

Albany County Planning and Zoning Commission  
SPECIAL MEETING of January 3, 2023  
**Minutes**

**Staff Present:** David Gertsch – Planning Director, Joe Wilmes – Associate Planner,  
Matt Ayres – County Civil Attorney

**I. Special Meeting**

**A. CALL TO ORDER/ROLL CALL (5:34 P.M.)**

**Chairman: The Special Meeting of the Planning and Zoning Commission will come to order.**

**Chairman:** Will the secretary call the roll.

Vote: Ms. Kocornik: Present

Ms. Hanning: Present

Mr. Platt: Present

Chairman Hinckley: Present

**B. Disclosures/Conflicts of Interest**

Chairman Hinckley disclosed that he is a practicing hydrogeologist, but since he was appointed to this position, he has declined any paying work associated with the Casper Aquifer and Albany County.

**C. Public Hearing on the Amendments to the Aquifer Protection Overlay Zone Regulations of the Albany County Zoning Resolution**

Chairman Hinckley introduced the item.

The public hearing was opened.

Martin Greller, representing ACCWA, noted that the potential regulations are substantially the same as that which were passed in November 2021. He supported the changes then and supports them today. He is sorry to see the western boundary cannot be adjusted today but looks forward to the day that the western boundary can be adjusted. He would like to see the language from a potential amendment in section Chapter 3, Section 3 (D)(10)(a) put into the regulations.

Nancy Sindelar said Mr. Greller covered most of it but believes this is a good opportunity for us to protect our water.

Sally Palmer said she thinks it is very important to protect the aquifer. She spoke about mitigating elements out of the aquifer and how expensive it would be. She wants to see the aquifer protected for future generations.

Commissioner Platt motioned and Commissioner Hanning seconded to close the public hearing.

The vote was unanimous.

Motion Carried.

## **D. Consideration of the Amendments to the Aquifer Protection Overlay Zone Regulations of the Albany County Zoning Resolution**

Chairman Hinckley introduced the item.

Commissioner Hanning moved, and Commissioner Platt seconded to approve amendment number ZA-02-22 to certify to the Board of County Commissioners.

Commissioner Platt asked about the different colors in the revisions.

Matt Ayres explained that green texts and strikethroughs means that it was moved. The other colors it is hard to say.

Commissioner Platt asked who all was involved in making the changes.

Matt Ayres said himself, David Gertsch, and Chair Hinckley.

Commissioner Platt asked if they decide to make the requested change, would that be a substantive change.

Matt Ayres said that this would be a substantive change.

Chairman Hinckley clarified what the amendments are for.

Commissioner Platt asked for Chairman Hinckley and Commissioner Hanning to speak on the language that Mr. Greller would like to see added.

Commissioner Hanning explained that the removal of the language stemmed from David Gertsch expressing the difficulty of implementation. She is willing to put this into the next batch of changes in light of the CAPP update.

Chairman Hinckley doesn't feel it is necessary to say, "follow the DEQ regulations" and feels these particular regulations are problematic. He agrees with Commissioner Hanning.

Commissioner Platt would feel comfortable moving forward with the current amendments.

Commissioner Hanning asked if it was important to add the citations to the studies.

Matt Ayres said it would be a good idea to make a citation to the general authorities which support these changes.

Commissioner Hanning moved and Commissioner Platt seconded to include in the decision making record the following separate reports: *Report on Spring 201 Nitrate-Nitrogen Monitoring in the Casper Aquifer Protection Area, City of Laramie, Wyoming, 2010*; *Report on Summer/Fall 2009 Nitrate-Nitrogen Monitoring in the Casper Aquifer Protection Area, City of Laramie, Wyoming, 2010*; *2015 Laramie Master Plan, Level 1, (including technical memoranda), Wyoming Water Development Commission, 2015*; *Septic System Impact Analysis, Albany County, Wyoming. Wenck Associates, Inc., May 2019*; *Casper Aquifer Nitrate Loading Study, Laramie, Wyoming. Wenck Associate, Inc., October 2020*; *2011 Casper Aquifer Protection Plan; East Laramie Wastewater*

Feasibility Study Presentation Given to the Environmental Advisory Committee  
December 2, 2010.

A vote to approve the amendment took place.

The vote was unanimous.

Motion Carried.

A vote to approve the motion took place.

The vote was unanimous.

Motion Carried.

### **E. Adjournment**

**Chairman:** There being no further business to conduct, the Chair would entertain a motion to adjourn the meeting.

Commissioner Platt motioned, and Commission Kocornik seconded to adjourn the meeting.

Meeting Adjourned at 6:21 p.m.