

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

Thursday, June 11, 2009

090611 00 The Laramie County Planning Commission met in regular session at 3:30 p.m. Thursday, June 11, 2009. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice-Chairman; Commissioner Frank Cole; Commissioner Jim Ward; and Recording Secretary Debbye Lathrop.

Those signing the register were Brad Emmons; Randy Milan; Lisa Pafford; Mark Sutherland; Doug VanPelt; Randy Bruns; Tom Mason.

- 01** County Planner Gary Kranse requested that the Planning Commission Meeting scheduled for July 9, 2009 be rescheduled to July 8, 2009. Commissioner Qualls moved to approve the rescheduling of the July 9th meeting. Commissioner Ward seconded the motion, which passed by a vote of three in favor and one opposed. Commissioner Cole cast the opposition vote.
- 02** Brandon Cammarata, Cheyenne Urban Planning Office, presented an amendment to the PlanCheyenne Land Use Map for a parcel of land of approximately 25 acres located at the southeast quadrant of the intersection of Dell Range Boulevard and Windmill Road. Mr. Cammarata stated that the applicant is the City of Cheyenne and the land use change would be from OPEN SPACE to COMMUNITY BUSINESS and referred to printed slides from a power point presentation which was not provided to the Clerk or to the Commission for the record. Mr. Cammarata went through a series of findings outlined in his staff report. Chairman Clark asked Abby Yenco to present the County Planning Department staff report. Ms. Yenco recommended that the Planning Commission support and recommend to the Board of Commissioners approval of the request. Paula Qualls stated she does not support the amendments for the following reasons: 1) the property was donated to the City for recreation purposes; 2) there is plenty of business in the area; 3) traffic congestion; 4) the heritage and character would be impacted; 5) it would provide new taxes for the community, but the added services are not beneficial to the community. She also asked if there was already a plan for the use of the land if the zone change was approved. Mr. Cammarata stated there was a preliminary plat that would be presented to the City Planning Commission on July 6. Mrs. Qualls also asked Mr. Cammarata when the recreational restriction was removed from the property in question. Mr. Cammarata responded that there were two restrictions -- the Veterans Administration restriction was removed in the near past and the other from the federal government was within the past few months. Mr. Frank Cole stated he is opposed to taking any park space

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and turning it into a business use and that there is no need for more commercial space in the City of Cheyenne. He went on to state that he has seen the preliminary plat and that it is referencing a change to MUB not CB.

Chairman Clark opened the meeting as a public hearing. Hearing no public comment, the Chairman closed the public hearing. Mr. Cole stated the packet documentation was insufficient; it should have included the slide presentation and the preliminary plat. Mr. Jim Ward stated he was declaring a conflict and would abstain from voting. After some discussion among the commission members, it was determined that Mr. Ward had no conflict and could participate in the vote. County Planner Gary Kranse stated that the recommendation today would be either to support or not support and to pass comments from the public hearing and the commission to the Board of Commissioners. Commissioner Cole moved not to support the amendment to the PlanCheyenne Land Use Map. Commissioner Qualls seconded the motion, which failed on a tie vote with Commissioners Cole and Qualls voting in favor and Chairman Clark and Commissioner Ward voting in opposition. Commissioner Cole moved to forward today's comments to the Board of Commissioners for consideration. Commissioner Ward seconded the motion, which passed unanimously.

- 03** Brad Emmons, agent for the applicant, presented a Final Plat and Subdivision Permit for the Speedway Subdivision, located in a portion of the S 1/2 of Section 20, T.13N., R.66W., 6th P.M., Laramie County, Wyoming, located at 4810 and 4820 S. Greeley Highway. Mr. Emmons explained the purpose for the plan was to bring it into conformance with the Cheyenne and Laramie County Subdivision/Development Regulations, 2000. Abby Yenco, Laramie County Senior Planner, presented the staff report and recommended approval. There were no conditions to the plat recommended by the department. Chairman Clark opened the meeting as a public hearing. Hearing no public comment, she closed the public hearing. Commissioner Paula Qualls moved to recommend approval of the Final Plat and issuance of a Subdivision Permit for Speedway Subdivision and to adopt findings of fact a and b of the staff report to the Laramie County Board of Commissioners. Commissioner Ward seconded the motion, which passed unanimously.

- 04** Abby Yenco, Laramie County Senior Planner, asked that the Review and Action of a Final Plat and Subdivision Permit for the D Smith Subdivision, located in a portion of the NW 1/4 of Section 25, T.13N.,R.62W., 6th P.M., Laramie County, Wyoming, located at 497 Road 153, be postponed until July 8, 2009 . There appears to be some issues with the water rights that need to be resolved with the State Engineer's Office and until such time, the Planning Department is asking that this item be postponed until July 8, 2009.

Commissioner Cole asked what other items would be on the agenda for the July 8th meeting. Ms. Yenco responded that it would be this item only, as the remainder of the meeting would be for long range planning discussion with the Board of Commissioners in attendance. Commissioner Cole moved to postpone consideration of the Final Plat and Subdivision Permit for the D Smith Subdivision until July 8th. Commissioner Qualls seconded the motion, which passed unanimously.

- 05** Randy Bruns, Cheyenne LEADS, presented the Preliminary Plat for the North Range Business Park. Mr. Bruns stated the interest in the business park by NCAR led to the realization that the original plat and zoning needed to be changed. The plat would allow for the removal of the internal lot lines to make the lot sizes more flexible as they are developed in the future. The future lot splits would then not require a full replat. Open space has been designated on the plat; these are not easements, but designated community open spaces. Landscaping will be included but not as a perimeter around lots. The plan is for a more flexible landscaping plan with a substantial number of native trees. Abby Yenco, Laramie County Senior Planner, presented the staff report and recommended the Planning Commission recommend that the Laramie County Board of Commissioners acknowledge the Preliminary Plat of North Range Business Park, 3rd Filing with the following conditions: 1) the rights-of-way be specifically dedicated on the Final Plat and 2) an addendum to the original drainage study and traffic study should be submitted with the Final Plat application outlining what, if any, impact changes made through the replat will have on the two original studies.

The Chairman opened the meeting as a public hearing. Mark Sutherland, 1706 Treadway Trail, asked for clarification of the location of the property. Mr. Emmons stated the location of the southeast corner of Happy Jack Road and Roundtop Road was a typographical error. The actual location is the southwest corner. Mr. Sutherland was concerned more about the zone change rather than the preliminary plat. He wanted some assurance that no objectionable business could be put in, and that more traffic control be put in place. He also would like to see the landscaping and drainage plans. Mr. Emmons explained that the traffic control belongs to the Wyoming Department of Transportation. Hearing no further public comment, the Chairman closed the public hearing.

Commissioner Cole moved to recommend that the Board of County Commissioners acknowledge the Preliminary Plat of North Range Business Park, 3rd Filing with conditions 1 and 2 and adopt the finding of fact a of the staff report. Commissioner Ward seconded the motion, which passed unanimously.

06 Randy Bruns, Cheyenne LEADS, presented the request for a change in zone district from LI (light industrial) to PUD (planned unit development) for the North Range Business Park 3rd Filing, located in a Replat of Lots 1,2, & 4, Block One; Lots 1,2,3, & 4, Block Two; Lots 1,2,3, & 4, Block Three; Lots 1,2, & 3, Block Four; Lots 1,3, & 4, Block Five; North Range Business Park 2nd Filing, located at the Southeast corner of Happy Jack Road and Roundtop Road, Laramie County, Wyoming. Mr. Bruns stated that as the business park develops, it is clear there are potential uses that do not fit the LI zone and that is why they are requesting the change to PUD. Like removing the interior lot lines, a zone change will make the property more flexible for future development. Feeling the public hearing on the prior item satisfied the call for public comment, the Chairman did not open the meeting for public comment on this item. Commissioner Qualls asked that the shade tree requirement specifically include native cottonwood trees. Mr. Bruns replied that the cottonwood is on the list of native species to be used. Mr. Emmons indicated the cottonwood may not be on the list due to its high water requirement, but they would check. Commissioner Cole moved to recommend that the Laramie County Board of Commissioners approve the Preliminary Plat of the North Range Business Park, 3rd Filing PUD and adopt the finding of facts a through d of the staff report. Commissioner Qualls seconded the motion, which passed unanimously.

07 Tom Mason, Director of the Metropolitan Planning Organization, presented the proposed transportation improvement plan for fiscal years 2009 through 2013. Mr. Mason stated the document includes all federally funded projects for a four year time period. Some of the key projects in the report that will start this summer include: greenway work to connect from Sun Valley under College Drive and then west to Holliday Park; to the south of I-80 -- some new greenway projects include the Safe Routes to School and some TEAL projects to get an underpass on Walterscheid that will allow access to the Girls' and Boys' Club. The plan also calls for installation of a traffic signal at King Soopers to allow traffic onto Dell Range; work on storm sewers; the Carey Avenue overlay along with sidewalk and gutter; and East Pershing between Dunn and Converse would start going through the approval process at the next City Council meeting. The City Transit Program has hired a consultant to design approximately 42 bus stops around the community with funding from the AARA stimulus funding. The two County Projects include construction of Clear Creek Parkway and the construction of the greenway in Allison Draw Phase III, which will be done with TEAL funds. The state projects include fencing and lighting on the I-180 overpass.

The meeting adjourned at 6:43 p.m.