

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

Thursday, November 08, 2012

- 121108** **00** The Laramie County Planning Commission met in regular session on Thursday, November 8, 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; John Shepard, Senior Planner; Barbara Kloth, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Charles Skinner, 5510 S. Greeley Hwy, Cheyenne, WY; Justin Beckner, 1501 Academy Ct, Fort Collins, CO; Chris Asbury, 260 W. First St, Casper, WY 82601; Mike Mollman, 1813 S. 4th Ave, Cheyenne, WY; Lisa Pafford, 2101 O'Neil Ave, Cheyenne, WY; Linda Heath, 4031 Winterset Dr, Burns, WY.

- 01** Review and action of a change in the Cathcart Planned Unit Development zone district regulations to allow Churches and Schools for Tract 3 of the Cathcart Subdivision Laramie County, WY.

Mike Mollman, of 1813 S. 4th Avenue, Cheyenne, WY 82007, came forward as a representative for Allen Strong, and to give information on the application. The property was a potential site for a new 6,000 square foot church building; therefore, the purpose of the application was for an amendment to the Cathcart Subdivision PUD (Planned Unit Development) zone district to allow the church to be placed at the southwest corner on the 2.81 acre parcel known as Tract 3, Cathcart Subdivision.

Gary Kranse gave an overview of the staff report, and explained the zone district amendment was to allow Churches and Schools as a Primary Permitted Use for Tract 3 of Cathcart Subdivision. PlanCheyenne describes this property as best suited for Mixed Use Residential uses, with secondary uses being more commercial in nature. The Cathcart PUD, adopted in 1988, does not currently have Churches or Schools listed as Principal or Conditional Permitted Uses. In this PUD zone district, Mixed Use (MU), Commercial, and Light Industrial (LI) are all uses by right. The objective of this application is to bring the PUD up-to-date with current Laramie County Land Use Regulations, and to include churches or schools on Tract 3. Mr. Kranse reviewed the findings for this application that must be found by the Planning Commission in order to recommend approval. Staff recommended approval with no conditions.

Commissioner Cole expressed concern with grading in the area, which would result in lack of vegetation, and stated the County should make sure the applicant follows through on this project with a SWPPP (Storm Water Pollution Prevention Plan).

Commissioner Clark opened the hearing to the public. Hearing no comments, the public hearing was closed. Commissioner Cole motioned to recommend approval of the amendment to the Cathcart PUD zone district with no conditions. Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

02 Review and action of a Subdivision Permit and Plat for Riata Ranch at Campstool 1st Filing located within lots 12 and 13 record of survey for Riata Ranch in Sections 5 and 8, T. 13 N, R. 64 W, of the 6th P.M., Laramie County, WY.

Justin Beckner, of 1501 Academy Court, Fort Collins, CO, came forward as agent for the applicant. He explained that the applicant wanted to resolve issues with lots 12 and 13 of the Riata Ranch Record of Survey, by adjusting the lot lines for a portion of lot 12 and lot 13, to create two new parcels. Per the County Assessor's comment regarding the remaining portion of Lot 13, the applicant agrees to submit an revised plat, prior to the Board meeting scheduled for November 20, 2012, reflecting the small parcel will be utilized for a mailbox kiosk. Mr. Beckner stated the applicant acknowledges the conditions received from the Environmental Health Dept., and the issues commented on by Fire District No. 4 have been resolved.

Gary Kranse gave an overview of the staff report, which confirmed the purpose stated by Mr. Beckner. The property is outside the zone boundary and PlanCheyenne area. As the two proposed new parcels would be 17.5 and 22.59 acres, the lot sizes would be in conformance with the Low Density Rural and Agricultural use standards as described within the Laramie County Comprehensive Plan for this property. Staff recommended approval with the condition that the name on the plat be changed to "Riata Ranch at Campstool First Filing".

Commissioner Cole asked who owned the easement shown on the plat between the two proposed parcels. Mr. Beckner responded the easement was owned and would be maintained by the developer and Riata Ranch LLC.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public hearing was closed. Commissioner Ward moved to recommend approval with condition 1 and to adopt the findings of facts a and b. Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

Gary Kranse mentioned upcoming Open Houses to be held. PlanCheyenne would hold a meeting on November 14th, from 5 to 7 p.m. in the Willow Room of the Laramie County Library. Another one for the South Greeley Corridor Plan would be held on November 13th, from 6 to 8 p.m. at Laramie County Community College, to be hosted by the SCCDA – South Cheyenne Community Development Association.

Commissioner Cole suggested the Planning Commission Chairman issue an invitation letter to the 3 new County Commissioners to attend a Planning Commission meeting, with copies to the existing County Commissioners, as this would be a good way for the new members to see what manner in which the Planning Commission serves Laramie County. Mr. Kranse added there was a training session scheduled for the new County Commissioners on December 4, 2012.

Commissioner Clark adjourned the meeting at 3:46 p.m.