

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

Laramie County Wyoming
Thursday, January 11, 2018

180111 00 The Laramie County Planning Commission met in regular session on Thursday, January 11th, 2018, at 3:30 p.m.

The members in attendance were Commissioner Jody Clark, Chairwoman; Commissioners Jason Caughey, Bert Macy, Pat Moffett, and Joe Patterson; Dave Bumann, Assistant Director; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner. Rauchelle Meredith, Senior Permit Technician; Antony Pomerleau, Chief Building Official.

The meeting register was signed by:
Kim Wallace, 1808 South 5th Ave
Kenneth Farrar, 1411 Lampman Ct.
Brad Emmons, 1103 Old Town Lane
Carroll Nickerson, 1816 York Ave.
Cassie Wright, 1429 Lampman Ct.
Robert Herb, 1424 Lampman Ct.
Casey Palma, 1102 West 19th St.
Nancy Olson, 615 West 20th St.
Guy Boulier, 2212 Draper Rd.
Seth Lloyd, 2101 O'Niel Ave.
Fred Skorcz, 1520 Sunny Hill Dr.
Bonita Gamble, 1430 Plum St.

01 Review and recommendations on the Preliminary Development Plan for Hawk's Landing Subdivision, a proposed replat of a portion of Tract 8, Capitol Tracts, Laramie County, WY

Nancy introduced the application to the board, and provided background. Brad Emmons representing AVI gave testimony about the Preliminary Development Plan. AVI has agreed with conditions 1,3,4. Conditions 2,5 discussed about the SCW&SD and DEQ about connecting to utilities.

Nancy provided the overview of the staff report. Staff found the PDP was in conformance with the plans and policies of the LC Comp Plan, and LCLUR, supported recommendation with conditions of drainage report, clerical errors, for a total of 3 conditions.

Commissioner Clark opened the hearing to the public:
Kenneth Ferrar, 1411 Lampan, discussed could not find project online. Addressed concerns on pedestals for mailboxes, maintenance of roads, and additional lighting. Asked question on proposed drainage pond size and drainage methods. He was concerned on the collection of mosquitos. What are the setbacks on structures, driveways, and access/traffic from college drive? Requested a review of the traffic speeds, signs, and methods of approaching the driveways.

Brad Emmons provided response. Stated the US post office decides location of mailboxes after the plat is approved. No contracts were made with Black Hills energy or the county were made for street lights. The proposed subdivision would need to address lighting. Drainage pond is required by the county, and designed by County Regulations. Pond should release within 24 hours, eliminating stagnate water. Further design of the pond is needed. Minimum required setbacks is 25 in the MR zone for all primary structures. Speed limits can be discussed with WYDOT (Randy Greisbach) about issues of speed limits, and concerns of adjacent land owners.

Seth Loyd- City of Cheyenne Planning & Development Dept. has stated it is in the review process for the City Conditions, and made himself available for questions.

Guy 2212 Draper Road – citizen – biggest concern is wanting rules and regulations on protection of wildlife and open space. Type of housing structures, and existing trash piling from existing residents. Wanted to keep the neighborhood in good shape, and keep citizens in check of trash stockpiling.

Brad provided response that the application is still in the PDP stage and additional concerns can be addressed with the prelim and final plat. The property will be regulated by the county, and stick built or modular would be possible.

Commissioner Jason Caughey addressed that the County does not enforce covenants.

Ken Nickerson of 1816 York Ave Resident addressed concerns of maintenance of grasses and open spaces. Was concerned about drainage, and historic events of heavy flooding. Ditches fill up from Hellwig road during rainfall, and will additional construction block drainage. Likes the county living, has lived in the county for a long time. Was concerned of the density of development, and quantity of houses. Asked about drainage easements on the north portion of the property. Addressed the additional traffic that would be created, existing traffic, and reckless driving. Locations of mail boxes and how they are accessed was a concern.

Nancy Olson – MPO York Ave needs to be addressed and meet minimum requirements of addressing development and right-of-ways.

Brad Emmons responded about drainage concerns of resident 1816 York Ave. All frontage housing will drain towards Hellwig road and not allow water to drain towards the south. Future development could allow for multi-family dwellings or apartments. Also commented on existing development that is similar in lot size.

Commissioner Jody opened the application to discussion.

Commissioner Moffett moved to approve the application. Motion was seconded and approved 5-0.

- 02** Review and action of a Subdivision Permit and Plat for Cheyenne Hills Church, 2nd Filing, a replat of a portion of Lot 1, Block 1, Cheyenne Hills Church Subdivision and a portion of the N1/2, NE1/4, Section 25, T.14N., R.66W., Laramie County, WY.

Nancy introduced the application to the board, and provided background. Brad Emmons representing AVI gave testimony about the Subdivision. Brad provided testimony and made himself available to the commissioner. Commissioner Moffett asked about the adjacent land to the east and ownership. Brad stated it is owned by another party.

Nancy provided the overview of the staff report. Staff found the PDP was in conformance with the plans and policies of the LC Comp Plan, and LCLUR, supported recommendation of approval 2 conditions.

Commissioner opened the application to the public.

Seth Loyd- City of Cheyenne Planning & Development Dept. has stated it is in the review process for the City Conditions, and made himself available for questions.

Commissioner Clark opened the discussion for public comment. No comments from the public.

Public comments was closed.

Commissioner Moffett asked a question about County Engineer comments on traffic and density of traffic at certain times. Brad stated a report of traffic would be provided from past reports.

Commissioner Jason Caughey moved to approve the application with the conditions.

Motion was seconded and approved 5-0

- 03** Review and action of a Subdivision Permit and Plat for Treadway Subdivision, a replat of Tracts 1-4, Ultrea Subdivision, Laramie County, WY.

Bryan Nicholas introduced the application to the board, and provided background.

Casey Palma of Steil Surveying Services provided testimony on the application and made himself available for questioning. Mr. Palma stated that the requirements and comments from the Planning Department would be address and had no issues with addressing those comments.

Seth Loyd- City of Cheyenne Planning & Development Dept. has stated it is in the review process for the City Conditions, and made himself available for questions.

Commissioner Clark opened the discussion for public comment. No comments from the public.

Commissioner Macy moved to approve the application with no conditions.

The motion was seconded and approved 5-0.

04 Adoption of 2017 National Electrical Code.

Nancy introduced the application.

Antony Pomerleau discussed the history of review. Laramie County Board of Commissioners in 2003 moved to begin adopt the IBC and start the permit process of the un incorporated area of Laramie County. From 2003 and 2008, Laramie County and the City of Cheyenne made a joint agreement to enforce the IBC and permitting.

Mr. Pomerleau stating that state statues requires that when new codes are adopted that AHJs have six months to follow suite and had adopted and starting enforcing 2017 electrical code which became effective June 2017.

Commissioner Moffett asked about current construction and current codes being met. If the code is approved, then no prior construction would fall under the new codes. But new changes, improvements, or modifications would need to meet the newly adopted codes.

Commissioner Jason Caughey asked if the adoption was for the code in its entirety. Mr. Pomerleau stated that is the case, though there are amendments that change the appendixes but are part of the adoption.

Commissioner Moffet moved to approve the adoption

Motion was seconded and approved 5-0.