

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

Thursday, February 24, 2011

- 110224 00** The Laramie County Planning Commission met in regular session on Thursday, February 24, 2011 at 3:30 p.m.

Commission members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Jim Ward and Bert Macy; Gary Kranse, Planning & Development Director; Abby Yenco, Senior Planner; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

Those signing the meeting register were: Brad Emmons, AVI, PC; Nancy Olson, Brett Walker, and Jim Flesher -- all from the City of Cheyenne at 2101 O'Neil Avenue.

- 01** Review and action of a change in Zone district from PUD (Planned Unit Development) to LI (Light Industrial) for a portion of the East ½ of Section 14, T.13 N., R.67 W., of the 6th P.M., Laramie County, WY.

Brad Emmons, agent for the applicant, outlined the location for the zone change request. As the existing PUD was somewhat convoluted, the applicant wanted to initiate this zone change to establish exact rules and regulations for platting. He pointed out that the Overland Trails Business Park Preliminary Plat would be coming before the Planning Commission at the meeting of March 10, 2011. He explained they had looked at CB (community business) and LI (light industrial) zoning, and went with the LI zone district as retail in that area would be more of the larger variety, such as mobile home sales, and RV sales/service. Mr. Emmons stated that if a hotel or restaurant wanted to locate within the area, the zoning would have to change back to CB, but that would be the only type of business not allowed in the light industrial zone district. He said the area was not quite commercially driven, and any new commercial business would probably gravitate towards the area to the south. He asked if the commission members had any questions; there were none.

Commissioner Clark asked Abby Yenco for the staff report. She stated the intent of the zone change was to replace the old restrictions from 1984, when the Overland Trails PUD was established. The rezoning allowed development to move forward. PlanCheyenne best described this area as mixed use, and with Swan Ranch Rail Park to the south, and the truck stop to the north, this zone district would be compatible. There had been concerns expressed during the review process regarding inbound and outbound traffic, impacts to College Drive, and service for water/sewer. Ms. Yenco explained that those concerns should be addressed in subsequent actions that involved subdividing and site planning, and asked if the commission members had any questions. There were no comments.

110224 Commissioner Clark opened the hearing to the public. As there were no comments, the public hearing was closed. Commissioner Ward moved to recommend approval of the change in zone district with no conditions; Commissioner Macy seconded the motion, and the motion passed with a vote of 3 - 0.

02 Withdrawal of an application for change in Zone district for a portion of the W ½, NW ¼, Section 18, T. 13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Commissioner Clark asked staff if a vote was needed. Abby Yenco responded that an official vote was required for the withdrawal of the application. Commissioner Clark asked the members for a motion. Commissioner Macy moved to withdraw the application from the public hearing process; Commissioner Ward seconded, and the motion was passed 3 - 0.

03 Discussion regarding an amendment to the Laramie County Land Use Regulations Section 2-2-129 pertaining to freestanding signs.

Abby Yenco stated that on February 15th, the Board of County Commissioners approved the land use regulations to be enacted as presented, with the exception of the sign portion. There were concerns about how billboards would be handled if they were destroyed and could not be replaced, and also concerns regarding electronic signs. Meetings were held with representatives from Nextmedia, who hold about 80% of the large sign control. Concerns were addressed by removing flashing and quick change signs, and regulations were matched to eight-second timing stipulated by the City of Cheyenne. With regard to placement, a trade program was requested on electronic message centers that exceeded 100 square feet (general size was 250-300 square feet for these). The requirement would be to take down 3 signs in trade for a new one, reflecting a trade ratio of 3 - 1. On replacement of non-conforming highway signs, WYDOT conditions would have to be met for permitting of replacement signs. The conditions for relocation would be a separation distance of 500 feet and also to meet sight distance requirements in the regulations. Ms. Yenco stated that staff wanted the Planning Commission members' opinions to make recommendation to the Board.

Commissioner Clark asked if staff was looking for a motion to extend? Ms. Yenco responded that staff just wanted to know the commission members' thoughts, and if the amendments were reasonable. Commissioner Clark asked if there were any questions from the members. Commissioner Ward said it should be near the conclusion with these compromises, and asked if a motion was needed to recommend approval. Ms. Yenco said yes, or make comments on the amendments.

Commissioner Clark opened the meeting to the public, as there were people

110224 in the audience.

Brett Walker, 2101 O'Neil Avenue - City of Cheyenne, asked where did billboard definitions fall within the regulations? Ms. Yenco responded there was no definition, as the regulations did not deal with content, only size and replacement signs. Mr. Walker asked was there a definition of billboards anywhere in the regulations? Ms. Yenco again responded no. Commissioner Clark asked Ms. Trimble, the recording secretary, if Mr. Walker's name and address had been entered into the record, and she confirmed that it had. Commissioner Ward asked why there were no definitions. Ms. Yenco responded that the regulations intent was to remain content neutral, or there could be constitutional violations with regard to free speech rights. The regulations addressed only size and type of signs. Commissioner Clark closed the public hearing.

Commissioner Ward proposed the amendments to the sign section be forwarded to the Board of County Commissioner with the Planning Commission's approval. Commissioner Macy seconded; the motion passed 3 - 0.

The meeting was closed at 3:45 pm.