

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

Thursday, September 24, 2009

- 090924 00** The Laramie County Planning Commission met in regular session on September 24, 2009 at 3:30 p.m. Those present were Commissioner Jim Ward; Commissioner Bert Macy; Commissioner Frank Cole; Senior Planner Abby Yenco; Zoning Permitting Supervisor, Cathy Heatherington and Recording Secretary Valerie Roybal.
- 01** Cathy Heatherington, Zoning and Permitting Supervisor, gave her nuisance report from the past year. She reportedly has had 12 nuisance calls in the unzoned portion of Laramie County. They were in violation of Article VI (b) Section 3 (e), violations of (1,3 & 5). There were three reports in the western portion of Laramie County, eight reports in the eastern part of Laramie County, and one report in the northern portion of Laramie County. The properties in the report were cleaned. They could clear them without going through the procedures of going through district court. She explained the department gave them a specific amount of time to get the area cleaned up. The office received a total of 28 nuisance complaints. Cathy presented pictures of the properties on which she had received nuisance reports. Abby Yenco, Senior Planner, asked that the Commission approve this report so that it would go on before the Board of County Commissioners. Commissioner Cole asked if an inspection person went out regularly. Ms. Heatherington said that it was by complaint-basis only, due to the workload that she currently had, and explained that the department did not have the staffing needed in order to perform random inspections. Commissioner Macy moved to accept the report. Commissioner Cole seconded the motion. Motion passed unanimously.
- 02** Dennis Dawson from AVI, came forward and offered to answer any questions in regards to the plat. This is reconstruction and the boundaries of the Road 124 Right-of-Way have been clarified. Commissioner Cole had a question regarding Lodge Pole. Mr. Dawson said that it was put on the plat in error, and would be removed on the final plat. Abby Yenco gave her staff report, and stated the purpose was to clarify the boundaries. They were granted the waiver for the traffic study and drainage report. Commissioner Ward opened the public hearing. Hearing no public comment, the public hearing was closed. Commissioner Cole moved to recommend the Final Plat with the condition that one part is added and one part is taken out before the final plat is recorded. Commissioner Macy seconded the motion, which passed unanimously.
- 03** Dennis Dawson, AVI, P.C., and Randy Bruns, Cheyenne LEADS, came forward to be available to answer any questions. Abby Yenco gave her staff report. She explained this action was a replat to reconfigure lots for desired

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commercial and industrial development in such a way as to encourage economic development, improve traffic circulation, promote pedestrian access and integrate future development into the prairies environment. Based on evidence provided, staff recommended that the application meets the general platting requirements, the requirements for a Final Plat, and meets the criteria for a Subdivision Permit, and asked that the Commission recommend approval of the Final Plat and issuance of a Subdivision Permit for North Range Business Park, 3rd filing. Commissioner Ward opened the meeting as a Public Hearing. Hearing no public comments, Commissioner Ward closed the public hearing. Commissioner Cole moved to recommend approval to the Board of County Commissioners and adopt the finding of facts a-c of the staff report. Commissioner Macy seconded the motion. Motion passed unanimously.

**04** Dennis Dawson, AVI, P.C., presented an overview of the application. He explained the plat is the Right-of-Way for Clear Creek Parkway. It is for defining the boundaries of the Clear Creek Parkway Right-of-Way. Abby Yenco gave her staff report. This is to establish a right-of-way. It is a joint project with WYDOT, Clear Creek Land Company and Laramie County. The comprehensive plan describes this area as best suited for commercial and industrial type uses. It meets the Subdivision and Development Regulations, and the application meets the requirement for a preliminary plat.

Commissioner Ward opened the public hearing. Nancy Olson, Cheyenne MPO, stated it calls for 3 roads and one more intersection. Commissioner Cole said that when the area was going to be developed, the other intersections were going to be platted. Commissioner Cole asked Mr. Dawson if he was not platting any intersection. Mr. Dawson said that was correct. This project was not far along and they were not sure where the intersections were going to be. Commissioner Ward closed the public hearing. Commissioner Cole moved to recommend approval, with any items in the report having to not deal with access or road names. Commissioner Macy seconded the motion. Motion passed unanimously.

**05** John Steil, Steil Surveying Services, applied for approval of a zone change from agricultural to heavy industrial, and explained this action was to allow the refinery to expand operations in the future. The zone change was to include 43.9 acres. Abby Yenco gave her staff report, and stated that the applicant resubmitted the zone change map to ensure that the new Heavy Industrial zone district would be in conformance with PlanCheyenne. Crow Creek flows through the area intended for rezoning. PlanCheyenne describes this property as best suited for industrial development. Based on the evidence. Commissioner Ward opened the public hearing. Hearing no public comments, Commissioner Ward closed the public hearing. Commissioner Cole moved to recommend approval of the requested zone change from Agricultural to Heavy Industrial for Frontier Refining to the Laramie County Board of County Commissioners with no conditions and adopt the finding of fact a of the staff report.

**06** Abby Yenco gave her staff report. With the evidence provided, the staff recommends the Commission find that the application is in conformance with section 46.000 of the Cheyenne and Laramie County. Commissioner Ward opened the public hearing. Hearing no public comment, Commissioner Ward closed the public hearing.

Should put the trust in LEADS and let them make the decisions of what is going on in the North Range Business Park, and that Cheyenne LEADS has the final say. Commissioner Cole recommended the final plan for the business plan PUD, to include the change in the PUD that Cheyenne LEADS make the final decision, with the exception of the access to public roads. Commissioner Macy seconded the motion. Motion passed unanimously.