

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

Thursday, November 14, 2013

- 131114 00** The Laramie County Planning Commission met in regular session on Thursday, November 14, 2013 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole and Jim Ward; Gary Kranse, Director of Planning; John Shepard, Senior Planner; Dan Cooley, Laramie County Chief Building Official; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Don Riske, P.O. Box 1617, Cheyenne; Linda Heath, 4031 Winterset Drive, Burns; Boyd Wiggam, Wyoming Liberty Group, Cheyenne.

- 01** Review and action of a change in zone district from MR – Medium Density Residential to LI – Light Industrial, for a portion of Tract 17, Cheyenne Irrigated Gardens, Laramie County, Wyoming, located at 2414 Persons Road.

John Shepard introduced Don Riske, agent for the applicant, David Trefren. Mr. Riske stated Mr. Trefren was purchasing the subject parcel by Contract for Deed, and has owned the property for 2 ½ years. The lease of the residence on the property was terminated, and Mr. Trefren would like to make improvements to the property, with the intent to lease to Stewart Drilling, who currently operates on a parcel a few blocks north on Avenue D. Stewart Drilling would utilize the house for an office, and the rest of the lot would be for equipment storage and parking. Mr. Trefren proposed to install a 6 foot steel perimeter fence for a visual barrier, and improve the lot surface with gravel base. Mr. Riske acknowledged the applicant would then proceed with a site plan, traffic study, and whatever else was required.

Commissioner Clark asked for the staff report. Mr. Shepard gave an overview of the staff report. Given the land use categories adjacent to the property, staff found this application to be in conformance with PlanCheyenne. As there was a variety of zoning in the surrounding area, and adjacent property was zoned light industrial, the result of this zone change request would not be considered spot zoning. A commercial site plan would be required in order for Stewart Drilling to utilize the parcel. Staff found the zone change application met the criteria of section 1-2-103 of the Laramie County Land Use Regulations and recommended approval of the application with no conditions.

Commissioner Ward asked for clarification as to who was the owner of the property. Mr. Riske responded that the property was in escrow, with the owner being Maxine Webber Revocable Living Trust.

Commissioner Clark opened the hearing for public comment. As there was no comment, the public portion of the hearing was closed.

Commissioner Cole referenced the two PUD zone districts in the area, and noted the property was probably more industrial use now. The residential portions of the area were trailer houses, not manufactured homes. He commented the entire area from College Drive west to Morrie Avenue should be zoned for industrial use, and although the property for the Transfer station was zoned CB (Community Business) and was within the City's jurisdiction, the use was industrial. He endorsed the zone change, and added that development should be encouraged in that area.

Commissioner Cole moved to recommend approval with no conditions. Commissioner Ward seconded the motion, and it passed by a vote of 3 – 0.

The meeting was adjourned at 3:42 p.m.