

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

Thursday, October 28, 2010

- 101028 00** The Laramie County Planning Commission met in regular session on October 28, 2010 at 3:37 p.m.

The members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioners Frank Cole, Jim Ward, and Bert Macy; Abby Yenco, Senior Planner; Nancy Trimble, Recording Secretary.

Those signing the meeting register were: Lisa Pafford, Cheyenne Building & Development Office; John Lemmons, 2205 Gordon #4; Ken Lemmons, 2314 Persons #108; James Perrott MacNeil, Cheyenne, WY.

- 01** Review and action of a change in Zone district from MR-2 (Medium Density Residential-Developing) to PUD (Planning Unit Development) for the Tracts 3, 14, 18 and the E 1/2 of 13, Cheyenne Irrigated Gardens.

Abby Yenco, Senior Planner, introduced the applicant, John Lemmons, 2205 Gordon Road, who came forward to give an overview of the purpose for the zone change application. He said a lot of work has taken place to clean up the property. He stated some of the existing residents have expressed a need for storage, and he would like to be able to provide space for that purpose. Mr. Lemmons asked if any members had questions, and offered to address any concerns.

Commissioner Clark requested the staff report from the Laramie County Planning staff. Ms. Yenco stated the applicant intended to redevelop the property for mixed uses over time, and would continue to improve the condition of the property. The zone change would also address future options. She stated the PUD was in compliance with PlanCheyenne, and that there had been no changes since the preliminary PUD presented at the Planning Commission meeting on October 14, 2010. Ms. Yenco clarified that the MR-2 zone district did not provide flexibility for multiple uses with regard to future redevelopment. She stated that the PUD zone district intended to support mixed-use development and would be consistent with the future Fox Farm Corridor Plan, and that this zone change would help with that redevelopment by providing amenities for current residents plus make future upgrades possible. Ms. Yenco said that there had been two inquiries about the action received before the preliminary PUD hearing. The concerned parties had been assured that the PUD would only apply to the property listed. She then asked that the Planning Commission members recommend this action to the Laramie County Board of Commissioners with no conditions.

Commissioner Cole stated that he had read the zoning ordinance, and concluded that this did not fit the definition of a preliminary plan; that anything could be placed on the property without getting approval; and this was not a complete application in any form. He presented a copy of the Cheyenne ordinance, stating that it was similar to the Laramie County ordinance; and that by comparison, this application does not meet that requirement, and was totally incomplete.

Commissioner Ward asked Ms. Yenco what her response was to Commissioner Cole's comments. She stated that the Director of Planning had approved it as a completed application. This zone change provided flexibility; then over time, as specific property redevelopment was desired, a site plan would be required. Commissioner Ward asked if there was any regulation to control the development in the future? Ms. Yenco responded that with regard to screening, buffering, access roads, etc., any development would have to be in conformance with County regulations. Commissioner Ward asked if they could put storage next to restaurant next to office, and so on. Ms. Yenco responded yes; the goal was to promote mixed-use development, but any proposed site would have to come back to the County to move forward. Commissioner Clark asked if site plan requirements were included in the proposed land use regulations. Ms. Yenco answered that said either version of regulations would have site plan requirements.

Commissioners Ward and Qualls observed that with a PUD established now, there would be no way to know what might happen with the property 25 years from now. Commissioner Qualls gave the example of Swan Ranch being located in a 15 year old PUD zone district, and that development had to come back to completely start over. Commissioner Cole responded that the PUD where Swan Ranch was located was 30 years old; the PUD was very vague, and not what we have now for guidelines. He stated that a single-family residence, a restaurant, and a medical clinic were all allowed with this zone district, and there wasn't the slightest idea what the plan was for this zone change.

Ms. Yenco suggested moving forward to the Board of County Commissioners; there would still be the opportunity to work with the property owners to lay out a map and discuss how to develop the property in the future. This zone change was to provide opportunity for redevelopment, but there was no definite plan yet. She clarified if there was a need for a physical map, it could be put together, and could be a condition for the approval. Commissioner Ward expressed common sense should be used; since there were houses there now, there should be follow through with the same type of development.

Commissioner Clark opened to the hearing to the public. James Perrott MacNeil, of 2205 Gordon Rd. #42A, came forward and commented that Mr. Lemmons had done a lot of work on the property, and it was much nicer now. He stated he didn't see any problem with the zone change, and the property owner should be able to do what he wanted as it was his property; the surrounding areas were diverse in their development as well. Hearing no further comments, Commissioner Clark closed the public hearing.

Commissioner Qualls moved to recommend to the Board approval of the zone change application, Commissioner Ward seconded the motion. The motion passed 4 - 1.

Abby Yenco added, as a response to Commissioner Cole's concerns, that the Fox Farm Corridor Plan would make recommendations for development and land use in that area. At that time, the Planning Office would work with Mr. Lemmons to plan for redevelopment.

02 Laramie County Land Use Regulations Rulemaking Presentation.

Abby Yenco, Senior Planner, gave a summary on the Proposed Land Use Regulations presented to the members at the meeting. She explained that this was the third draft of the proposed regulations, and reviewed the purpose and principles of adopting this version of regulations. Ms. Yenco stated that since the release of the second draft, discussions had been held with various agencies to ensure compliance and compatibility, and corrections had been made.

Ms. Yenco then covered the changes and additions, and reviewed the anticipated timeline. She asked if there was some time to go over the regulations with the Commission members; Commissioner Ward suggested that specific pieces for review be emailed to the members. Commissioner Cole asked if the legal notice ad for the December 9th Planning Commission meeting had been published in order to give 45 day notice. Ms. Yenco responded that she believed that had been taken care of, and we would check with the County Clerk's office for regulatory compliance. Commissioner Cole expressed his surprise that the regulations were being presented to the public, before the Planning Commission had their concerns addressed. Ms. Yenco responded that several attempts had been made to solicit Planning Commission feedback, however limited feedback had been provided to date.

Commissioner Clark closed the meeting at 4:08 p.m.