

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

Laramie County Wyoming
Thursday, January 23, 2020

- 200123 00** The Laramie County Planning Commission met in regular session on Thursday, January 23rd, 2020, at 3:30 p.m.

Attending: Chairwoman Jody Clark, Planning Commissioner; Pat Moffett, Planning Commissioner; Dan Cooley, Planning Commissioner; Paul Whalen, Senior Planner; Michael Surface, Planner; Bryan Nicholas, Associate Planner; Marissa Pomerleau, Planning Technician.

The meeting registrar was signed by: Jim Reeves of Equine Elite, 24288 Midland, SD, (605)365-6478; Sarah and Ed Boy, 805 Sunridge Dr., Boyds4Christ@gmail.com, (307)220-1824; William Riedel, 2439 Road 146, Burns, WY, (307)547-3430; Jim Pike, 4322 Road 223, Cheyenne, WY; Ken Hamilton, P.O. Box 1348, Laramie, WY, khamilton@wyfb.org, (307)721-7712; Seth Lloyd, 2101 O'Neil Ave, slloyd@chennecity.org, (307)637-6286; Gary Weber, 4619 Road 207, gweber94@yahoo.com, (307)286-8778; Dianne Kirkbride, 10790 Wind Dancer Rd., diannekirkbride5@gmail.com, (307)638-8497; Louis Harmon, 931 Ranger Dr., lharmon@wyoming.com, (307)635-7518; Kris Butler, 2418 Road 148, Burns, WY; Ron Butler, 2418 Road 148, rlbutter1954@gmail.com; Mark Anderson, 4580 Lawrence Rd.; Jack Studley, 615 W. Dale Blvd, Cheyenne, WY, jkle0318@gmail.com, (307)287-4755; Steve True; John Sayers, 506 Shoshoni St., (307)634-8800; Gay Woodhouse, 1912 Capitol, gay@wrnlawfirm.com, (307)432-9399; James Barlowell, 1912 Capitol, james@wrnlawfirm.com, (307)432-9399; Kenneth King, 5151 Road 222, Burns, WY, (307)631-7347; Jim Cochran, 7723 Jim Ct, jcochran7723@gmail.com, (307)635-4071.

- 01** PUBLIC HEARING regarding a Zone Change and a Subdivision Permit & Plat for South Fork, 8th Filing, consisting of Tract 284, South Fork, 5th Filing, Tract 476, South Fork, 7th Filing, and a portion of the S1/2, Sec. 20, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

The Associate Planner for the project introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, John Sayers, introduced himself and made himself available for questions from the Planning Commission. There were no questions asked from the Planning Commission.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for both applications for approval to the Planning Commission.

Commissioner Moffett stated that he considered the zoned change for a portion of the property to CB – Community Business a valid change.

Seth Lloyd, with the City Planning and Development Department, stated that City Planning Office requests that the Proposed Tract 2 be dedicated as open space and that Tract 1 be zoned CB – Community Business.

John Sayers stated that, through meetings with the County Planning Office, it was determined that the proposed Tract 2 would not be required to be dedicated as open space. Mr. Sayers then stated that the proposed Tract 1 was the only tract that was being requested to have CB zoning.

The Associate Planner stated the description of both the Plan Cheyenne and the Laramie County Comprehensive Plan and how they pertained to the proposed subdivision.

Seth Lloyd with the City Planning and Development Department, concurred with the findings of the County Associate Planner.

Commissioner Moffett motioned to recommend approval of the Zone Change to the Board of County Commissioners. Commissioner Cooley seconded and the Zone Change was recommended for approval (3 -0).

Commissioner Cooley motioned to recommend approval of the Subdivision Permit to the Board of County Commissioners. Commissioner Moffett seconded and the Subdivision was recommended for approval (3 – 0).

02 PUBLIC HEARING regarding a Subdivision Permit and Plat for Galatia Subdivision, a portion of Tract 119 and all of Tract 120, Sunnyside Addition, 7th Filing and portions of vacated Fillmore Avenue and Cheyenne Street, Laramie County, WY.

The Associate Planner for the project introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, John Studley, introduced himself, provided details of the project, and made himself available for questions from the Planning Commission.

Commissioner Moffett inquired about comments provided by the City of Cheyenne regarding the access and Rights-of-way. Mr. Studley stated that he

had not seen the comments, a copy was provided to him, and Mr. Studley stated that he did not foresee the concerns in the letter being an issue.

Commissioner Moffett then inquired if the property owners had any plans to annex into the City due to the small size of the proposed tracts. Mr. Studley responded that the property did have access to City water and sewer, but that any development of the tract would be the responsibility of the new owner to discuss with the Board of Public Utilities. The Associate Planner of the project provided the Staff Report and provided Staff recommendations for the application for approval to the Planning Commission.

Commissioner Moffett asked if a condition regarding the City's comments regarding the Rights-of-Way could be added to the approval conditions. The Associate Planner stated that it could be added.

Seth Lloyd with the City Planning & Development Department, introduced himself and read the City's comment letter into the record and provided further description of the comments.

Jack Studley, the agent for the applicant, introduced himself and stated the applicant's position in regards to annexing to the City and why they chose to subdivide while in the County.

Chairwoman Clark closed public comment, opened the item up to discussion and looked for a motion.

Commissioner Moffett motioned to recommend that a condition be added to the Staff Report. Commissioner Cooley seconded and the motion was approved (3 - 0).

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with five conditions and two recommendations. Commissioner Moffett seconded and the project was recommended for approval (3 - 0).

03 PUBLIC HEARING regarding an amendment of the Laramie County Land Use Regulations, Section 2-2-111, Concentrated Feeding Operations.

The Associate Planner introduced the proposal and provided background for concentrated feeding operations. He then went on to read the Staff Report and provide further background on the proposal. Commissioner Moffett inquired if any Concentrated Feeding Operations were equine related or if they were all swine and livestock related. The Associate Planner explained that 1 of the Concentrated Feeding Operations in southeast Wyoming was a dairy cattle operation, 4 were cattle operations, and 5 that are swine operations.

Chairwoman Clark asked how many horses would be included in a Concentrated Feeding Operation currently being proposed in the County. The Associate Planner replied that the amount of horse in the proposed facility was 5,000.

The Associate Planner continued to provide the rest of the staff report and proposal background.

Commissioner Moffett stated his appreciation of the Associate Planner's research, time, and effort that was put into creating the Staff Report. He then went on to ask for clarification on what the proposed changes were for the Land Use Regulation amendments. The Associate Planner clarified.

Chairwoman Clark stated her concerns regarding one of the proposals included in the Staff Report concerning a Confined Feeding Operation for 5,000 horses and the animal waste that comes with that type of operation. The Associate Planner stated that it was not extremely detailed in the Staff Report because this agenda item pertained to updating the Laramie County Concentrated Feeding Operations regulations rather than an approval for a specific Concentrated Feeding Operations project.

Chairwoman Clark then opened Public Comment and asked that those who were in support of the regulation amendments comment first followed by those that were against the regulation amendments.

Those in support of the proposed amendments:

Ken Hamilton, of the Wyoming Farm Bureau, introduced himself and stated his thoughts and concerns regarding the proposal and concentrated feeding operations.

Jim Reeves of Equine Elite, introduced himself and provided history and background to a currently proposed Concentrated Feeding Operation. Commissioner Moffett and Chairwoman Clark asked what Equine Elite's definition of "short term holding" was, Mr. Reeves stated that short term meant that horses would be held long enough to work them, cut studs, and to keep mares separate and give them shots to prevent cycling, and finally until contracts were put in place for each horse. Discussion regarding the current setbacks and the Equine Elite operation took place.

Jim Cochran of 7723 Jim Court, introduced himself and stated his background with the Laramie County Conservation District and describe the history of the current regulations and how they came about.

Louis Harmon of 931 Ranger Dr., introduced himself and provided his experience and background regarding concentrated feeding operations and his support of the proposed regulation amendments.

Those against the proposed amendments:

Ron Butler of 2418 Road 148, introduced himself, stated his concerns against the proposed regulation amendments, and made a presentation consisting of information and background of Concentrated Feeding Operation.

Commissioner Moffett asked for an aerial to be brought up of a property that was concurrently being proposed to be used for a Concentrated feeding operation, Staff provided the Aerial.

Kenneth King of 5151 Road 222, introduced himself and stated his concerns against the proposed regulation amendments.

Craig Anderson introduced himself and stated his concerns against the proposed regulation amendments.

Joann Sandberg, introduced herself and describe the conditions of living 5.2 miles from a current hog confinement operation and then stated her concerns against the proposed regulation amendments.

Mark Anderson of 4680 Lawrence Rd., introduced himself and stated his concerns against the proposed regulation amendments.

Chairwoman Clark closed public comment, opened the item to discussion between the Planning Commission, and looked for a motion.

Commissioner Moffett stated his opinion that the Concentrated Feeding Operations should be regulated by animal specificity and then went on to describe his concerns regarding the current County Regulations and the proposed regulation amendments.

Commissioner Cooley concurred that there may need to be a more detailed plan and regulations for Concentrated Feeding Operations and then thanked the Planning Staff for the work put into the proposal.

Commissioner Moffett then went on to describe his concerns of the repercussions that a setback reduction for Concentrated Feeding Operations would have.

Chairwoman Clark concurred with this and stated that an animal-specific plan for Concentrated Feeding Operations may be necessary.

Commissioner Cooley motioned to recommend disapproval of the regulation amendment to the Board of County Commissioners. Commissioner Moffett seconded and the proposed was recommended for disapproval (3 – 0).

Chairwoman Clark closed the public hearing.