

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

Thursday, January 25, 2018

180125 00 The Laramie County Planning Commission met in regular session on Thursday, January 25th, 2018, at 3:30 p.m.

The members in attendance were: Commissioner Jody Clark, Chairwoman; Commissioners Bert Macy, Jason Caughey, Joe Patterson, and Pat Moffett; Dave Bumann, Assistant Director; Brad Emmons, Planning Director; Nancy Trimble, Associate Planner; Bryan Nicholas, Planner.

The meeting register was signed by: Zach Allen, P.O. Box 453, Cheyenne, WY 82003; Steve Kelly, 1660 S. Albion St, Suite 317, Denver, CO 80222; Sandra Dennis, 10114 Yellowstone Road, Cheyenne, WY 82009, Bill Tunnicliff, 818 Sterling Drive, Cheyenne, WY 82009; Shawn Ajdari, 10118 Yellowstone Service Road, Cheyenne, WY 82009

01 Review and action of a Variance for the purpose of posting an oversized sign to enhance visibility in an AR (Agricultural Residential) zone district for the property located on a portion of the E1/2, Sec 17, T.13.N., R.64W., of the 6th P.M., Laramie County, WY, located at the southwest corner of Road 207 and 138.

Bryan introduced application and Zach Allen of Wyoming Signs, LLC. Commissioner Moffett asked if the artwork is proposed. Zach Allen answered yes. Bryan gave staff report and criteria. Stated regulations dictate the sign be removed after 10 days after full build out. Motions of approval and denial were provided.

Commissioner Clark opened the hearing to public comment: No public comment

Commissioner Moffett asked applicant if the sign was completed, applicant answered yes. Commissioner Moffett stated that building permits were required, the size was overboard, and the length of time was too long for development and couldn't be recommended. Commissioner Caughey stated the sign is more similar to a billboard, and isn't appropriate for the area. Based on the timeline of the development the sign could be up for 10-15 years. There were no unique circumstances for such a sign. Commissioner Moffett stated the Remington Ranch sign further down on Road 135 is easily readable.

Caughey moved to deny the variance, Commissioner Moffett seconded.

Variance was denied (5-0).

02 Review and action of a Variance for the purpose of placing a monopole cell tower with reduced setbacks from adjacent property lines in the AR (Agricultural Residential) zone district for the property located on the S1/2, Tract 10, Wallick and Murray Gardens, located at 112 & 202 Murray Road Laramie County, WY.

Bryan introduced application and Steve Kelly of 1660 Albion Street as a representative of Horizon Tower, LLC. Mr. Kelly handed out additional information and a USB to provide images for the public to view of example of towers, and introduced the property owner as Mr. Tunnickliff.

Mr. Kelly stated that during the Pre-Application meeting in November, Planning Staff stated he could work with Verizon on the location of the tower, and questioned the structural integrity. Commissioner Moffett asked if the applicant was requesting variances for setbacks or square footage. Mr. Kelly answered the variance was for setbacks, the leased area was for outdoor cabinets and no shelter structure was required. Commissioner Moffett asked if the fiber vault was already installed, Mr. Kelly answered no, and that fiber was found in a location in the intersection of the South Greeley Highway & Murray Road. Commissioner Moffett asked if the applicant considered the vacant land across the street. Mr. Kelly stated that several locations were explored, when the other locations became unavailable they decided to pursue the Tunnickliff property.

Bryan gave staff report and criteria.

Mr. Kelly asked for clarification on the setback distances from the North, East, and West property lines stated from the staff report, two distances from the North property line were read, Bryan corrected the error to reflect the accurate distances from the North and West property line. Commissioner Clark opened the hearing to public comment: Robert Willett of 108 Murray Road asked how close the proposed tower would be to the property line, and expressed concerns about trenching and the space required to do so. Planning staff brought up additional maps showing the access easement, which is on sheet LS1.

Teresa of 108 Murray Road asked for clarification of where the lines of the access easement were and how it connected to Murray Road. Mr. Kelly clarified the access easement did not run along property lines, and was the same access route trucks would be using. Teresa asked if the leased area would raise the existing elevation. Mr. Kelly responded stating they will address drainage at time of construction.

Commissioner Clark closed public comment.

Commissioner Caughey stated that ice and snow doesn't drop straight down and would fall in angled direction which raises the concern of potential damage. Mr. Kelly responded stating the pole is designed to be dead center of leased area and can be moved diagonally to where the access easement meets the southeast corner.

Commissioner Macy moved to deny the variance. Commissioner Caughey seconded the motion.

Variance denied (5-0).

03 Review and action of a Subdivision Permit and Plat for Donnya Enclave Estates, located in a portion of the E½ , NE¼, Sec 1, T. 14. N., R. 67 W., of the 6th P.M., Laramie County, WY.

Bryan introduced the application and the applicant/owner Shawn Ajdari. Mr. Ajdari stated he is deeding/giving the proposed property to his daughter.

Bryan gave staff report and criteria.

Commissioner Clark opened the hearing to public comment: Sandra Dennis of 10114 Yellowstone Road discussed the shared driveway and an easement agreement between the two property owners. Mr. Ajdari stated access is used from the east and west property lines. Ms. Dennis expressed her desire that the easement agreement be enforced, and that no future access would be used for additional housing.

Commissioner Clark closed public opinion.

Commissioner Moffett moved to approve, Commissioner Caughey seconded.

Subdivision approved (5-0).

Attachments:

Attachment 1: Walden Tracts Real Estate Sign Variance - proposed sign graphics

Attachment 2: Horizon Tower Monopole Variance - tower example graphics