

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

Thursday, March 22, 2012

- 120322 00** The Laramie County Planning Commission met in regular session on Thursday, March 22, 2012 at 3:30 p.m.

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

The meeting register was signed by: James P. Macneil, Cheyenne, WY; Nancy Olson, Cheyenne MPO; Brad Emmons, AVI, PC; Cory Scott, Omaha, NE.

- 01** Review and action of a Subdivision Permit and Plat for Swan Ranch Rail Park, Fifth Filing, located in a portion of the NW ¼ of Section 27, T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY.

Brad Emmons, agent for the applicant, came forward to address the Planning Commission members. He explained this application was for a one-lot subdivision, to provide an additional location for a Cheyenne Light, Fuel & Power substation to serve additional businesses coming to the area. He stated the applicant was in agreement with the two conditions specified for the plat map.

Abby Yenco gave a summary of the staff report, and explained the plat provided a small extension for the right of way on Berwick Drive and was within the boundaries of the Swan Ranch Rail Park Preliminary Plat and the Swan Ranch Rail Park 5th Filing Plat. This location was also included in the Swan Ranch Rail Park PUD. PlanCheyenne describes this area best suited for commercial development. Staff found this application in conformance with the plans and policies of Laramie County. She stated there had been comments received from the County Assessor and Real Estate offices regarding clerical issues with the legal description which had been resolved. Drainage and traffic studies would be required at the time of the site plan process for development of the property. She added that the subdivision did fall within the area covered by the Swan Ranch Rail Park Development Agreement. Staff recommended approval of the application.

Commissioner Cole stated his main comment was that the plat had nothing to do with construction plans and, since the Planning Commission had no authority over this item, condition one should be removed. He also stated that since the proposed substation would be for the betterment of the entire area, the community facility fees should be waived.

Commissioner Clark questioned Ms. Yenco about making an exception on the community facility fees. Ms. Yenco responded she would refer to the land use regulations, and explained that the fees were the responsibility of the Planning and Development office to collect, but the fees were managed separately from the department and that staff did not have the authority to waive them. Ms. Yenco stated that staff would inform the Board of County Commissioners about the recommendation to waive the fees.

Commissioner Clark asked if there was anyone in the audience who had comment. James P. Macneil came forward to oppose the action, and stated he had concerns regarding ownership of the property.

Commissioner Clark assured him that property ownership was duly researched by the Planning and Development office. She responded that it was Mr. Macneil's responsibility to provide documentation to the Planning Commission to substantiate his position as to land ownership.

Hearing no other public comments, the public hearing was closed.

Commissioner Cole moved to recommend approval with condition 2, and recommended this plat not be charged a community facility fee. Commissioner Ward seconded, and the motion passed with a vote of 4 – 0.

Commissioner Clark initiated a brief discussion about the details of the Laramie County Commissioners training session to be held on April 12, 2012, and asked if it would conflict with the Planning Commission public hearing on that date since it started at 4 p.m. Ms. Yenco responded that staff would check to see what was on the agenda for that meeting and inform the members.

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