

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

Thursday, March 28, 2013

- 130328 00** The Laramie County Planning Commission met in regular session on Thursday, March 28, 2013 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole and Jim Ward; Gary Kranse, Planning Director; John Shepard, Senior Planner; Barbara Kloth, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Linda Heath, 4031 Winterset Drive, Burns, WY; Lisa Pafford, Cheyenne Development Office, 2101 O'Neil; Jonathan Woodward, Cheyenne Development Office, 2101 O'Neil.

- 01** Review and action of a Subdivision Permit and Plat for Riata Ranch at Campstool Third Filing located within Lots 4 through 9 Record of Survey for Riata Ranch in Section 5, T. 13 N, R. 64 W, of the 6th P.M., Laramie County, WY.

Justin Beckner, Beckner Consulting Services, came forward to give a summary of the purpose of this application. He stated the plat was to divide Tract A of Riata Ranch at Campstool Second Filing, which was not yet recorded. The proposed three lots would vary between approximately 18 to 21 acres, with a remainder of approximately 36.5 acres to be designated as Tract A-1. The Real Estate Office comments regarding ownership reflected on the plat were based on the Second Filing not having been recorded. He responded to the approval condition in the Second Filing staff report as to no further division of the property. This subdivision application was for Tract A on that plat. He would like to see 15 acres per lot as a boundary for any further subdivision. This would allow the potential for a buyer to split a lot, if desired.

John Shepard gave an overview of the staff report. Riata Ranch at Campstool Third Filing was a subdivision of the approximate 97 acres remaining as Tract A in the Second Filing. The subject property was located outside the zone boundary and PlanCheyenne area. The Laramie County Comprehensive Plan (2001) describes this property as best suited for Low Density Rural and Agricultural Uses. He confirmed the proposed three lots would vary between approximately 18 to 21 acres, with a remainder of approximately 36.5 acres. Riata Ranch at Campstool Second Filing was approved with the condition that no further divisions of that plat area shall be allowed that decrease the overall net lot size average to less than 8 acres. Riata Ranch at Campstool Third Filing would reduce the net average to 10.09 acres per parcel, which still satisfies the original conditions placed upon the property. He displayed the chart reflecting the lot calculations for the Second and Third Filings. Staff

recommended that the Planning Commission recommend approval with condition 1, as stated in the staff report, that no further division of this property shall be allowed.

Commissioner Clark opened the hearing to the public. Hearing no comments, the public comment portion of the hearing was closed.

Commissioner Cole stated he had several issues with this application. He said on the plat there was no information from the surveyor – no notations of bearings or distances, and the surveyor had not signed the plat. He also expressed that approval of the subdivision permit was being requested without having been provided the appropriate documentation. He motioned to recommend denial of the subdivision permit and plat. Commissioner Ward seconded the motion.

Justin Beckner responded to Commissioner Cole that his copy of the plat did have bearings and distances noted, and that his recollection was that any plats he submitted in the past have never been signed by the surveyor prior to approval. The surveyor would sign the plat mylar after all conditions had been met.

Commissioner Cole stated he still didn't recommend approval. Mr. Beckner pointed out that the County Engineer commented the plat appeared to meet county requirements, so he must have seen the complete version of the plat. Commissioner Ward asked about continuing the application for two weeks, to allow time for the correct plat to be submitted.

Mr. Shepard said the Planning Commission could add a condition that the correct copy be submitted prior to the Board hearing. Commissioner Cole said he wanted to see the complete plat prior to recommending approval to the Board. He stated the Second Filing wasn't recorded yet, so the delay shouldn't slow the process down. Mr. Beckner responded that, to his knowledge, the Second Filing was at the Clerk's office.

Commissioner Cole withdrew the motion to recommend denial; Commissioner Ward concurred. Commissioner Cole motioned to continue the application to the next Planning Commission meeting of April 11, 2013; Commissioner Ward seconded the motion, and it passed by a vote of 3 – 0.

Mr. Shepard said there were no further agenda items, and reminded the members of the PlanCheyenne joint work session scheduled for April 3, 2013 from 12 - 1 pm in the Commissioners' Boardroom.

The meeting was adjourned at 3:45 p.m.

Attachment: Lot Size Calculations

Riata Ranch at Campstool Plat Calculations

	Total Acres	# Tracts	# Remainders	# Total Lots	Net Acres / Lot
2nd Filing	292.61	25	1	26	11.25
3rd Filing*	97.13	3	1	4	24.28
Both Filings	292.61	28	1	29	10.09
*Note the 3rd Filing lies entirely within the 2nd Filing "Remainder" Tracts					
Total Acres / 8 acre minimum size = # Lots Allowed by 2nd Filing Resolution					
	292.61 / 8 =	36.58			
# Lots Allowed - Total Lots Created with Both Filings = Future Lots Allowed					
	36 - 29 =	7 Lots			