

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

Thursday, November 10, 2011

- 111110 00** The Laramie County Planning Commission met in regular session on Thursday, November 10, 2011 at 3:35 p.m.

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; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Brett A. Vizina, 1124 Dunn Avenue, Cheyenne; Brad Emmons, AVI, PC; Marilyn Ham, 2360 Road 217, Cheyenne; Tom Mason, Cheyenne MPO; Russ Dahlgren, 914 E. 23rd St., Cheyenne.

- 01** Review and action of a PUD amendment to the Swan Ranch Rail Park PUD zone district for Lots 1 – 3, Block 1, Swan Ranch Rail Park Third Filing, of the 6th P.M., Laramie County, WY.

Brad Emmons, of AVI, PC, came forward to summarize the purpose of the application. He explained the current PUD included both commercial and industrial uses; however, the east area of the project has ended up with more industrial business use, so the applicant is requesting the PUD amendment to change the zone designation of certain lots to match the actual uses there. He added that the security fencing requirement had changed, and was added to the PUD to incorporate County standards, with the exception that this amendment proposes a ten foot setback from the right of way for fencing placement, with landscaping placement proposed between the fencing and the right of way.

Abby Yenco gave the staff report, explaining that the entire Swan Ranch area was zoned PUD, and this amendment would only affect three lots and would not remove other commercial lots. PlanCheyenne indicated this area as focused on industrial use, so this application would not conflict with the plan. One item to consider with this amendment is there are lower landscaping standards for industrial uses versus commercial uses. Therefore, staff proposed that during the site plan process, landscaping along I-25 would be encouraged to maximize screening. Staff also recommends approval of the ten foot setback request, as long as the landscaping is placed between the fence and the right of way.

Commissioner Clark opened the hearing to the public. As there were no comments, the public hearing was closed, and the item was opened for discussion and a motion. Commissioner Cole expressed concern that any kind of screening would hide the view of the Colorado Rockies, and requested

that screening materials be carefully placed to avoid blocking the view. He also expressed that it seemed that billboards were more of a visual nuisance than any industrial use, so wondered why the screening requirement was so important.

Commissioner Cole moved to recommend approval of the application to the Board of County Commissioners, with the condition that it be specified in the PUD amendment that front yard security fencing shall be 10' or greater from the ROW as long as landscaping is placed between the fence and the adjacent ROW and the conditions a, b and c are followed. Commissioner Macy seconded the motion, and it was passed by a vote of 5 - 0.

- 02** Review and action of a change in zone district from the Overland Trail PUD to the Swan Ranch Rail Park North PUD, A-2, LI, and CB zone districts for 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.

Brad Emmons, agent for the applicant, stated that due to the number of changes and updates needed, with regard to color selection requirements, road widths, and landscaping, the applicant was requesting a postponement of the public hearing by the Planning Commission until the meeting of December 8, 2011.

The Planning Commission approved the postponement with a vote of 5 - 0.

The meeting was adjourned at 3:50 p.m.