

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

Thursday, April 09, 2009

- 090409 00** The Laramie County Planning Commission met in regular session Thursday, April 9, 2009. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice-Chairman; Commissioner Jim Ward and Recording Secretary Valerie Roybal.

Those also in attendance were Gary M. Hickman; Tom Kent; Robert P; Jerry Nichol; William R. Newbern; Steven Redenbaugh; Matt Colley; Dennis Dawson.

- 01** Consideration of a Final Plat and Subdivision Permit application for Quarry Tract Subdivision, located in a portion of Sections 13 and 14, R.13N., R.70W., and a portion of Section 18, T.13N., R.69W., of the 6th P.M., Laramie County, WY.

Tom from AVI submitted an application on behalf of Kelly Kamarad for the approval of a Final Plat and Subdivision Permit for the Quarry Tract Subdivision to the Laramie County Planning and Development Office. The purpose of this development is to create a single commercial lot on which to conduct mining. Abby Yenco, Senior Planner, gave her staff report. The County Comprehensive plan described this as the best suited for a very low density rural/agricultural. The applicant has requested a waiver for the drainage and traffic studies.

Commissioner Clark opened the public hearing. Bill Newburn, 604 County Road 103, lives a couple of miles from this property. His concerns were his well and the springs. Commissioner Ward wanted to know if the current mine was having any problems? Mr. Newburn stated he didn't know. He doesn't like all the trucks and the blasting around his neighborhood and wished that he, the applicant, would go elsewhere. Commissioner Qualls asked Mr. Newburn to show on the map where he is located. His house site is 72-73 thousand feet. Mr. Newburn wanted to know how deep they are going to dig. Commissioner Ward asked what the plans were and stated that he realized that they were mining for granite. AVI was looking at just platting it. Matt Farwell said they were planning on mining and going for the granite. There would be some blasting and were going 40-80 ft deep. They planned to minimize the plan as much as possible. They have done studies with ground water and have worked with the State Engineer. They don't know how long they are going to mine. The primary plan was to be 100% trucking. They were working with WYDOT to get access.

Commissioner Qualls asked about High West Energy - and the problem had not been resolved today before the approval. Commissioner Clark wanted to know about the blasting and doesn't want anybody's home to be damaged.

Mr. Newburn said that he doesn't know the mechanics. Blasting underground

can change his 120 ft. well. Mr. Farwell was going to minimize everything to not hurt wildlife and any other changes. He said the easement for High West Energy was not a recorded easement and doesn't exist in titling. Commissioner Clask closed the public hearing.

The hearing was opened for comment from the Planning Commission. Commissioner Ward wished there was some documentation with the vibration on the ground. Commissioner Qualls moved to postpone until the next planning meeting on May 14, 2009, so that they could obtain the property documents. Planning Director Gary Kranse asked if the applicant would agree to the postponement. It's a county requirement for them to be here. He doesn't know if there are answers to the problems mentioned. Commissioner Cole said to Mr. Willets that mining is natural. There is nothing that goes outside the property. If they do property damage, they are liable for it. They are bonded. Gary asked Mr. Willett: If there was additional information to give the Planning Commission to answer any questions they might have. Mr. Willett said that he does post a bond with DEQ. Commissioner Ward seconded the motion. He said the public comment shows that he was far from hurting the property. Motion fails with a lack of a second. Commissioner Macy recommended approval with conditions 1-3 to be resolved. A resolution before it is recorded with High West Energy not having an easement. Commissioner Ward seconded the motion. The motion was passed with a vote of 4 – 1, as Commissioner Qualls failed to approve this final plat.

- 02** Dennis Dawson from AVI submitted an application for approval of a Preliminary Plat of Road 124 from U.S. 85 to the North line of Section 31, T. 16N., R. 67W., 6th P.M., Laramie County, WY. Abby Yenco gave her staff report stating this application has been submitted for the purpose of clarifying the boundaries of the Road 124 Right-of-Way. The application meets the requirements for Section 50.000 of the Cheyenne and Laramie County Subdivision and Development Regulations, 2000.

The Laramie County Comprehensive Plan describes this area as best suited for low density rural/agricultural. The proposed plat would not impact the goals of the Comprehensive Plan, since it only dealt with Right-of-Way, and not lot size or land use. The purpose of the plat was to consolidate existing information on Rights-of-Way for this section of Road 124. This application meets the requirements of Section 60.000 of the Cheyenne and Laramie County Subdivision and Development Regulations, 2000. The applicant has requested a waiver for the drainage and traffic studies. Since there would be no change in road construction or anticipated traffic volumes as a result of this plat, drainage and traffic study requirements were waived. Ms. Yenco stated that based on evidence provided, staff recommended the Planning Commission find that: a) This application meets the requirements for a Preliminary Plat, pursuant to Section 50.000 of the Cheyenne and Laramie County Subdivision and Development Regulations, 2000. and that the Commission recommend acknowledgement of the Preliminary Plat for Road 124 with no conditions. The motion was passed with a vote of 5 – 0.