

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**  
**Laramie County Wyoming**

Thursday, May 10, 2018

- 180510 00** The Laramie County Planning Commission met in regular session on Thursday, May 10, 2018 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairperson; Commissioners Bert Macy and Joe Patterson; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner; Dave Bumann, Asst Director of Public Works.

The meeting register was signed by: Steve and Cathe Boldebeck, 2453 Road 218, Cheyenne; Cristy Hall-Ederer and Dustin Ederer, 2474 Road 218, Cheyenne; Lynn Boak and John Pippinger, 2481 Road 218, Cheyenne; Dennis and Chris Santora, 2424 Road 218, Cheyenne; Kathy Watt, 2486 Road 218, Cheyenne; Tom Taylor, 1811 Road 124, Cheyenne; Tom Hirsig, 3796 Campstool, Cheyenne; Shawn Madden, PO Box 670, Torrington; Justin Beckner, 4025 Automation Way, Suite B2, Fort Collins, CO; Gary M Hickman, 100 Central Ave, Cheyenne; Iesha Costalez and Cody Shaffer, 142 Kansas Ave, #2, Cheyenne; Joe D'Eufemia, 2454 Road 218, Cheyenne; Howard and Vicki Willis, 2525 Road 218, Cheyenne; Casey Palma, 1102 W 19th St, Cheyenne; Seth Lloyd, 2101 O'Neil Ave, Cheyenne; Chris Lovas, 1103 Old Town Lane, #101, Cheyenne; Ray and Juanita Fisher, 2431 Road 218, Cheyenne.

- 01** Review and action on a Subdivision Permit and Plat for Lago Del Norte, located in a portion of the E1/2 SW1/4 and the West 400' of the NW1/4 SE1/4 Section 18, T.15 N., R.66 W., of the 6th P.M., Laramie County, WY.

Nancy Trimble introduced the application and Justin Beckner of CivilWorx to provide testimony regarding the application. Commissioner Patterson asked Mr. Beckner if the State Engineer's Office or DEQ specified a minimum well depth requirement or aquifer requirement for the development. Mr. Beckner responded they did not, and that the depth to meet the aquifer had been identified in the report submitted to DEQ. Commissioner Patterson asked if there was standing water in the area for the proposed water feature. Mr. Beckner stated there may be some due to the recent rain. They plan on moving the existing road to the previous residence location, so that should help with water standing in the floodplain which was being blocked by the road. Commissioner Patterson asked if there was a proposed HOA (Homeowners Association). Mr. Beckner confirmed there would be an HOA that would take care of the maintenance of the open space area and the roads.

Commissioner Clark opened the hearing to the public. Public comments were received regarding water rights, affects from proposed water feature on upstream/downstream floodplain and water supply, density of development, traffic impacts/concerns due to grade on Road 218, and development access adjacent to east property.

Shawn Madden, co-developer, provided history regarding the water rights situation, and what was required by the State Engineer's Office to relocate the water well and address adjacent landowner water rights. He added that the water in the proposed feature could be used by the Fire District for fire suppression in the area. Mr. Beckner stated that any development in the floodplain should not affect the adjacent properties, and that the flow went downstream. Gary Hickman, Environmental Health, stated that DEQ does not set limitations on lot size, and the State Engineer's Office does not enforce. The lot size is determined by Environmental Health with respect to septic system spacing requirements.

With no further comment, the public portion of the hearing was closed.

Commissioner Patterson asked for confirmation regarding interior road maintenance and asked what would be required to allow water sales/commercial use of Tract A. Mr. Beckner stated that a condition that the HOA be established to maintain interior roads and open space would be agreeable. Should a commercial use be proposed for Tract A, a Site Plan process through County Planning would be necessary, and a traffic study would be performed for Road 218 from the highway to Road 124. Dave Bumann, Assistant Director of Public Works, added that even though the interior roads would be privately owned and maintained, they would need to be built to County standards, and a road maintenance plan would be required.

Commissioner Patterson moved to recommend approval to the Board with conditions 1 through 5, with an added condition (number 6) that a Homeowners Association shall be established for maintenance of interior roads, open spaces, Tract B, and any other common areas in the Association. Commissioner Macy seconded the motion, and it was passed with a vote of 3 – 0.

**02** Review and action on a Subdivision Permit and Plat for Hawk's Landing Subdivision, a replat of a portion of Tract 8, Capitol Tracts, Laramie County, WY.

Nancy Trimble introduced the application and Chris Lovas of AVI to provide testimony regarding the application. Commissioner Patterson asked if there was a utility easement to the north of this development, and shouldn't it be included on this plat? Mr. Lovas responded that research showed there was no easement, and if the applicant decided to subdivide the north area into 5 more lots, it would require replatting and the easement would be added at that time. Commissioner Patterson inquired about the drainage easements. Mr. Lovas responded that the drainage easements located on all the lots will help divert the storm runoff (which runs west to east) to the detention easement area on Lot 4.

Commissioner Clark opened the hearing to the public. Seth Lloyd, Planner with the City of Cheyenne, stated the final plat was approved by the City Council, and may need a few clerical corrections before recordation.

With no more comment, the public portion of the hearing was closed.

Commissioner Macy moved to recommend approval with condition 1. Commissioner Patterson seconded the motion, and it was passed with a vote of 3 – 0.

**03** Review and action on a Subdivision Permit and Plat for Costalez Ranch Subdivision, located in a portion of the NE1/4, Section 3, T.16 N., R.67 W., of the 6th P.M., Laramie County, WY.

Bryan Nicholas introduced the application and Casey Palma of Steil Surveying Services to offer testimony regarding the application. Mr. Palma pointed out the floodplain on the property; there should be plenty of buildable area.

Commissioner Clark said she was concerned about the access from the I-25 Service Road; with a 65 mph speed limit, it required too quick a stop to turn onto these smaller properties. Road 227 should be constructed to gain access. Mr. Palma responded that the layout was designed to provide shared access points to reduce the number of individual accesses. Commissioner Clark stated a previous applicant was told he would have to repave/upgrade the service road and Yellowstone in order to accommodate the development he proposed. Dave Bumann, Public Works, stated the County had jurisdiction over the road, and the traffic counts were not there to warrant improvements to the service road.

Gary Hickman, Environmental Health, expressed concern that this was a 5-lot development which did not require DEQ approval. If the property to the south does the same, then there will again be nothing reviewed by DEQ to address the groundwater in the area. Mr. Palma responded that this development was proposed with larger lots than the minimum required for septic systems and water wells. Commissioner Clark said it seemed dense for the area. Commissioner Macy noted the SEO (State Engineer's Office) has been permitting water wells for new subdivided lots. Mr. Palma stated the property was in Zone 2 of the Control Area, in which 5-acres lots were sufficient.

Bryan Nicholas gave the staff report. The hearing was opened for public comment. There was no comment received; the public portion of the hearing was closed.

Commissioner Patterson moved to recommend approval with conditions 1 and 2. Commissioner Macy seconded the motion, and it passed with a vote of 3 – 0.

The meeting was adjourned.