

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

Thursday, January 14, 2010

- 100114 00** The Laramie County Planning Commission met Thursday, January 14, 2010 at 3:30 p.m. Those in attendance were Commissioner Paula Qualls, Vice Chairman; Commissioner Frank Cole; Commissioner Bert Macy; Commissioner Jim Ward; Recording Clerk Rhonda Bush.

Those signing the register were Justin Louderback; Mel Qualls; Jeff Fassett, HDR Engineering; Nancy Olson, MPO; Bethany Perez; Brad Emmons; Bruce Perryman; J.J. Griggs; Dan Guerttman; N McMurry; Justin Wyatt; Martin Matsen; Susan Samuelson.

- 01** Brad Emmons, AVI, presented an application for a Preliminary Plat for Swan Ranch Rail Park, located in a portion of the W 1/2 of Section 27 and the W 1/2 of the E 1/2 of Section 27 and the E 1/2 of Section 28 and the E 1/2 of the W 1/2 of Section 28 and the NE 1/4 of Section 33 and the N 1/2 of the SE 1/4 of Section 33 and NW 1/4 of Section 34, all in T.13N., R. 67W., of the 6th P.M., Laramie County, WY, located adjacent to BNSF/US/I-25, the High Plains Interchange and Clear Creek Parkway. This plat is approximately 527 acres and, if approved, will bring a rail park to Cheyenne. Commercial lots will be along the rail park, and the property will be accessed by the High Plains Interchange. Abby Yenco, Senior Planner, said based on evidence provided, staff recommends the commission find the following: a) This application is in general conformance with the requirements of Section 50.000 of the Cheyenne and Laramie County Subdivision and Development Regulations, 2000, governing the procedure for submission of a Preliminary Plat; b) This application is in general conformance with the requirements of the Overland Trails PUD; and that the Planning Commission recommend that the Laramie County Board of County Commissioners acknowledge the Preliminary Plat of Swan Ranch Rail Park, 1st Filing with the following conditions: 1) That plans for fire and police protection, utility easements, water and sewer facilities shall be submitted prior to submission of the Final Plat and Subdivision Permit applications; 2) That corrected drainage and traffic studies be completed prior to submission of Final Plat and Subdivision Permit applications; 3) That comments from the County Assessor and Cheyenne Light, Fuel and Power be addressed prior to submission of Final Plat and Subdivision Permit applications; 4) That a pedestrian plan be adopted with the Final Plat to guarantee pedestrian access throughout the property; 5) That Lot 1, Block 7, Lot 7, Block 2, Block 5, Lot 2, Block 1 be identified as non-buildable lots; 6) That the applicant enter into a development agreement with the County that addresses site infrastructure and off-site improvements as well as maintenance responsibilities and planning prior to plat recordation. Mr. Emmons said the conditions are being addressed.

Commissioner Qualls opened the meeting for public comment. Hearing no public comment, Commissioner Qualls closed the public comment. Commissioner Cole moved to approve the Preliminary Plat for Swan Ranch Rail Park with condition 2 being changed from . . . "prior" to "with" and condition 6 only; the rest of the conditions are irrelevant. Commissioner Ward seconded the motion, which passed unanimously.

The meeting adjourned at 3:55 p.m.