

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

Thursday, August 25, 2011

- 110825 00** The Laramie County Planning Commission met in regular session on Thursday, August 25, 2011 at 3:30 p.m.

Members present were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole and Bert Macy, Abby Yenco, Senior Planner; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

Those signing the meeting register were: Terry Williams, Wyoming Family Home Ownership Program, Cheyenne; Sandra Newland, Laramie County Grants Manager; Ed Boenisch, 916 Frontier Park Avenue, Cheyenne; Paul Bercich, 610 Cleveland Avenue, Cheyenne; Brad Emmons, AVI, PC, Cheyenne; Nancy Olson, Cheyenne MPO; Vic Contratto, South Cheyenne Community Development Association; James Perrott Macneil, 2205 Gordon Road, Cheyenne.

- 01** Public hearing of the intent to submit a CDBG application on behalf of Creekside Homes LLC and Wyoming Family Home Ownership Program, as related to the Country Homes Subdivision 2nd Filing.

Sandra Newland, Grants Manager, came forward to explain the purpose of the grant application, which would apply to 19 lots in the proposed Country Homes Subdivision 2nd filing. The funding of \$500,000 would be used for public infrastructure. Commissioner Cole asked if all the lots were located in the subdivision. Ms. Newland responded yes, they were. Brad Emmons came forward and explained that the lots ran from about 6,200 - 8,000 square feet in size. He said since the County Homes Subdivision 2nd Filing had been before the Planning Commission, Creekside Homes wanted to bring this grant application before the Commission members, also. Commissioner Cole asked for clarification on what was occurring to cause a 2nd filing of Country Homes Subdivision? Mr. Emmons responded the tracts were larger on the 1st filing. Ms. Yenco asked Ms. Newland to present the background on the Community Development Block Grant. Ms. Newland responded the grant would be for low to moderate income housing to provide opportunity to own a new home, and said that Creekside Homes would donate 10 lots to this program if the grant was received. Terry Williams, the program manager of the Wyoming Family Home Ownership Program, said the program would provide training to prospective homeowners, that would help identify how to live on a budget, how to save monthly towards home ownership, and provide mentoring and 12 weeks of training to start. Then there would be meetings every 3 months, which would allow prospective homeowners to demonstrate they were keeping with the program. After 2 years in this program, improvement in their credit score would help obtain financing. Applicants were required to attend ten out of twelve 3 hour classes, with a very disciplined strategy over the two-year training period. Mr. Williams said that by the last 4 months of the program, there should be an increase in savings by the applicant, so that the monthly savings added to the current rent amount should match what the

mortgage amount would be. Once the program was completed, a mortgage would be signed to agree to reside in the home for at least five years. Commissioner Cole asked what size the homes would be? Mr. Emmons said they would have a two-car garage with approximately 1200 square feet of living space, with 25% of the front exterior being a different material. He stressed that the entire housing development would have identical quality of homes, and since this program saved the owner the cost of the lot and costs like tap fees, it made the home affordable, yet still identical in appearance as others in the development. Commissioner Cole asked how many people participated in the program. Mr. Williams responded that there had been 28 families to date, with 10 in the past having achieved ownership, and 18 still in the preparation stage.

Ms. Yenco said there was no staff report to review, but that staff supported the action. Commissioner Clark opened the hearing to the public. Hearing no comments, the public portion was closed, and the hearing was opened for discussion and motion. Ms. Yenco explained there was no need for a motion, that this item was brought forward to inform the public. Commissioner Clark thanked Ms. Newland and stated that it was a wonderful idea.

02 Review and action of the Preliminary Development Plan for Swan Ranch Rail Park 5th Filing located in portions of Sections 10, 11, 14, 15, 16, 21, 22, 23, 27 & 28, all in T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY.

Brad Emmons, agent for the applicant, requested postponement until the October 13, 2011 Planning Commission meeting, in order to allow time to address concerns and plat corrections. He stated WYDOT was to provide roadway information, and it took longer to hear from them. He said the traffic study should be available soon, but asked that the application be postponed to the October 13th meeting, since more time was needed than what would be allowed if scheduled for the hearing of September 22nd.

Commissioner Cole moved to approve postponement until the October 13th meeting; Commissioner Macy seconded, and the motion passed with a vote of 3 - 0.

03 Review and comment of the Fox Farm Road Corridor Plan Draft.

Ms. Yenco stated there was no staff report for this agenda item; there would be a quick presentation then adjournment to a working session, which the public was welcome to attend. Nancy Olson, Cheyenne MPO, and Tom Cobb, AVI, PC, came forward to give background on the project. It began last fall, and meetings had been held in March 2011. Currently, staff was working on conceptual land use, along with changes for development or other uses. Ms. Olson explained adjacent landowners had expressed desire for more public space and better pedestrian traffic ways. The plan was now at mid-point, and staff wanted to get feedback from the County.

Commissioner Clark asked if this item required a motion. Abby Yenco responded no -- after this brief overview, they would meet to discuss opportunities of a long term

conceptual plan. Commissioner Clark asked if the working session was open to the public? Ms. Yenco said if the public had comments, they could attend the session.

Commissioner Cole expressed he was very unhappy that the map forwarded to him in the Planning Commission agenda package and the map being shown today were not the same. He stated he spent some time to review the one sent to him, and this one did not match. Tom Cobb responded there had been a meeting on Monday, August 22nd, with Gary Kranse, Planning Director, and Abby Yenco that covered some items being considered. The map given to the Planning Commission would be reviewed. The map including staff suggestions was included to keep the Planning Commission informed. Mr. Cobb said the map may look different, but aside from the floodplain and public ways indicated on the map, the two versions were basically the same. He said he brought both versions of the plan as well as existing zoning maps. Nothing had been finalized on the plan, it was just a concept. Mr. Cobb explained that was the purpose of this session, as well as the session with the City, in order to collect input and come up with a revised plan.

Commissioner Cole suggested that, due to the size of the group attending the work session, the session be held in the Boardroom.

The meeting adjourned at 3:54 pm, and the work session commenced.

Working Session Minutes
Fox Farm Corridor Plan Draft
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Tom Cobb, with AVI PC, showed two different versions of the plans that had been drafted to date.

Commissioner Cole commented on the different zone designations on the plans, and that the uses should match the zoning.

Brad Emmons explained that some of the additions on the plans were shown as they appear on PlanCheyenne. Commissioner Cole expressed that the plans were in conflict with what was in place now. Brad Emmons responded that he was concerned with removing uses that did exist now.

Discussion took place about areas designated commercial versus industrial for land located south of Fox Farm Road to W. Jefferson Road and west to Walterscheid, and also west of Avenue B-6, and whether there was a need for more commercial area on this plan.

There was also discussion as to whether and how Fox Farm Road might be extended further to and/or past College Drive.