

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

Thursday, December 08, 2011

- 111208 00** The Laramie County Planning Commission met in regular session on Thursday, December 8, 2011, at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioners Frank Cole and Jim Ward; Gary Kranse, Planning & Development Director; Abby Yenco, Senior Planner; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Lisa Pafford, Cheyenne Building & Development Office; John Steil, Steil Surveying Services, LLC; Nancy Olson, Cheyenne MPO Office; Tom Cobb, AVI, PC; Kyle Wolfe, W.N. McMurry.

- 01** Review and action of the Subdivision Permit and Plat for the North Range Substation located in a portion of the NE ¼ of Section 5, T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY.

John Steil, agent for the applicant, came forward and stated that Bob Mestas of Cheyenne Light, Fuel & Power was present to answer any questions. Mr. Steil gave a summary of the application purpose - that the application covered 19.2 acres west of North Range Business Park, and that a portion of the subject property already had an existing electrical substation. He stated that the applicant wanted to add additional facilities to the east, and also provide for expansion in the future. He explained that since the use was considered utility, a board approval application would be going before the Board of County Commissioners on January 3, 2012.

Ms. Yenco, Senior Planner, gave an overview of the staff report, explaining that the application was to ensure a subdivision permit was in place for land purchased, and the applicant wanted a plat for their own records. She clarified that a board approval was required for this use in the A2 zone district; however, today's public hearing was for the subdivision permit and plat. Staff found that the application was in conformance with the plans and policies of Laramie County. Ms. Yenco stated that concerns expressed during the agency reviews would be addressed during the site plan process, and that staff recommended that the Planning Commission recommend approval to the Board with no conditions.

Commissioner Clark asked if any of the members had any questions. Commissioner Cole asked if the existing substation was included in the plat. Mr. Steil responded yes, it was located on the west end of the property to be platted. Commissioner Cole asked for clarification as to whether the Board of Adjustments or the Board of County Commissioners was giving the approval.

Ms. Yenco responded that it would be the Board of County Commissioners' approval required to provide permission for the use in this zone district.

Commissioner Clark opened the hearing to the public. Hearing no response, the public hearing was closed, and the item was opened for discussion and a motion.

Commissioner Cole moved to recommend approval with no conditions and adopt facts a and b. Commissioner Qualls seconded the motion, and it passed with a vote of 4 - 0.

02 Review and action of a change in zone districts from the Overland Trail PUD to the Swan Ranch Rail Park North PUD, A2, LI, and CB zone districts for the area to be included in the 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.

Tom Cobb, with AVI, PC, came forward as agent for the applicant, in place of Brad Emmons. He explained that basically the existing PUD was 25 years old, and the owner wanted multiple uses for the property.

Abby Yenco explained that the application was before the Planning Commission on November 10, 2011, and was postponed to provide the applicant additional time to revise the proposed zone changes. The PUD and zone changes were reviewed in order to fit the uses in the area involved. It was determined there needed to be an update to fit the proposed uses, since the owner was looking for more commercial and industrial uses for this area. Staff found the application was in conformance with long term plans for Laramie County. Ms. Yenco explained there needed to be four separate motions in this zone change request, since the applicant was requesting a change for 4 zone districts for areas within the development, which were PUD, CB (Community Business), LI (Light Industrial), and A2 (Agricultural).

With regard to the PUD zone change, there was a set of criteria that needed to be met. The Planning Commission would need to find for at least one of the three items in order to recommend approval. Staff supported the PUD zone change.

The LI zone district would be located in the area to the west of Clear Creek Parkway, which would provide a buffer between industrial uses and the I-25 Corridor. Industrial uses in this area must conform to the zone district, site plan, and landscaping standards listed in the Laramie County Land Use Regulations.

The CB zone district would be located to the east of Clear Creek Parkway, adjacent to I-25, and would have more stringent guidelines than the LI district with regard to site plan and landscape requirements.

The A2 zone district would be located along the north boundary of the zone change area, with less intense land uses than the industrial areas to the south and would provide a buffer between industrial uses and Clear Creek.

Based on the findings, staff recommended the Planning Commission recommend approval to the Board of County Commissioners with no conditions. Ms. Yenco explained that each zone district would require a separate motion.

The Planning Commission held a discussion and made recommendations for changes to the PUD:

Page 1, Section A - Allowed Uses: Owners should consider more uses including commercial and daycare.

Page 1, Section B - Development Standards - item b: Suggested raising building height restriction. An example was given that WalMart was 90' tall, but a recommended height was not suggested.

Page 2, Section D - Item D-1: Suggested "any building permit" should be changed to "any building permit that alters site configuration", as internal changes should not trigger site plan modifications.

Page 3, Paragraph 2: Change "A site plan approval "may" to "shall" be extended", etc.

Page 7 - Regarding signage: Items 1 a and e should be combined.

Page 7, Item 2: Provide a better definition of "commercial owners association", as it was not clear how and if they exist. Also, change "County" to "governing jurisdiction".

Page 7, Item 2 c: Suggest increased height restriction for flags/flagpoles, as 40' was too short. A flagpole chart was handed out at the meeting by Commissioner Cole, and is attached.

Page 8, Item 3: Change reference "County" to "governing jurisdiction".

Commissioner Clark asked Mr. Cobb if he wanted to comment on any of the recommendations. He responded that most of the recommendations were valid points, and the property owner should review and consider them. He added that postponement was an option, or the comments could be added as recommendations and then the application could move forward to the Board of County Commissioners. Commissioner Cole said the choice should be made by the applicant.

Commissioner Qualls asked about the comments received from the Environmental Health Department with regard to hook up to city sewer - how soon would it be there? Mr. Cobb responded that there was a sanitary sewer main running through the Berwick extension. Commissioner Qualls asked if that was actually City or was it South Cheyenne jurisdiction. Mr. Cobb said it was the City, and connected to the system by the Flying J. He said he would like to address concerns during the application process and make clarifications as needed. Ms. Yenco said staff would support that decision, and would list the recommendations in the staff report to the Board. The application would be heard by the Board at the January 17, 2012 meeting, due to a postponement at the last Board of County Commissioners hearing, which would allow enough time to make the revisions to the PUD.

Commissioner Clark opened the hearing to the public, and closed it as there were no comments. Commissioner Cole moved to approve the PUD zone change with the Planning Commission comments and recommendations. Commissioner Ward seconded, and the motion passed by a vote of 4 - 0.

Commissioner Clark opened a public hearing for the zone districts LI, CB and A2. As there were no comments, the public hearing was closed.

Commissioner Cole moved to recommend approval of the LI zone change with no conditions. Commissioner Qualls seconded the motion, and it was passed with a vote of 4 - 0.

Commissioner Qualls moved to recommend approval of the A-2 zone change with no conditions. Commissioner Ward seconded the motion, and it passed with a vote of 4 - 0.

Commissioner Ward moved to recommend approval of the CB zone change with no conditions. Commissioner Qualls seconded, and the motion passed by a vote of 4 - 0.

The members were reminded that there would be no Planning Commission meeting on December 22, 2011, as it had been voted to permanently remove the second meeting in December of each year, and the meeting was adjourned at 4:07 p.m.



PHOTO	DESCRIPTION	ITEM #	EACH
A	Revolving	AG102	\$79.00
B	Stationary 2"	AG101	24.95
B	Stationary 2 ³ / ₈ "	AG103	32.00
B	Stationary 2 ³ / ₄ "	AG105	33.50
B	Stationary 3"	AG115	34.95

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POLE	HEIGHT OF BUILDING	FLAG SIZE
15'	--	3' x 5'
20'	1 to 2 stories	3' x 5'
25'	2 to 3 stories	4' x 6'
30'	3 to 5 stories	5' x 8'
35'	5 to 7 stories	5' x 8'
40'	8 to 10 stories	6' x 10'
45'	8 to 10 stories	6' x 10'
50'	10 to 15 stories	8' x 12'
60'	15+ stories	10' x 15'
65'	15+ stories	10' x 19'
70'	15+ stories	12' x 18'

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