

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

Thursday, May 09, 2013

**130509 00** The Laramie County Planning Commission met in regular session on Thursday, May 9, 2013 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Jim Ward and Bert Macy; John Shepard, Senior Planner; Barbara Kloth, Associate Planner; Amber Dancliff, Recording Secretary.

The meeting register was signed by: Scott and Holly Johnson, 11396 Blazer Road, Cheyenne; Linda Heath, 4031 Winterset Drive, Burns.

**01** Review and action of a change in Zone District from LR – Low Density Residential to PUD – Planned Unit Development for Mountain View Homes Subdivision, Tract 4, Laramie County, WY.

John Shepard introduced Scott Johnson as the property owner and applicant for this zone change request.

Scott Johnson came forward to explain he wanted to place a self-storage facility on the subject property, and thought it would be a good use for the property since there seemed to be a shortage of self-storage availability in the area. He stated there were 2 other similar facilities in the area of Southwest Drive, and he did not see that there would be a negative impact on the neighborhood. He wanted to request a PUD zone district to narrow down the allowed uses to help prohibit just any type of business developing in the neighborhood.

John Shepard gave an overview of the staff report. Staff received no comments from adjacent landowners, and added a site plan would be required for any non-residential uses. Staff supported the proposed PUD zone change request, as the application met the criteria for a zone change in section 1-2-103(b) and was in conformance with section 4-2-112 of the Laramie County Land Use Regulations.

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

Commissioner Cole noted the clerical error on the accompanying map, with regard to the record data on the south property line being marked with an (M) instead of an (R). He expressed he did not think the LR residential use was right for the area, and he did not have a problem with the proposed use. He commented he would prefer to see a front fence taller than 4 feet (as specified in the Land Use Regulations) with a security gate, as opposed to

residential type fencing, and encouraged the applicant to look at the fencing in that area for comparison. Commissioner Cole added he thought the area could support an RV storage facility. Mr. Shepard responded that the provision on fencing was intended to protect the remaining residential property owners in the area. Front yard fences are currently restricted in any zone, residential or commercial.

Commissioner Cole motioned to recommend approval of the zone change application with the conditions: (1) the clerical error on the map shall be corrected; and, (2) secure fencing shall be added as a requirement in the PUD document, prior to recordation. Commissioner Ward seconded the motion, and it passed with a vote of 4 – 0.

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