

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

Thursday, September 22, 2011

- 110922 00** The Laramie County Planning Commission met in regular session on Thursday, September 22, 2011 at 3:30 p.m.

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

Those signing the meeting register were: Gary M. Hickman, Environmental Health Dept.; Lisa Pafford, Cheyenne Building and Development Office; John Steil, Steil Surveying Services; Theresa Chunko, Dyno Nobel; and Marc Woods, Horizon Homes.

- 01** Review and action of the Subdivision Permit and Plat of the Dyno Nobel Plant Site Addition 2nd Filing, located in portions of Sections 16 and 17, T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY, located at 8305 Otto Road.

Commissioner Cole suggested that the Subdivision Permit and Zone Change applications be heard simultaneously. Abby Yenco responded that would be fine, but separate votes needed to be taken on the individual actions.

John Steil, agent for the applicant, came forward to give an overview of the purpose of the two applications. He explained that it was for the expansion of the present Dyno Nobel Plant Site, which encompassed property that was outside the zoned area. There was expansion currently planned for the northwest corner, and a portion to the east set for future expansion, with the narrow connecting strip in between the two portions being part of the plant beyond the platted area. He further noted that the zone change from A-2 (Agricultural) to HI (Heavy Industrial) would result in consistent zoning for the entire plant site.

Ms. Yenco gave overviews of the staff reports for the Subdivision Permit/Plat and Zone Change. She explained there had been specific discussions regarding floodplain encroachments and site plan issues that would be addressed during the process for the site plan. She asked that the Commission recommend the Subdivision Permit and Plat for approval, with the finding that they met the criteria and clarified the property boundaries, with no conditions. Regarding the Zone Change, which included the same boundary area, she explained the zoning tied to PlanCheyenne, and would continue the zone district to accommodate the proposed expansion. Staff recommended approval, as the application met the criteria for a Zone Change, with no conditions.

Commissioner Cole asked what was the current use of the southeast section

of the property. Theresa Chunko, with Dyno Nobel, responded it was currently a pond, with a pipe that ran to another pond. Mr. Steil added the intention was to raise the pipeline with supports to remove it from the floodplain area. Ms. Chunko added that the overflow pond was currently very low, and the intention was to clean up the pond and to also bring consistency with the land use.

Commissioner Clark opened the hearing to the public. As there was no comment, the public portion was closed, and the hearing was opened for discussion and a motion.

Commissioner Cole recommended approval of the Subdivision Permit and Plat with no conditions. Commissioner Macy seconded the motion, and it was passed with a vote of 3 - 0.

Commissioner Cole recommended approval of the Zone Change with no conditions. Commissioner Macy seconded the motion, and it was passed with a vote of 3 - 0.

- 02** Review and action of the Zone Change for Dyno Nobel Plant Site Addition 2nd Filing, located in portions of Sections 16 and 17, T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY, located at 8305 Otto Road.

This application was heard in conjunction with the Subdivision Permit and Plat. Please refer to minutes for the previous agenda item.

Commissioner Cole recommended approval of the Zone Change with no conditions. Commissioner Macy seconded the motion, and it was passed with a vote of 3 - 0.

- 03** Update on the Laramie County Comprehensive Plan.

Abby Yenco gave an update on the progress of the Comprehensive Plan. She explained it was still in the preliminary phases, with approximately 90% of the work being performed in-house, so progress was based on available staff time, and also maximizing outside resources. There were two outside organizations staff was working with to obtain pertinent information -- one being the University of Wyoming, with nine students researching and providing economic and environmental data. The other resource was Scott Lieske, with an agricultural and economic development group, to ensure datasets were complete in order to provide an accurate view and consistent format. Ms. Yenco stated this should keep the costs low, by not hiring out for most of the research. Staff also met with a graphic design group from Laramie, as this would help offer a professional product that was easy to read. The rest of the information would be pulled together from technical advisory committees. Preliminary meetings had been held to explain that staff was getting involved to gather input for the plan. At the end of January 2012, staff will take compilation and integration of ideas gathered back to the meeting attendees to see if the results were consistent with their input. Ms. Yenco

explained town and fire district meetings still needed to be held, which were targeted for November 2011, in order to build a committee body to provide additional input from the incorporated towns in Laramie County. She stated there was a meeting scheduled next week to meet with a transmission authority, and there would additionally be meetings held with the City of Cheyenne, homebuilders, and the Recreation Board. Right now, staff was building information and networks, and was open to suggestions of who should be involved.

Ms. Yenco stated staff was asking the Planning Commission for ideas and feedback, as well. Commissioner Clark asked Commissioner Macy if attendees of a Pine Bluffs Town Hall meeting could be invited to participate, and couldn't an advertisement of some sort be included in High West Energy utility bills. Commissioner Macy confirmed those were both good ideas. Ms. Yenco addressed the audience requesting feedback now or they could call Planning staff with suggestions. Ms. Chunko asked if there was a citizen advisory application available for folks to complete. Ms. Yenco responded there had not been one provided, and initial contact was made through our Constant Contact email system. The suggestion was made to provide a sign-up link on the Planning website. Nancy Olson suggested fliers being mailed through Cheyenne Light, Fuel & Power with their billing would also be good idea, since they bill more frequently. Commissioner Macy added that High West Energy also provided a monthly billing.

The meeting was adjourned at 3:51 p.m.