

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

Thursday, May 10, 2012

- 120510 00** The Laramie County Planning Commission met in regular session on Thursday, May 10, 2012 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioner Frank Cole; Abby Yenco, Senior Planner; Nancy Trimble, Recording Secretary; Amber Dancliff, Zoning Technician.

The meeting register was signed by: Marcia Rainey, 3813 Welchester Dr.; Jon Hendrickson, 3813 Welchester Dr.; Del Riekens, 3809 Welchester Dr.; Gary Grigsby, 5908 Yellowstone Rd.; Linda Heath, 4031 Winterset Dr.; Mary Robbins, 314 E. Nation Rd.; Allen Burd, 314 E. Nation Rd.; Robert Robbins, 314 E. Nation Rd.; Cheryl Burd, 314 E. Nation Rd.; Art Hansen; Sreyoshi Chakraborty, Cheyenne MPO; Jeff Wiggins, Cheyenne Parks & Recreation; Lisa Pafford, 2101 O'Neil; Todd Kennedy, 2101 O'Neil.

- 01** Discussion regarding cancellation of May 24, 2012 Planning Commission meeting.

Abby Yenco proposed the cancellation of the May 24, 2012 Planning Commission meeting, as there were no items on the agenda. Commissioner Cole moved to cancel the meeting; Commissioner Qualls seconded, and the motion passed 3 - 0.

- 02** Review and action of a Subdivision Permit and Plat for the Welchester Subdivision located in the West ½ of Tract 21, Crestmoor Subdivision, Laramie County, WY.

Gary Grigsby came forward to explain that the lot size variance application for this proposed subdivision was approved by the Planning Commission on April 26, 2012, and that the City of Cheyenne Planning Commission recommended approval of the subdivision permit and plat at the public hearing held on Monday, May 7, 2012.

Abby Yenco gave an overview of the staff report, and clarified the purpose of the application was to allow the property to be subdivided into two residential parcels. She stated the A1 zone district requires a minimum lot size of 10 acres, and that the Planning Commission had approved the lot size

variance in order to bring the proposed 1.2-acre lot and 2.9-acre lot into conformance with the Laramie County Land Use Regulations. The proposed lot sizes were compatible with the surrounding density for this area. The two residences currently share septic and well, and Environmental Health had met with the applicant and confirmed a replacement septic system would be able to meet spacing requirements. Staff recommended approval with the conditions included in the staff report, which were to correct clerical errors on the plat prior to recordation, and to add clarification of the dedication terms of the 24' access easement to the face of the plat.

Commissioner Cole asked if Gary Grigsby was part owner of this property, as his name was shown on the plat? Mr. Grigsby responded that some of the owners were located out-of-state, and he had been given permission to sign on their behalf until the final plat mylar was submitted for recordation, at which time the appropriate owner signatures would be evident on the plat.

Commissioner Clark opened the public hearing. Hearing no public comment, the public hearing was closed. Commissioner Cole moved to recommend approval with conditions 1 and 2; Commissioner Qualls seconded the motion, and it passed with a vote of 3 - 0.

**03** Review and action of a Subdivision Permit and Plat for the M Robbins Subdivision for the property located in all of Tract 27, Artesian Tracts, Laramie County, WY.

Mary Robbins, owner of 314 E. Nation Rd., stated the purpose of the application was to subdivide the property into three lots for residential development. She added the application went before the City of Cheyenne Planning Commission on Monday, May 7, 2012, and had been recommended for approval.

Abby Yenco confirmed the stated purpose, and clarified there were two existing manufactured homes currently located on the property. She stated that access to Tract 2 would be provided by a 20' X 60' easement located on Tract 1. Staff recommended approval with the two conditions listed in the staff report: 1) all clerical errors on the face of the plat shall be corrected prior to recordation, and 2) a note clarifying the dedication terms of the access easement shall be included on the face of the plat.

Commissioner Clark opened the public hearing. Hearing no public comment, the public hearing was closed. Commissioner Qualls asked if the County Engineer's comments regarding the 100 year FEMA Floodplain boundary needed closer consideration? Ms. Yenco responded that the surveyor would be questioned as to how the floodplain was addressed, and the County would determine if corrections were needed prior to recordation.

Commissioner Qualls moved to recommend approval with conditions 1 and 2; Commissioner Cole seconded the motion, and it passed with a vote of 3 - 0.

**04 Overview and Introductory Presentation of the Cheyenne Area On Street Bicycle Plan and Greenway Plan Update, Presentation by Sreyoshi Chakraborty & Jeff Wiggins.**

Sreyoshi Chakraborty came forward to make a brief presentation of the Cheyenne Area On Street Bicycle Plan and Greenway Plan Update, and explained the plan would be back in several weeks before the Planning Commission for their recommendation for approval. She gave an overview of the project background, and explained the purpose was to make a continuous system for the Cheyenne area. Funding and project management was a combined effort, with funding provided by the Cheyenne MPO, Greenway 6th Penny, and a Federal TCSP Grant.

Jeff Wiggins gave the plan process overview, detailing all meetings that took place, as well as tours, surveys, community events, and technical workshops that occurred. He discussed the components of the plan, and stated handbooks and maps would be made available to the Planning Commission prior to plan approval. Mr. Wiggins added it was possible for 6 to 10 miles of this plan to be implemented within the next year. He also extended an invitation to the commission members to attend the City Planning Commission meeting being held May 21, 2012 at 6 p.m. in the Council Chambers.

Commissioner Qualls asked how the plan would address the area north of Fox Farm Road towards I-80. Mr. Wiggins said there would be a striped, buffered bike lane to the far right. Commissioner Qualls responded that was fine to address bicycle travel, but that other discussions had mentioned addressing pedestrian traffic. She clarified she has seen no documents, and expressed interest in a plan for pedestrians in that area as it was a very dangerous area. Mr. Wiggins responded there was a pedestrian plan for the metro area completed about 2 years ago with similar recommendations made.

Ms. Chakraborty added that the plan consultants would be presenting to the MPO technical committee on May 24, 2012, and after that, the plan would be back for review and approval recommendation by the Laramie County Planning Commission.

Commissioner Qualls asked for clarification on the Greenway Plan Update portion of the presentation. Ms. Chakraborty said the plan includes both On Street and Greenway recommendations.

The meeting was adjourned at 4:00 p.m.