



**BOARD OF COUNTY COMMISSIONERS
MINUTES OF PROCEEDINGS
Tuesday, September 1, 2009**

The regular meeting of the Board of County Commissioners was brought to order at 5:40 p.m. by Chairman Hendry. Those in attendance were Commissioners Ed Opella, Barb Peryam, Commissioner Terry Wingerter, County Attorney Bill Knight, Deputy County Attorney Heather Duncan-Malone, and Commissioners' Secretary Michelle Maines. County Clerk Renea Vitto was absent.

Commissioner Opella moved to approve the Minutes of Proceedings for August 4, 2009. The motion was seconded and carried.

Commissioners Wingerter made motion to approve the bills in the amount of \$666,007.11. The motion was seconded and carried.

Appointment to Fill Empty Coroner Position

Commissioner Peryam made motion to approve Resolution 48-09 appointing Connie Jacobson as County Coroner establishing a Salary of \$55,000 a year until the next election. Connie will be sworn into office on September 2, 2009. Connie was chosen from 3 candidates hand picked by the Republican Party. The motion was seconded and carried.

Public Hearings:

- A. Casper/Natrona International Airport to consider the submission of a grant application in the amount not to exceed 1.5 million dollars to the Wyoming business Council for a Business Ready Grant. If these funds are approved, they will be used for roadway improvements at the Casper/Natrona County International Airport.**

Chance Warne, Casper/Natrona International Airport reported this grant is to reconstruct Morgan Street Industrial Entrance, not the main entrance. Original road is asphalt, without a base. This new constructed road will have 10" base and 4" asphalt top. This project will need to be done to maintain the current businesses, allow growth, and allow all weather access to 6 Mile Road. The grant application is due September 1, 2009; first hearing was at the August 18, 2009 meeting.

Chairman Hendry declared the public hearing open:

Hearing no comments in favor or against, Chairman Hendry closed the public hearing.

Commissioner Wingerter moved to support the grant application. The motion was seconded and carried.

B. CUP09-0011

Eugene Wallace reported this is a request by Louie Sedmak to consider an application for a Conditional Use Permit to allow a mini warehouse in the Suburban Residential 1 (SR-1) zoning district, located in Thorndale Acres. Public was notified by newspaper, letter and signage. On August 11, 2009 the Planning and Zoning Commission recommended approval with the following stipulations: applicant shall cooperate with the City of Casper with regard to water flow, and building permits will not be issued until all City of Casper requirements have been met. The parcel affected consists of Lot 1, Lot 2 and Lot 3 in Block 4 of Thorndale Subdivision. The Conditional Use Permit will allow fuller utilization of property, which is encumbered by a major power transmission easement across the northerly portion of lots making residential use of the property nearly impossible. Storage units in the enclosed yard could serve as a buffer between power transmission lines and residential housing. The proposed Mini-warehouse will accompany existing storage units located at 2400 Allendale Boulevard and other commercial uses in the general vicinity. There is no present indication that the current number of storage facilities has become an issue in the neighborhood. Granting this permit will not over burden county services; will result in traffic going to and from the storage facility which does not incorporate permanent parking; will not contribute to population density; will not impair the use of the adjacent property or alter the character of the neighborhood; public health safety and welfare will not be dramatically affected. To date staff has received no public comment. As of August 19, 2009 the City of Casper approved the drainage study, therefore stipulation is no longer needed. There are (3) 4,800 square foot buildings and (1) 1,200 square foot building.

Chairman Hendry declared the public hearing open:

Speaking in favor was attorney Bill Harden on behalf of the Sedmak's.

Speaking in opposition was Ray Atkins.

Hearing no more comments, Chairman Hendry closed the public hearing.

Commissioner Wingenter moved to approve the Conditional Use Permit. Commissioner Peryam made moved to amend the motion with the stipulation the property is fenced all the way around. The motion was seconded and carried.

C. PS09-0020

Eugene Wallace reported this is a request by Charlie Peak representing Alcova Lake, LLC. To consider an application of approval of a Final Plat for South Estates, a major subdivision in the Urban Residential (UR) zoning district, more generally abutting the southern boundary of the Alcova Lake View Estates. Public was notified by newspaper, letter and signage. On August 11, 2009 the Planning and Zoning Commission voted 4-1 to approve without any stipulation. The Planning and Zoning Commission encouraged applicant to enter into a road maintenance agreement with the neighboring Lakeview Estates subdivision. The major subdivision has been designed to be compatible with land uses on the neighboring subdivision tracts. The proposed Alcova South Estates will consist of 16 lots. Applicant has submitted 2 copies of warranty deed from Jack M. Conner and Nancy L. Conner conveying to William O'Brien and Kathleen O'Brien an undivided 50 % interest, and to Charles Peak and Linda J. Peak an undivided 50 % interest. The warranty deed conveys title to the south one-half of the parcel on which the proposed subdivision will be located. A single family dwelling is planned for each of the 16 lots. The water source will consist of two community wells. Applicant has furnished a

document containing conditions, covenants, restrictions and easements affecting the proposed subdivision; a complete application and tendered fees covering the application and recording of the final plat; and proof of compliance regarding water rights. The preliminary plat was submitted by a licensed surveyor, not involved in creation of the plat. Applicant has commissioned and submitted a Hydrological study for the proposed subdivision, as well as percolation tests at 5 locations within the limits of proposed subdivision. The proposed subdivision is accessed from Lake Shore Drive and through Alcova Lakeview Estates via Lakeview Road. South Estates is willing and intends to join the surrounding Home Owners Association. By joining South Estates agrees to maintain road, although this will not affect the current access rights. To date staff has received one letter regarding capacity of the aquifer in the area, ingress and egress and traffic; one call requesting documentation relating to access; letter from Attorney Dave Drell; a Document Request Form from Terry Metzler.

Chairman Hendry declared the public hearing open:

Those speaking in favor were: Charlie Peak, Linda Peak and Gary Stokes

Those speaking in opposition were: Dave Drell, Yolanda Coffman, Paula Mundorf, Patrick Elbogen, and Jim Bell.

Hearing no more comments, Chairman Hendry closed the public hearing.

Commissioner Keating moved to approve the Conditional Use Permit. The motion was seconded and carried.

Contract, Agreements, Resolutions

D. Resolution 46-09

County Attorney Bill Knight reported this resolution Names Proxies in the Event of the Absence of the Elected Official from the MPO Policy Committee Meetings, and Providing the Proxies with the Authority to Act on Behalf of the Elected Official in his or her Absence on all Matters Presented to the Committee.

Commissioner Keating moved to approve Resolution 46-09. Motion was seconded and carried.

D. Ratification of the Johnson Storage & Moving Contract

County Attorney Bill Knight reported this contract is for the Townsend Justice Center move.

Commissioners Opella moved to approve the ratification of the contract. The motion was seconded and approved.

C. Agreement for Professional Services with DHM Design Corporation

Margaret Teevens, Natrona County Parks Department reported the selection committee has selected DHM Consulting Services for the Master Recreation Plan for Alcova Reservoir, Pathfinder

Reservoir, and Grey Reef Reservoir. Time line is expected to be approximately 2 years. Cost will be \$291,000.00; Bureau of Reclamation will help with funding. This is a great opportunity for both Natrona County and Natrona County Parks.

Commissioner Peryam moved to approve the agreement. The motion was seconded and carried.

D. Resolution 47-09 Charlie Peak, et al, Access Easement /Property Exchange

County Attorney Bill Knight reported this is property exchange based upon access granted to the county.

Commissioner Keating moved to approve Resolution 47-09. The motion was seconded and carried.

Consent Agenda

Commissioner Wingerter moved to approve the consent agenda contingent on County Attorney's approval of the liquor licenses. The motion was seconded and carried. Liquor licenses were approve the next day.

Public Comment

There was no public comment at this time.

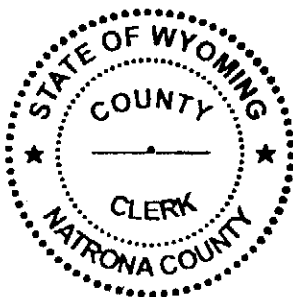
Commissioner Comment

Chairman Hendry thanked Doctor Thorpen for his 27 years of service; Natrona County was fortunate to have a forensic pathologist.

Adjournment

There being no further business to come before the Board of Commissioners, Chairman Hendry adjourned the public meeting at 7:35 p.m.

My term of office expires
January 6, 2011



BOARD OF NATRONA COUNTY COMMISSIONERS
Robert Hendry
Chairman

ATTEST:

NATRONA COUNTY CLERK

Renea Vitto
Renea Vitto