

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

Thursday, April 12, 2012

- 120412 00** The Laramie County Planning Commission met in regular session on Thursday, April 12, 2012 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioners Frank Cole, Jim Ward, and Bert Macy.

The meeting register was signed by: Dale Reed, 11245 Coonrod Road, Cheyenne; Gary Hickman, Environmental Health; Lisa Pafford, Cheyenne Building and Development.

- 01** Review and action of a Subdivision Permit for the Reed Subdivision, located in a portion of the SE ¼ of Section 30, T. 15 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Dale Reed, of 11245 Coonrod Road, Cheyenne, WY came forward to summarize the purpose of the subdivision permit application. He stated he owned 25 acres off of Coonrod Road, and wanted to subdivide the property, with the intent to sell the 8 acre parcel in order to pay off what was owed for the remaining property. He explained that Coonrod Road was a county road bordering the property along the east and continuing on to the south, and that to the west of the property, there was a road which could be used for access to the 8 acre parcel. He also added there was a floodplain area on the north end of the property.

Abby Yenco gave an overview of the staff report, explaining that the application was in conformance with the comprehensive plan, and confirming that there was a floodplain that potential buyers would need to be made aware of, as a floodplain development permit would be required to develop in that area of the property. The Environmental Health office responded there was room on the hill, out of the floodplain area, for a residence, septic system and well, which resulted in the property being suitable to be sold and developed. Ms. Yenco stated the application was in conformance with the Laramie County Land Use Regulations. She also explained that the applicant was exempted from the platting process, as the subdivision met the provisions for exemption, since no right of way was required, and the subdivision would be for less than 5 lots. Should the Laramie County Board of Commissioners approve the subdivision permit, the resolution and metes and bounds for the two parcels would serve as proper and sufficient for recordation. Staff recommended approval with no conditions.

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

Commissioner Qualls stated that she had concerns that there may be the possibility for the northern property area needing a public right of way. Ms. Yenco responded the easement was dedicated for the owners of the lot to the north. There were two potential means of access: an amendment could be made on the easement that existed, or a driveway could be permitted to go through the floodplain area through a floodplain development permit. Commissioner Qualls said that answered her question.

With no further discussion, Commissioner Cole moved to recommend approval of the subdivision permit application with no conditions; Commissioner Ward seconded the motion, and it was passed with a vote of 5 – 0.

The meeting was adjourned at 3:40 PM.