

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

Thursday, September 09, 2010

- 100909 00** Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioners Frank Cole, Jim Ward and Bert Macy; Director of Planning & Development Gary Kranse; Senior Planner Abby Yenco; Recording Secretary Nancy Trimble.

Those signing the meeting register were Kelly Hafner, BenchMark Engineers; Jim Woods, Heartland Homebuilders; Nancy Olson, Cheyenne MPO; Brett Walker, Cheyenne Development Office; Dell Rae Porter, 428 E Fox Farm Road; William Siedow, 708 David Ct; Craig Henning, 5302 Myneer St; Luke Waugh, 15929 Allendale Place, Golden, CO.

- 01** Planning Commission vote to elect officials.

Commissioner Frank Cole recommended Commissioner Jody Clark as Chairman, and Commissioner Paula Qualls as Vice Chairman.

Commissioner Jim Ward seconded motion; motion passed unanimously.

- 02** Review and action of the application for Final Plat and Subdivision Permit for Deerhaven Subdivision for the following location: Tract 6, Allison Tracts; a portion of Tract 7, Allison Tracts; Tract 2, Hermann Meadows Subdivision; Lot 2 Block 1, Ley Subdivision; and a portion of Lot 1 Block 1, Ley Subdivision, located at 431 E. Fox Farm Rd; 517 E. Fox Farm Rd; 208 E. Jefferson Rd; 210 E. Jefferson Rd; and 316 E. Jefferson Rd, Laramie County, WY.

Abby Yenco, Senior Planner, presented Kelly Hafner, as the agent, to present the application information. He emphasized that there were a few changes to the final plat from the preliminary plat, after having gone through the city process: there had been a lot removed per the Ley concern. With regards to drainage: the drainage easements and shared utility easements were removed. Mr. Hafner stated there had been 17 conditions, all of which have been addressed. He referred to the Planning Commission condition that a meeting to discuss elevations with the adjacent property owner take place, as the southern property owner had elevation concerns. Mr. Hafner met with the property owner regarding the embankment location, which was at the property line, and stated that if removed it shouldn't cause any issues. He addressed the drainage situation per the exhibit, and said at the east corner the existing reservoir would remain, and another lot for stormwater detention was dedicated on the plat to the south. He explained that they proposed the flow would take place through the road side ditches on Jefferson Road, instead of through the development.

Commissioner Clark asked for the staff report from Abby Yenco. Ms. Yenco

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stated that the Board of County Commissioners conditions carried over from the preliminary plat, and had been addressed by Mr. Hafner. Agencies comments regarding the final plat review, related to sidewalk and drainage improvements, would be dealt with on site plans later on. The tax lien concerns have been addressed between the property owner and the County Assessor's office, and the condition was left on for recordation. Ms. Yenco stated that this specific plat was to address drainage, utilities, and road construction.

Commissioner Cole questioned Mr. Hafner as to why the storm drainage was being handled in the easements instead of the public right-of-way. Mr. Hafner responded that it would work better hydraulically to flow to the corner, instead of redirecting the flow. He demonstrated that the storm drain in the easement in the northwest corner, on the west side of Montalto, culverts down to lot 2, block 1, then transverses either in the easement or the right-of-way down to Jefferson Road. Commissioner Cole asked if there were storm drains in the street? Mr. Hafner replied there were storm drains on the far west side, within the street right-of-way. Commissioner Cole stated he felt the flow should be in the right-of-way, not the easements. Commissioner Qualls asked what would happen with the maintenance and ownership of the detention facilities. Mr. Hafner explained that it was not being dedicated, so responsibility would fall on the landowner. He thought there might be the ability to ask for help from a regional perspective, but he would need to talk to the County Planning staff.

Commissioner Qualls then asked Ms. Yenco if the Cheyenne Urban Planning office had reviewed the sidewalks, as it was handled on the site plan. However, Commissioner Qualls expressed her concern on this plan, plus Rolling Rock Apartments, with the traffic at east and west Jefferson Road and South Greeley Highway, with major emphasis regarding Rolling Rock specifically, as the site plan would be an administrative issue, with the public not having an opportunity to provide input? Plus there is no light at the intersection of Jefferson Road and South Greeley Highway. Ms. Yenco clarified that Rolling Rock is a preliminary site plan; regional traffic and pedestrian issues would be addressed at a later time. She stated the other thing to keep in mind was the South Greeley Corridor Study coming up, and referred the commission to Nancy Olson with the Cheyenne Metropolitan Planning Organization with any questions they may have. Commissioner Qualls stated she also had concern for the Laramie County School District #1 comment with regard to Arp Elementary School at capacity, and asked how they would plan to accommodate the extra children -- busing to Rossman or Afflerbach Elementary Schools?

Mr. Hafner added that the detailed traffic study to show impacts was filed with the final plat application, which had coincided with the Rolling Rock Apartments, so were taken into account at the same time.

Commissioner Clark opened the hearing to the public for questions. William Siedow, 708 David Ct., stated he lives downhill from this development, wanted to know if the 8" sanitary sewer line on Jefferson Road would accommodate the flow? Mr. Hafner stated they were required to submit a capacity analysis to the South Cheyenne Water and Sewer District, which outlined a

comprehensive study as to what the line could handle. At this time, the line was not at capacity, and findings -- with which Wyoming Department of Environmental Quality concurred -- were that there was still available sewer capacity for this project, as well as others. Mr. Siedow said he owned 6 acres downstream, and asked if he wanted to develop that property, would it still accommodate? Ms. Yenco explained it would require another analysis to see what room was left over, and Wyoming Department of Environmental Quality and South Cheyenne Water and Sewer District data would come into play. Mr. Siedow said he had asked before, but hadn't received a straight answer. Ms. Yenco clarified that the Planning Department didn't handle that situation, and it would need to be discussed with the aforementioned departments. Commissioner Clark closed the public portion of the hearing and opened to the members for discussion.

Commissioner Cole moved to recommend approval of the Final Plat with no conditions, per staff report with finding of facts a & b. He felt conditions 1 and 2 were not appropriate on a final plat, as they had no bearing whether the final plat was good or not, and the conditions would have to be followed regardless. Commissioner Macy seconded the motion. The motion was passed 4 to 1, as Commission Qualls voted not to approve.

- 03** Review and action of the Zone District Change from ASU (Archer Special Use District) to a PUD (Planned Unit Development) for the following location: A portion of Sections 27 & 28, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, WY, located south of I-80 at mile marker 370.

Abby Yenco, Senior Planner, explained that the recommended changes had been given to the consultants, and asked for continuance until the September 23, 2010 meeting.

Commissioner Ward moved to continue, Macy seconded the motion. Commissioner Cole mentioned both he and Commissioner Qualls would not be present for that meeting. Ms. Yenco said there would be another opportunity to cover concerns before that meeting. The motion was passed with a vote of 4 - 1.

- 04** Abby Yenco, Senior Planner, gave a presentation on the second draft of the proposed Laramie County Land Use Regulations. She stated the purpose was to consolidate multiple documents to provide ease of use. She clarified the reasons for and changes that were made between the first and second drafts, and outlined specific items that were still needing feedback. Ms. Yenco then explained the delay in the original timeline, and that it was hoped to get Board approval by November 16, 2010. She asked the Commission members if there were any questions or comments.

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Commissioner Qualls asked if it was possible to get a printout to analyze. Ms. Yenco said that a copy had gone in the mail; Commissioner Qualls said she would check at home first, before asking for another copy. Commissioner Macy asked about what the State setback was for large wind turbines. Ms. Yenco explained the State's regulations, and said we were less restrictive, so there was the need to get ours updated.

Commissioner Clark adjourned the meeting at 4:15 p.m.