

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

Thursday, December 10, 2009

- 091210 00** The Laramie County Planning Commission met in regular session Thursday, December 10, 2009 at 3:30 p.m. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Jim Ward; Commissioner Bert Macy; Commissioner Frank Cole and Recording Secretary Valerie Roybal.
- 01** Larry Perry from Terrestrial Surveying presented an application for a Final Plat and Subdivision Permit for El Rancho de Anaya Subdivision to the Laramie County Planning and Development Office. The application has been submitted for the purpose of creating two lots and may be used for residential and commercial purposes. There will be a recovery place in the south portion of this property. Mr. Perry told the commission that this would not be a salvage yard and he can guarantee it. Commissioner Jody Clark asked Senior Planner Abby Yenco to give her staff report. Ms. Yenco said this application has been submitted for the purpose of permitting commercial activity on the property. The proposed subdivision is located in the unzoned area of Laramie County. The application is in general conformance with the criteria for a final plat pursuant to section 60.000 and meets the criteria for a subdivision permit pursuant to section 70.000 of the Cheyenne and Laramie County Subdivision/Development Regulations 2000. This application is not in conformance with the Laramie County Comprehensive Plan. The minimum recommended potential impacts are in conflict with the comprehensive plan. Given the conflicts with the comprehensive plan, the development agreement has been completed before the recording of the plat. Commissioner Ward was concerned of the intended use of an impounding yard. Who says that that it wouldn't become a salvage yard? Ms. Yenco said they would talk with Mr. Anaya to make sure in the agreement that it wouldn't become a state-licensed salvage yard.

Commissioner Jody Clark opened the public hearing. Keith Shane, adjacent lot owner to Mr. Anaya, asked if the impound business starts to lose money, would he have to go through another permit to use the land another way instead of what the land was intended to be used? Ms. Yenco said they would write it into the agreement. Karl Coulson, 811 Road 154, stated his concern about what has been done with the property, and asked that maybe the commission could stipulate that a non-operable vehicle be placed behind a non-viewing fence, and that the number of non-operable vehicles be kept to a minimum so that it doesn't become a salvage yard. Mr. Anaya is wanting to put up a fence on the property. Commissioner Cole stated he has a technical problem with the plat. Ms. Yenco said that it can be a recommendation on the proposed motion.

Gale Wright lives east of the property and objects to this project. He stated this gentleman has a group of old cars on another property near this one. He said there are several areas that old cars are on the lot. He wonders if there is a law that if he doesn't comply, could he be made to do something about it? Commissioner Clark asked about if Mr. Anaya doesn't comply with the agreement. Ms. Yenco responded that right now the county use regulations allow people to put anything on the land.

Gary Kranse said that the absence of county-wide zoning limits the authority the County has to regulate land use.

Paul Starker expressed his concern that these vehicles are being impounded, because these vehicles are probably damaged. That means battery fluid, battery acid, antifreeze would go in the ground and can go into the water. There is something more to look into. Not just the beautification of putting up a fence. Lawrence Anaya does agree that 90% of the vehicles that are involved in a wreck have left most of the fluids at the accident site. He said that there are some vehicles that would have some fluids. Mr. Anaya stated he complies with the law. He believes that he bought this property to do what he pleases. He didn't buy this property to just look at. He said that if they don't like it when they go by, they should turn the other way. He said that he is willing to comply. Commissioner Clark closed the public hearing.

Commissioner Ward stated he had some concerns, and suggested to putting this off until they see some regulations in the spring. Commissioner Macy agreed that he would like to see the new regulations. Commissioner Clark also stated she wanted this held off. Commissioner Ward wanted to know how long to table this. Ms. Yenco said a recommendation to deny would allow the project to move forward to the Board of County Commissioners. Also, the Planning Commission would have to approve the denial, and then work up the regulations. Mr. Kranse said if they table it, it doesn't go forward to the Board. He suggested to move it forward with conditions, and then the site plan and development agreement would come before the Planning Commission and before the plat is recorded. Commissioner Cole moved that prior to recordation of the final plat, the site plan & contract be given to the Planning Commission for review, and that condition for Road 154 be included in and adopt the findings of fact a-e of the staff report. Commissioner Ward seconded the motion.