

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

Laramie County Wyoming
Thursday, September 27, 2018

- 180927 00** The Laramie County Planning Commission met in regular session on Thursday, September 13, 2018, at 3:30 p.m.

The members in attendance were Brad Emmons, Planning Director; Nancy Trimble, Associate Planner; Seth Frentheway, Associate Planner; Bryan Nicholas, Associate Planner; Chairwoman Jody Clark, Planning Commissioner; Pat Moffett, Planning Commissioner, Joe Patterson, Planning Commissioner.

The meeting registrar was signed by: Rich Juschka, 7402 South Greeley Highway, Cheyenne, WY 82007; Jerry Carter, 2465 Channel Dr., Cheyenne, WY 82009; Dave Browilow, 1897 Road 124, Cheyenne 82009; Pat Knipple, 2441 Channell Dr., Cheyenne, WY 82009; Vicci Carter, 2465 Channell Dr., Cheyenne, WY 82009; Garth Buresh, 1637 Morningstar Rd., Cheyenne, WY 82009; Craig Strade, 17 Chalk Bluffs Rd., Cheyenne, WY 82007; Karen Dawkins, 2461 Channell Dr., Cheyenne 82009; Ken Ferrari, 2469 Channell Dr., Cheyenne, WY 82009; Christofer Lovas, 1103 Old Town Lane, Cheyenne, WY 82009; William Coppinger, 3753 Riata Loop, Cheyenne, WY 82007.

- 01** Review and recommendations on the Preliminary Development Plan for Northern Heights, 2nd Filing, located in a portion of the N1/2 Section 18, T.15N., R.66W., of the 6th PM, Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The agent for the applicant, Chris Lovas of AVI, pc was introduced to provide testimony.

Mr. Lovas introduced himself, as well as the owner of the property. Mr. Lovas stated the Planner had provided an excellent staff report, and was available for questions by the Planning Commission.

Commissioner Moffett asked if the access drive for the existing structure would remain, Mr. Lovas confirmed it would, and the Preliminary Development Plan shows that accommodation.

Commissioner Patterson asked Mr. Lovas would the proposed access for Tract 10 be impacted by future construction of a road within the 30' road reservation. Mr. Lovas stated that because the structures meet the required setbacks, if a road were to be constructed, it would not impact the owner other than a possible access permit.

County Planner provided a staff report, recommended conditions needed for approval, and recommended approval of the Subdivision Permit & Plat to the

Planning Commission with one condition.

Commissioner Clark opened discussion between the Planning Commission and County Staff, with no questions asked.

Commissioner Clark opened the hearing to the public, to allow for public comment. Ken Ferrari of 2469 Channell Drive expressed concerns regarding traffic, how Channell Drive would be impacted, and what type of homes would be constructed on the property. Mr. Garth Buresh of GB Builders, stated he will build the homes himself, with a starting price of 439,000 with square footage of 1,500, and had one property receiving interest. Upon further request by Commissioner Clark, Mr. Buresh stated the County was requiring driveways to align with the existing driveways south of Channell Drive, but expressed the existing method of snow removal by pushing snow into the ditch where the new driveway would be, and was open to suggestions to avoid possible issues. Associate Planner, Nancy Trimble stated it would have to be addressed by the Laramie County Public Works Director.

Commissioner Clark closed public comment and asked for a motion. Commissioner Patterson motioned to approve the application with the recommended conditions, Commissioner Moffett seconded, and the application was approved (3-0).

02 Review and action of a Subdivision Permit and Plat for Blue Sky Estates, located in portion of the NE1/4 Section 5, T.13N., R.64W., of the 6th P.M., Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC was introduced to provide testimony.

Mr. Palma introduced himself and provided information on the proposed subdivision, stating he was in agreement with the staff report and recommended conditions.

Commissioner Clark asked if the Planning Commission had any questions for Mr. Palma, no questions were asked.

County Planner provided a staff report, recommended conditions needed for approval, and recommended approval of the Subdivision Permit & Plat to the Planning Commission with two conditions.

Commissioner Clark opened discussion between the Planning Commission and County Staff, with no questions asked.

Commissioner Clark opened the hearing to the public, to allow for public

comment. William Coppinger, of 3753 Riata Loop, introducing himself as the Riata Ranch HOA Chairman, stated the neighbors had concerns regarding the maintenance of roads, and if the new subdivision would have a new HOA/Covenant or would be under the existing HOA. Mr. Palma he was under the assumption the land owners had contacted the HOA, and if they hadn't then a meeting was required.

Commissioner Clark clarified to Mr. Coppinger that the Planning Commission was a recommending body, and the approval of the subdivision would be the next meeting. Commissioner Patterson asked Mr. Palma if the property is currently in the Riata Ranch HOA, Mr. Palma responded yes. Commissioner Patterson stated it was his understanding that an HOA is tied to the legal description of the land, and any future subdivision would fall under that HOA.

Commissioner Clark asked for any additional public comment, no public comment was provided and was closed. Commissioner Clark asked for a motion.

Commissioner Moffett motioned to approve the application with the recommended conditions, Commissioner Patterson seconded, and the application was approved (3-0).

- 03** Review and action of a Subdivision Permit and Plat for Grizzly Cliffs, 2nd Filing, located in Tracts 3 & 4, Grizzly Cliffs, 1st Filing, a portion of the NW1/4, Section 19, T.13N., R69W., and in a portion of the E1/2, Section 24, T.13N., R.70W., of the 6th P.M., Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC was introduced to provide testimony.

Mr. Palma introduced himself and provided information on the proposed subdivision. Mr. Palma further provided background on the discussion with Laramie County Environmental Health, and the requirement that any further subdivision of the subdivision would require a Wyoming Department of Environmental Quality Chapter 23 Study due to the re-platting of Grizzly Cliffs, 1st Filing, and was noted on the proposed plat. He also stated they had made revisions to the plat addressing agency comments, easements, and minor clerical changes.

Commissioner Moffett stated to Mr. Palma he had traveled to the site, and asked if there was a gas line located on the property. Mr. Palma responded yes, clarifying that a blanket easement was originally in place, and they had conducted a survey creating a new easement on the plat. Mr. Palma also spoke on the desire of addressing the existing overhead power lines by burying the lines with approval by the utility companies and owner, and thus creating an easement on the plat in order for the electrical to be buried.

County Planner provided a staff report, recommended conditions needed for approval, and recommended approval of the Subdivision Permit & Plat to the

Planning Commission with five conditions.

Commissioner Clark opened discussion between the Planning Commission and County Staff, with no questions asked.

Commissioner Clark opened the hearing to the public, to allow for public comment. No public comment was provided and was closed. Commissioner Clark asked for a motion.

Commissioner Moffett stated the location, existing conditions, and water access of the subdivision would need tough individuals, but was supportive of the concept behind the proposed subdivisions.

Commissioner Patterson motioned to approve the application with the recommended conditions, Commissioner Moffett seconded, and the application was approved (3-0).

04 Postponement of the public hearing regarding the Subdivision Permit and Plat for Pronghorn Bluff, 1st Filing, located in Tract 5, Sells Additions, Laramie County, WY.

County Planner introduced the project and purpose, and provided a proposed motion for the postponement of the application to the October 25, 2018 Planning Commission public hearing. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC was introduced to provide testimony.

Mr. Palma clarified the reasoning for the postpone, stating that securing an easement for the 10' guy wire was in process and would hopefully be resolved. There was a chance of an additional postponement if the resolution occurred too slowly.

Commissioner Clark asked the citizens in attendance if they would like to provide public comment, no public comment was provided.

Commissioner Clark asked for a motion, Commissioner Moffett motioned to approve the postponement of the application, Commissioner Patterson seconded, and the postponement was approved (3-0).