

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

Thursday, September 12, 2013

- 130912 00** The Laramie County Planning Commission met in regular session on Thursday, September 12, 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; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Louise Raimondi, 3105 Iron Mountain Road, Cheyenne; Lorraine, 8113 Hynds Blvd, Cheyenne; Casey Palma, 1102 W 19th Street, Cheyenne; Boyd Wiggam, Wyoming Liberty Group, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Prairie Sunset Subdivision First Filing, located within a portion of Section 1, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, WY.

John Shepard, Senior Planner, explained this application was continued from the August 22nd Planning Commission public hearing, and gave a brief summary of the conditions placed at the time of continuation. He introduced Casey Palma, of Steil Surveying Services, as agent for the applicants, Richard and Vicki Cox. Mr. Palma stated the shape of Tract 5 was revised with a more suitable proposed property line, and Tract 6 would remain within the subdivision as shared open space. The owners of Tract 5 intend to maintain the open space area, as noted on the plat. An aerial overlay was submitted showing the refuse on Tracts 2 and 3, and the owner had submitted a letter stating intentions to address the debris. Mr. Palma clarified most of the refuse belongs to the unplatted 10 acre parcel to the east, and Mr. Cox would work with the adjacent property owner in order to ensure clean-up of the debris within 6 months of the subdivision approval and/or prior to sale of the tracts, whichever came first.

John Shepard confirmed that a revised plat was submitted, which addressed the conditions, as explained by Mr. Palma. The revised plat reflected changes in the configuration of Tracts 3 and 5, and designated Tract 6 as open space with undivided ownership for Tracts 1 through 5, with maintenance provided by the owners of Tract 5. Staff recommended approval of the application with the 6 conditions as listed on the staff report.

Commissioner Cole stated he appreciated the aerial overlay view of the subject property, and asked Mr. Palma if the lot line between Tract 5 and the unplatted property had been surveyed. Mr. Palma responded yes. Commissioner Cole asked if the property line went through the structures on

the property. Mr. Palma responded the property line was established after the construction of the buildings, and added the caps had been set in the past by John Steil. Commissioner Cole stated his only concern would be that the recordation of the subdivision be delayed until a licensed surveyor and a county planner had visually verified the debris on Tracts 3 and 4 was eliminated.

Mr. Shepard stated the condition could be recommended, but it wasn't clear whether the County Attorney would be able to enforce the condition. If the situation could be considered a nuisance, then the County would have legal authority.

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

Mr. Palma requested confirmation that the applicant had 18 months after the application approval in which to effect the recordation, as the clean-up condition only allowed 6 months' time after the approval of the application. Mr. Palma expressed concern with the condition requesting the pipeline be shown on the plat. He said it had been surveyed, but was not shown on the plat, since it was located entirely within the right-of-way. He asked if that approval condition could be removed.

Commissioner Cole motioned to recommend approval with conditions 1 through 6, with an additional condition that the plat shall not be recorded until removal of debris from the property had been completed. Commissioner Clark said it had been verified that the natural gas pipeline was located in an easement, so the motion was modified to remove condition 2. Commissioner Ward seconded the modified motion, and it passed 4 – 0.

02 Review and action of a Subdivision Permit and Plat for Raimondi Subdivision Second Filing, a property located in a portion of the NE ¼ of Section 4, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, Wyoming.

John Shepard introduced Casey Palma, of Steil Surveying Services, as agent for the applicant, Louise Raimondi Revocable Trust. Mr. Palma said this was a simple subdivision to create a 10 acre lot adjacent to Raimondi Subdivision First Filing. He stated there were a couple clerical notes that need to be corrected on the plat, which would be occurring, and added that Louise Raimondi was present, if the commission members had any questions for her.

Commissioner Clark asked if this subdivision was taking place for a family member, and – if so – was platting required? Mr. Shepard stated there could be an exemption for a family member, but that was not the intention with this application.

Mr. Shepard gave an overview of the staff report. The intent of the

subdivision was to create one 10 acre parcel in order to construct a single-family residence. He displayed the aerial view of the property to indicate which parcel the proposed subdivision would create. Staff recommended approval with the two conditions as listed in the staff report.

Commissioner Cole expressed concern that the MPO designated land use was not reflective of the actual uses, and pointed out that tracts surrounding this property consisted of 5 acres.

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

Commissioner Macy moved to approve the application as written in the staff report; Commissioner Ward seconded the motion, and it passed 4 – 0.

The meeting was adjourned at 3:48 p.m.