUNTY CLERK
Pages: 2 Tracy Good
Recorded: SA
Fee: \$15.00
1089480 AMERICAN TITLE AGENCY

EXHIBIT A

PARCEL I:

A PARCEL BEING A PORTION OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 25, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL, SAID POINT AND CORNER BEING LOCATED FROM THE SOUTH ONE-QUARTER CORNER AND SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25, N.8°53'E., 1060.10 FEET; THENCE FROM SAID POINT OF BEGINNING AND ALONG THE NORTHERLY LINE OF SAID PARCEL, N.89°36'E., 1149.17 FEET TO THE NORTHEASTERLY CORNER THEREOF AND A POINT ON THE EASTERLY LINE OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25; THENCE ALONG SAID EASTERLY LINE S 0°12'E., 230.28 FEET TO A POINT; THENCE S.89°36'W., 1149.99 FEET TO A POINT AND NORTHEASTERLY CORNER OF A PREVIOUSLY CONVEYED TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT, DUE WEST, 170.50 FEET TO A POINT AND SOUTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED; THENCE N.23°01'W., 294.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND THE SOUTHWESTERLY CORNER OF A PREVIOUSLY DESCRIBED 1.203 ACRE TRACT; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT AND THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED, S.81°56'E., 285.31 FEET TO THE POINT OF BEGINNING.

PARCEL II:

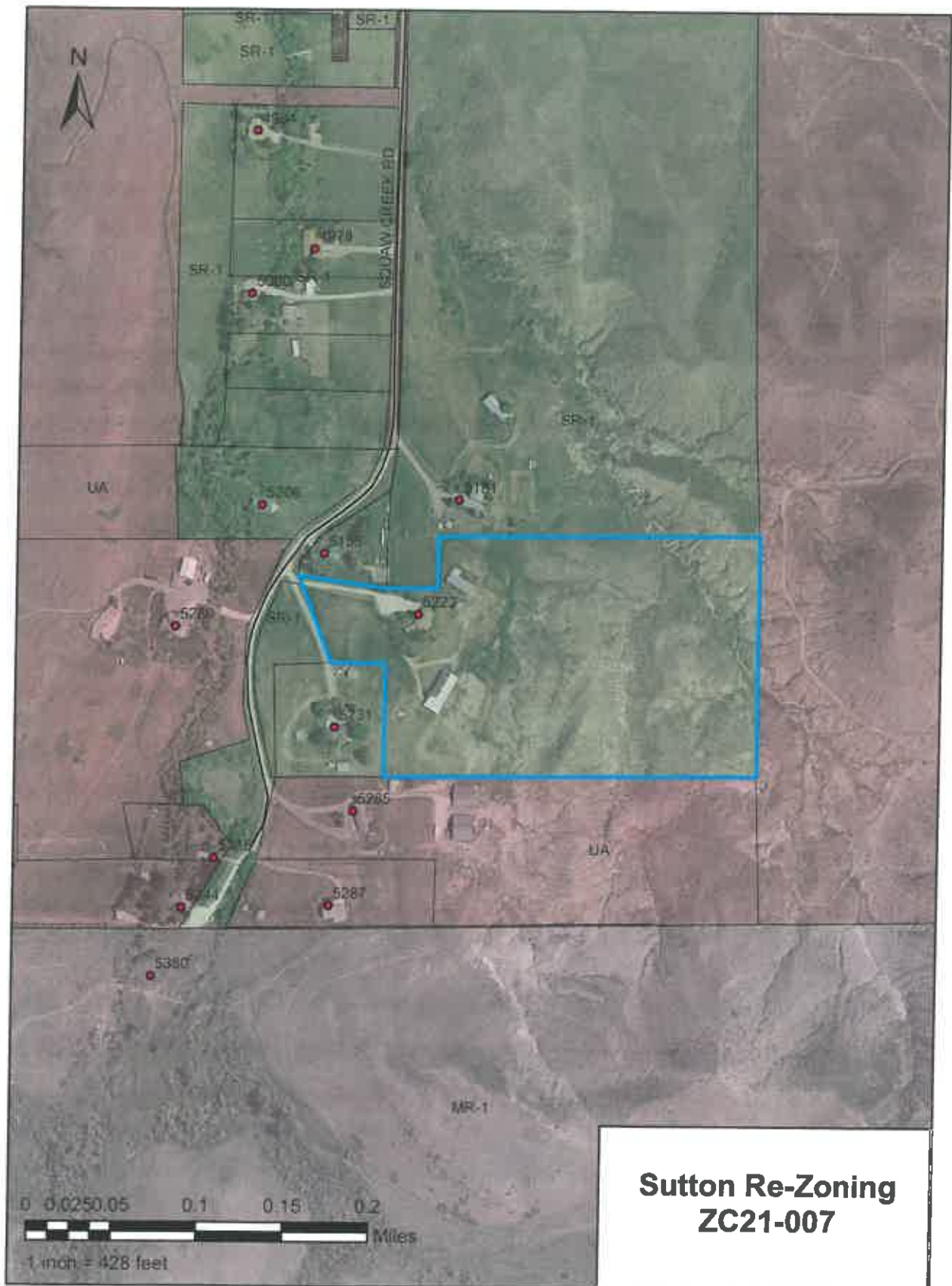
A PARCEL BEING A PORTION OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 25, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL, SAID POINT AND CORNER BEING LOCATED FROM THE SOUTH ONE-QUARTER CORNER AND SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25, N.8°53'E., 1060.10 FEET; THENCE FROM SAID POINT, N.89°36'E., A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH A DISTANCE OF 160.12 FEET TO A POINT; THENCE N.89°36'E., A DISTANCE OF 989.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25; THENCE S.0°12'E., A DISTANCE OF 160.38 FEET TO A POINT; THENCE S.89°36'W., A DISTANCE OF 989.17 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A PARCEL BEING A PORTION OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 25, TOWNSHIP 33 NORTH, RANGE 80 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25; THENCE NORTH 462.28 FEET TO A POINT; THENCE EAST 162.83 FEET TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE NORTH 350.00 FEET TO A POINT; THENCE N.89°36'E., A DISTANCE OF 1149.99 FEET TO A POINT ON THE EASTERLY LINE OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$, SAID SECTION 25; THENCE S.0°12'E., A DISTANCE OF 350.00 FEET TO A POINT; THENCE S.89°36'W., A DISTANCE OF 1149.99 FEET TO THE POINT OF BEGINNING.



**Sutton Re-Zoning
ZC21-007**

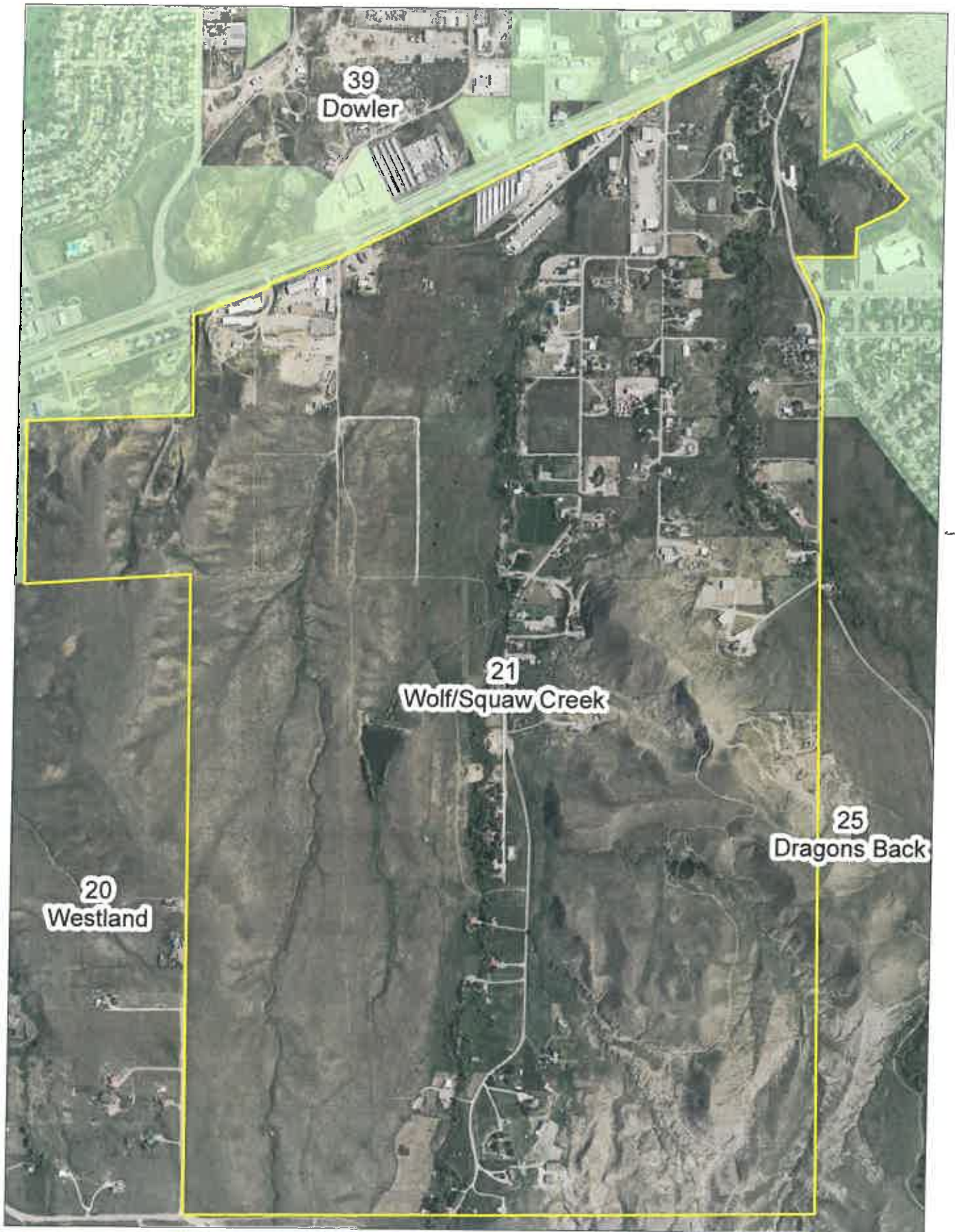
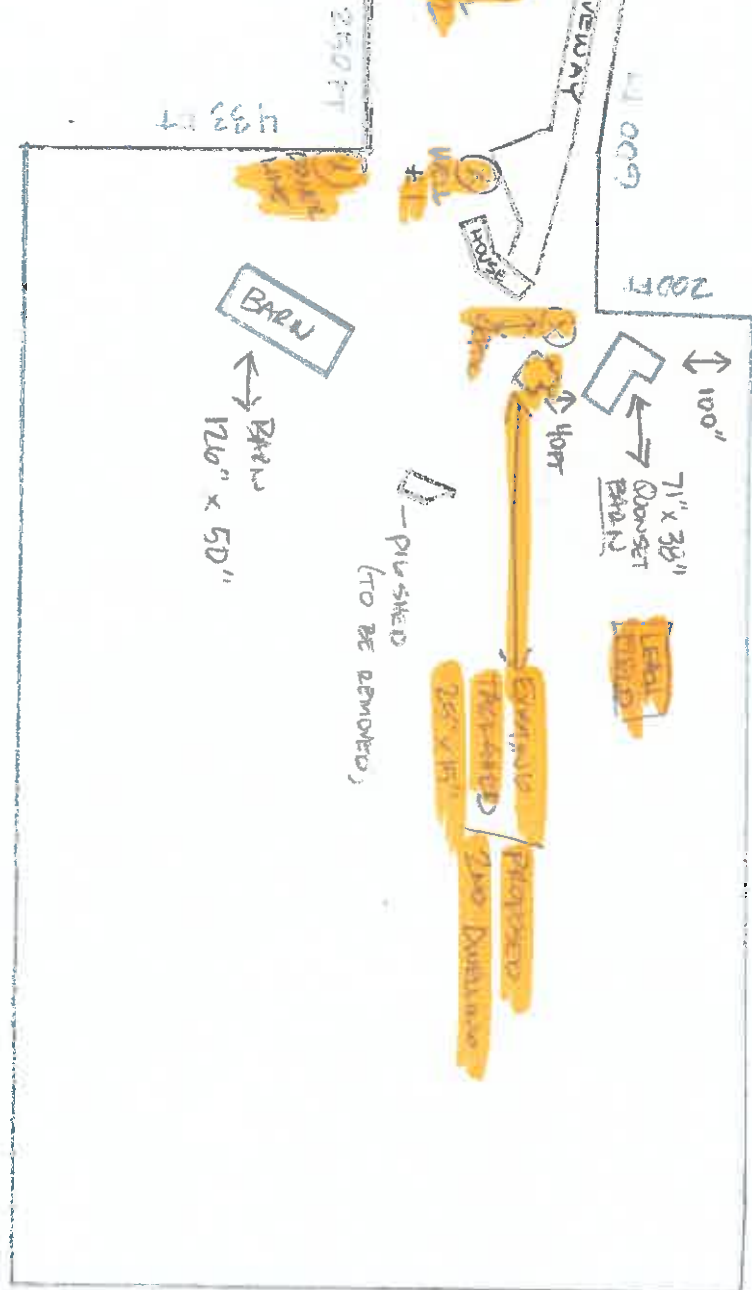


Figure 5-11
Neighborhood 21





1600 FT

1200 FT

1000 FT

PUSHED TO BE REMOVED

BARN

120' x 50'

7' x 38' OUNSET BARN

LEAK TUB

200' x 15'

DRIVEWAY

WATER TOWER

SUNNY CREEK ROAD

250 FT

433 FT

1000 FT

100'

40 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

1000 FT

SUTTON
5123 SQUAW CREEK ROAD
CASPER, WYOMING 82404

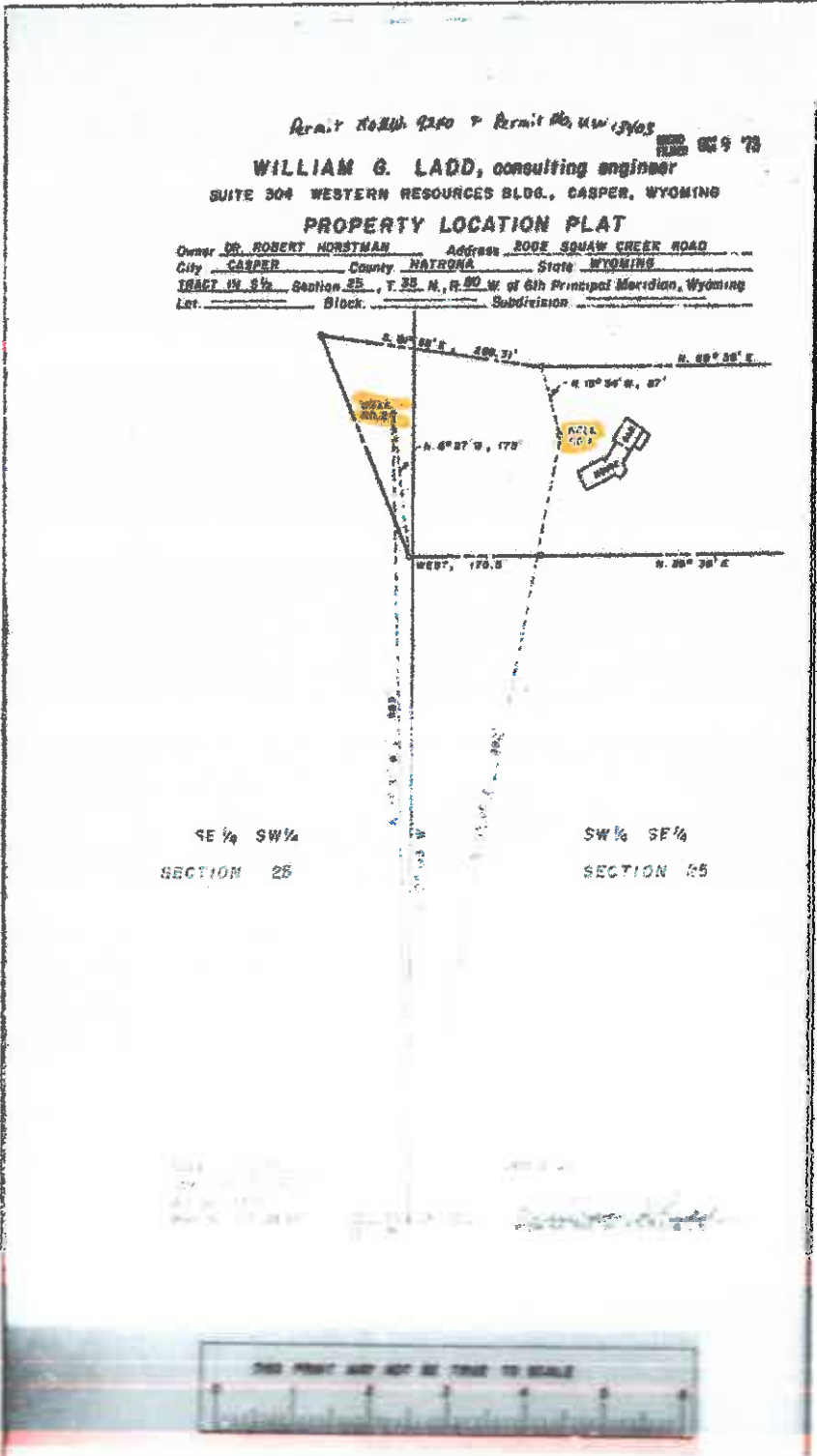
20.24 ACRES



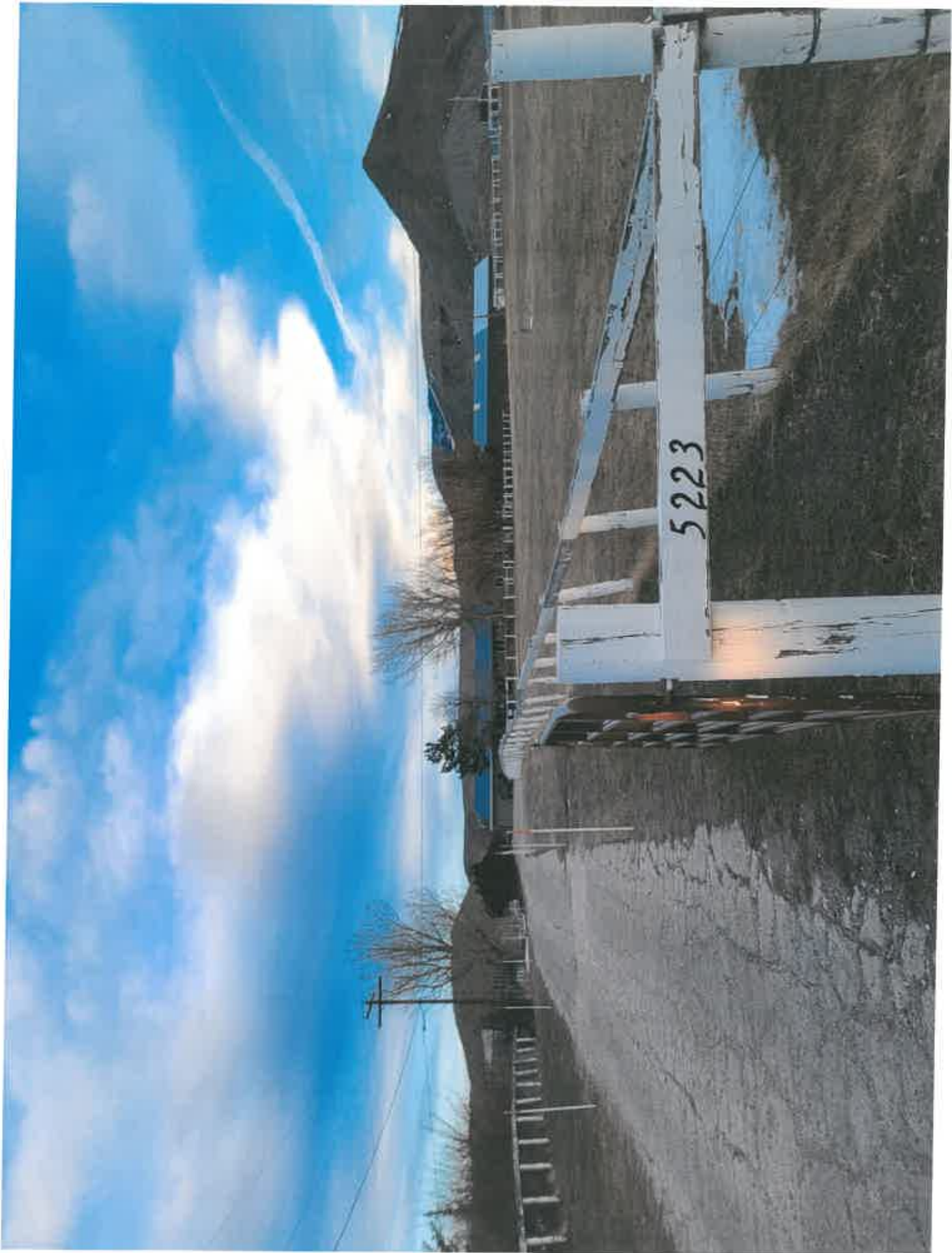
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government



This information contained herein was derived from the best available data. MapInfo Software Inc. or its BLM/USFS or other providers is not responsible for any errors or omissions.











ROSS : KRISTI SUTTON
5223 SQUAW CREEK ROAD
CASPER, WYOMING 82604

ADJACENT NEIGHBORS!
PROPERTY OWNERS

- RUTH JAMES
5195 SQUAW CREEK ROAD
CASPER, WYOMING 82604
- CHRIS : LYNNE NAVARRO
5231 SQUAW CREEK ROAD
CASPER, WYOMING 82604
- ANCIL : CHERYL JUBY
5285 SQUAW CREEK ROAD
CASPER, WYOMING 82604
- BRANDON : SARA TROJAN
5181 SQUAW CREEK ROAD
CASPER, WYOMING 82604



NATRONA COUNTY

Planning Department

200 N. Center St., Room 202
Casper, WY 82601

Holly Wilhelm, Associate Planner
County web: www.natronacounty-wy.gov

Phone: 307-235-9447
Fax: 307-235-9439
Email: hwilhelm@natronacounty-wy.gov

"The purpose of the Natrona County Development Department is to provide necessary services to implement sound land use planning and economic development policies to protect and enhance the quality of life for present and future inhabitants of Natrona County."

December 29th, 2021

Dear Property owner,

The Natrona County Planning and Zoning Commission will conduct a public hearing to consider the following item at 5:30 p.m. on Tuesday January 11th, 2022, in the District Courtroom #1, County Courthouse, 200 N. Center St., Casper, Wyoming.

ZC-007 Request to change the zoning district classification from Suburban Residential-1 (SR-1) to Urban Agriculture (UA) of approximately 20.421 acres in Section 25, T.33N, R.80W. The request is for Ross and Kristi Sutton, and the property is addressed 5223 Squaw Creek Rd Casper, WY 82604.

As an adjacent property owner, you are hereby notified of this public hearing. If you wish, you may submit letters of comments to the Planning Department prior to the hearing. Comments may be mailed to the Natrona County Planning Department at 200 N. Center St. Room 202 Casper, WY 82601, or via email to myself or the Senior Planner at mnelms@natronacounty-wy.gov. You may also attend the public hearing and present oral comments.

Please contact the Planning Department if there are any questions. Thank you.

Best regards,
Holly Wilhelm
Natrona County
Associate Planner
307-235-9285

200 North Center St.
Room 202
Casper, Wyoming 82609
(307) 235-9447
(307) 235-9436 Fax



Natrona County Development Department Planning & Zoning Division

ZONING NOTICE

A public hearing will be held by the Natrona County Commissioners on Tuesday, February 1, 2022, at 5:30 P.M. in the County Courthouse, District Courtroom #1 on the second floor, at 200 North Center St., Casper, Wyoming for the purpose of hearing a rezoning request for the Sutton property, which is located in a portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 25, T33N, R80W, with a physical address of 5223 Squaw Creek Rd. The applicant has requested the property currently zoned SR-1 (Suburban Residential-1) property to be rezoned to UA (Urban Agriculture).

Anyone having an interest in the property should attend the meeting. If you have questions or wish to review applicable documents, please contact the Planning Division at 307-235-9447.

ADA Compliance: If you desire to attend a public meeting and need a special accommodation, please notify the Natrona County Planning Department at (307) 235-9447 so reasonable accommodations can be made.

Megan Nelms, AICP
Senior Planner

Attest: Tracy Good
Legal No. _____

Publish: January 11, 2022

Please send invoice and affidavit of publication to:

Natrona County Planning Division
200 N. Center St., Room 202
Casper, WY 82601