

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

Thursday, March 25, 2010

- 100325 00** Those in attendance were Commissioners Jim Ward, Bert Macy, and Frank Cole; Planning & Development Director Gary Kranse; Senior Planner Abby Yenco; Zoning Supervisor Cathy Heatherington, and Recording Secretary Nancy Trimble.

The meeting register was signed by Gary Grigsby, Dan Mummert, and David Trushan -- all from Western Research & Development; Nancy Olson and Tom Mason from Cheyenne MPO; Lisa Pafford from Cheyenne Development Office; Brad Emmons from AVI PC; Gary Hickman from City/County Health; and Justin Louderback at 1760 Duck Creek Ranch Road, Cheyenne, WY.

- 01** Brad Emmons with AVI PC, applicant on behalf of Clear Creek Land Company and Swan Ranch LLC, requested postponement of the hearing for the Swan Ranch Rail Park, First Filing Final Plat and Subdivision Permit until April 22, 2010, in order to fulfill requirements of review with Wyoming DEQ. Abby Yenco, Senior Planner, recommended a one month postponement. Commissioner Ward motioned in favor of postponement, Commissioner Macy seconded the motion, and the motion was passed with a vote of 3 - 0.
- 02** Nancy Olson with the Cheyenne MPO opened the presentation of the West Allison Road Corridor plan. She explained that the building of South High School has triggered the need for this plan, with regard to vehicle traffic, bicycles, and pedestrians, and Ms. Olson asked for Laramie County Planning Commission's recommendation on this plan.

Dan Mummert with Western Research & Development was then introduced, and he presented the plan which proposes to connect Allison Road from South Greeley Hwy going west to South Parsley Blvd. They are evaluating the number of homes located close to the existing right-of-way on Allison Road, as they are looking at adding more right-of-way. Also being evaluated are improvements between Johnson Jr. High and South High schools, with regards to pavement width, landscape median, parking lanes, a safe-haven crosswalk with curb extensions, and consideration of a second exit from Johnson Jr. High. Mr. Mummert stated that flooding issues in the area had been somewhat addressed with the Gateway South project, and also with the improvements at the Allison/Walterscheid intersection. Future drainage improvements would consist of a change from rural to urban road section (by installation of curb, gutter & sidewalk), South High School improvements, and in Gateway South with conveyance pipe to detention areas.

Commissioner Cole suggested putting a north arrow at the top of all plans, and asked how many buildings on the north side of Allison Road were being made non-conforming by widening the right-of-way? He also asked where

was the main access for buses to South High School? Dan Mummert replied that access to drop off students was south off of Cribbon Avenue, from the west side of the building. Commissioner Cole questioned the degree of radius for turns on Cribbon Avenue, with regard to buses and delivery vehicles being able to make the turn. Commissioner Cole expressed concerns regarding private property rights and appropriate site development in regards to potential future takings. Commissioner Ward asked about a staff report for this plan.

Commissioner Ward opened the meeting to the public. Tom Mason with the Cheyenne MPO came forward to address Commissioner Cole's concerns. Mr. Mason stated that the north arrow issue on the plans would be resolved. With regard to the right-of-way proposed, he explained the cross-section could be built within the existing right-of-way -- in the future, development actions to the south should gradually provide more right-of-way by platting with requests for dedication of additional right-of-way. Commissioner Ward closed the public hearing.

Commissioner Ward motioned to move ahead with the Corridor plan with the expressed concerns made part of the record. Commissioner Macy seconded the motion, and the motion was passed with a 3 - 0 vote.

The meeting adjourned at 4:30 pm.