



**BOARD OF COUNTY COMMISSIONERS
MINUTES OF PROCEEDINGS
DECEMBER 6, 2011**

The regular meeting of the Board of County Commissioners was brought to order at 5:30 p.m. by Chairman Opella. Those in attendance were Commissioners Bill McDowell, Rob Hendry, Terry Wingerter, County Clerk Renea Vitto, County Attorney Bill Knight, Deputy County Attorney Heather Duncan Malone and Commissioners' Secretary Michelle Maines. Commissioner Matt Keating was absent.

Commissioner Wingerter moved to excuse Commissioner Keating as he was working out of town. The motion was seconded and carried.

Commissioner Wingerter moved to approve the Minutes of Proceedings for November 15, 2011. The motion was seconded and carried.

Commissioner Hendry moved to approve the payment of bills in the amount of \$2,604,593.72. The motion was seconded and carried.

Public Hearings:

**A. Resolution 57-11 Transfer of Funds/Unanticipated Revenue – Commissioners;
Sheriff**

County Clerk Vitto reported the following proposal is to transfer \$243,945.23 from the Commissioners/Projects, Grants Juvenile Detention Center account line to an account under the Sheriff for the new Juvenile Detention Center. The above amount is an estimate of expenses for the next seven months of operations: Sheriff/Juvenile Detention Center Salaries-\$17,500.00; Sheriff/Juvenile Detention Center Wyoming Retirement-\$2,471.00; Sheriff/Juvenile Detention Center Social Security Match-\$1,085.00; Sheriff/Juvenile- Detention Center Medicare-\$253.75; Sheriff/Juvenile Detention Center Employee Medical Insurance-\$3,185.00; Sheriff/Juvenile Detention Center Unemployment Insurance-\$322.00; Sheriff/Juvenile Detention Center Worker's Compensation-\$518.00; Sheriff/Juvenile Detention Center Repair/Maint. & Contracts-\$2,000.00; Sheriff/Juvenile Detention Center Utility Services-\$148,960.00; Sheriff/Juvenile Detention Center Bldgs Repair/Maint. & Cleaning-\$10,000.00; Sheriff/Juvenile Detention Center Boarding/Inmate-\$32,350.00; Sheriff/Juvenile Detention Center Clinic/Lab/Inmate-\$1,100.00; Sheriff/Juvenile Detention Center Dentists/Inmate-\$1,500.00; Sheriff/Juvenile Detention Center Physicians/Inmate-\$3,650.00; Sheriff/Juvenile Detention Center

Prescriptions-\$8,200.00; Sheriff/Juvenile Detention Center Computer/Security System-\$2,000.00; Sheriff/Juvenile Detention Center Jail Maintenance Support-\$8,850.48; Commissioners/Projects, Grants Juvenile Standard-\$5170.00; Sheriff/Juvenile Detention Center Juvenile Standard-\$5170.00

Chairman Opella opened the public hearing.

Hearing no comments chairman Opella closed the public hearing.

Commissioner Hendry moved to approve the transfer proposal & Resolution 57-11. The motion was seconded and carried. Commissioner

B.ZC11-0002

Gene Wallace, Development reported this is a request by Five G, LLC for a zone change from the Urban Agricultural (UA) to Rural Residential 2 (RR-2), affecting a 16.369-acre tract located in a portion of the S/2 of the SE/4 of the NE/4 of Section 15, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is accessed from Robertson Road. On November 8, 2011 the P&Z Commission recommended approval. The affected tract is bounded on the south by Red Butte Substation, Robertson Road on the east and City of Casper municipal limits on the adjacent south and east sides. Surrounding zoning is Urban Agricultural (UA) and Suburban Residential One (SR-1). Three acres will be sold to RMP to help facilitate the expansion of the Red Butte electrical substation; lots will be a five acre minimum. To date staff has received no comments.

Chairman Opella opened the public hearing.

Shawn Porter, WLC Engineering was in attendance for questions as Keith Tyler was unable to attend.

Speaking in opposition was Judi Jones; she questioned the location of proposed subdivision and traffic provisions for children and wildlife. Gene Wallace drew a map to help her visualize. She feels there is a lot of premature expanding and urban sprawl.

Hearing no further comments Chairman Opella closed the public hearing.

Commissioner McDowell moved to approve the Zone Change. The motion was seconded and carried.

C.PS11-0013

Gene Wallace, Development reported this is a request by Amoco Reuse Agreement Joint Powers Board (Owner), represented by Refined Properties, LLC (Developer) for approval of the final plat for Salt Creek Heights Business Center—Phase 1, a Major Subdivision/Planned Unit Development, comprising 91.3952 acres, located in portions of Section 5 and the NE/4 of Section 6, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The property location is accessed from English Avenue and Salt Creek Parkway. On November 8, 2011 the P&Z Commission recommended approval of the final plat subject to compliance with

the WYDEQ regarding Water Quality. The tracts is bound on the north and south side by Light Industrial, City of Casper Municipal limits are adjacent to the east, Heavy Industrial (HI) and Urban Mixed Residential (UMR) zoning on the adjacent west side; tract itself is zoned as Planned Unit Development (PUD). There are a total of 29 planned lots ranging in size from approximately 1.10 acres to 5.90 acres; PUD designs are compatible with land uses of neighboring tracts. Applicant has requesting the BOCC to waive the Subdivision Agreement as construction has been completed and JPB has the financial ability to back further costs if necessary. To date there has been no public comment.

Chairman Opella asked if the final approval was contingent on approval from the WYDEQ.

Attorney Knight anticipates approval from the WYDEQ within a reasonable amount of time. He recommended the board to make their motion based on finding of facts that the ARAJPB has demonstrated they have the financial capacity to fulfill the obligation complete all infrastructure.

Chairman Opella opened the public hearing.

Richard Bratton, Refined Properties was in attendance for further questions. He reported progress is moving forward while waiting on written approval from the WYDEQ.

Hearing no comments in opposition, Chairman Opella closed the public hearing.

Commissioner Wingerter moved to approve the Phase 1 of the Planned Subdivision incorporating all findings of facts specified in staff report. The motion was seconded and carried.

D.CUP11-0009

Gene Wallace, Development reported this is a request by Becky Harrison, for a conditional use permit to allow Light Agriculture (five (5) horses) in the Urban Mixed Residential (UMR) zoning district, located on a parcel comprising lots 35, 36 and 37 of Antelope Hills Estates in Section 9, Township 36 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 18057 Pronghorn. On November 8, 2011 the P&Z Commission recommended approval. Applicants' lot size is 14.31 acres; horses will be for residential use, not associated with commercial ranching. Zoning to the north, west and south is UMR; zoning to the east is Ranching Agricultural and Mining (RAM). To date there has been no public comment received.

Commissioner McDowell expressed concern as to how the numbers of horses are addressed.

Gene Wallace reported the original request specified five horses; after further observation of property the number increased to nine horses. This could turn into a Metro or neighbor problem, but not a county problem unless it turns into a zoning problem. He believes Development was misled.

Commissioner Hendry requested the number of horses be taken out of the final resolution; the number does not apply to the definition. As long as the animals are being fed properly, land does not turn into a feed lot (commercial) and neighbors do not complain about the smell there should not be a problem.

Chairman Opella opened the public hearing.

Becky Harrison spoke in favor, reporting she did not put a number on the original application; a lady from Development called and asked how many horses she owned and added the number. She reported at that time that her family owns eight horses and a black cow. Her neighbor's horses come over as well; neighbor is aware. She does not care about the number, just as long as they can have horses for residential use. They own other property as well.

Attorney Knight reported the proposed motion does not limit the horses to five, but a condition could be put in place with a number. The resolution would allow as many as long as the horses are for personal use.

Hearing no comments in opposition, Chairman Opella closed the public hearing.

Commissioner Wingerter moved to approve the Conditional Use Permit incorporating the proposed finding of facts specified in staff report excluding the five horses limit. The motion was seconded and carried.

E.CUP11-0013

Gene Wallace, Development reported this is a request by Grey Reef Outfitters represented by Erik Aune and W. Trent Tatum for a conditional use permit to allow a campground on a parcel located in a portion of the NW/4 of the SW/4 of Section 18, Township 30 North, Range 82 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed as 22222 Grey Reef Road (County Road #412). On November 8, 2011 the P&Z Commission recommended approval. The affected parcel is 13.67 acres; all adjacent property is zoned Ranching, Agricultural and Mining (RAM) and owned by WYDOT or BLM; this property is zoned Commercial. To date staff has received no public comment. Grey Reef Outfitters has contacted the Health dept for water percolation testing; waiting to hear from WYDEQ regarding drinking water regulations. WYDEQ has not given a time frame as to approval. This appears to be the only outstanding criteria yet to be met.

Commissioner Hendry inquired about garbage disposal.

Trent Tatum, Grey Reef Outfitters was in attendance for further inquires. He confirmed Grey Reef Outfitters would be responsible for the collection and disposal.

Chairman Opella opened the public hearing.

Hearing no comments in opposition, Chairman Opella closed the public hearing.

Commissioner McDowell moved to approve the Conditional Use Permit incorporating the proposed findings of facts and subject to the approval of the WYDEQ water approval. The motion was seconded and carried.

Board Appointments

Commissioner McDowell moved for the reappointments of Nicole Emery to the NC Parks Board, Steve Loftin to the Vista West/Westgate JPB; Don Garrison to the NC Predator Management District; Beecher Strube to the NCIABOT; and the appointment of Charles Carrig to the NC Historic Preservation Commission. The motion was seconded and carried.

Approval of the Consent Agenda

Commissioner Wingerter moved to approve the Consent Agenda. The motion was seconded and carried.

Public Comments:

Chairman Opella opened the floor to public comments.

Hearing no comments the floor was closed.

Commissioner Comments:

Chairman Opella opened the floor for commissioner comments.

Hearing no comments the floor was closed.

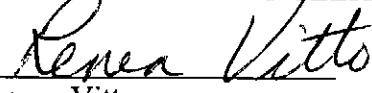
Adjournment:

There being no further business to come before the Board of Commissioners, Chairman Opella adjourned the meeting at 6:56 p.m.

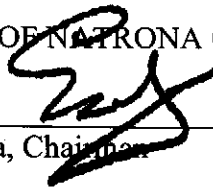


ATTEST:

NATRONA COUNTY CLERK


Renea Vitto

BOARD OF NATRONA COUNTY COMMISSIONERS


Ed Opella, Chairman

My term of office expires
January 5, 2015