

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

Thursday, April 24, 2014

- 140424 00** The Laramie County Planning Commission met in regular session on Thursday, April 24, 2014 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole and Bert Macy; Dan Cooley, Interim Planning Director; John Shepard, Senior Planner; Amber Dancliff, Recording Secretary.

The meeting register was signed by: Gary Grigsby, 5908 Yellowstone Road, Cheyenne; Anna DeMers, 5908 Yellowstone Road, Cheyenne; Lisa Pafford, 2101 O'Neil Avenue, Cheyenne; Linda Heath, 4031 Winterset Drive, Burns; Christie DePoorter, 7906 Trophy Drive, Cheyenne; Boyd Wiggam, 1902 Thomes Avenue, Suite 201, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Platte Valley Subdivision, in a portion of Section 28, T. 14 N., R. 65 W., 6th PM, Laramie County, Wyoming, located at 11712 I-80 Service Rd.

John Shepard, Senior Planner, introduced Gary Grigsby, of Western Research and Development, as agent for the applicant. Mr. Grigsby explained that this was just a lot split. The east lot would allow Kenworth to expand their existing facilities, and the west lot would remain "as-is", with equipment already present on the property. The plat was being reviewed by the City of Cheyenne, concurrently. The new parcel would be supplied water from the Sapp Brothers Public Water System, and a small wastewater permit would be required for the commercial septic system.

Mr. Shepard gave an overview of the staff report. The applicant submitted a revised plat to identify the water and sewer sources. The applicant also submitted supplemental traffic and drainage information required by the City, which were subsequently reviewed by the County Engineer. As noted by WyDOT and the County Engineer, more detailed traffic and drainage studies will be required as part of a site plan approval process, prior to any new use of the parcels. Staff found this application to be in conformance with PlanCheyenne and the Laramie County Land Use Regulations, and recommended approval of the application.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed, and the item was opened for discussion and a motion.

Commissioner Cole expressed concerns regarding the section line not designated properly on the north side of the U.P. Railroad; lack of chord

distance and bearing notations on the south property line; the Cheyenne committee name in the first signature block incorrectly included "Laramie County"; utility and drainage easements needed to be dedicated on the plat; and, the dividing property line was not clearly shown on the plat.

Commissioner Clark expressed confusion regarding Commissioner Cole's comment about the signature block. Commissioner Cole clarified his remark by pointing out there were separate signature blocks for the City of Cheyenne Planning Commission and the Laramie County Planning Commission, and the City's section should not include the words "Laramie County".

Mr. Shepard stated that the County Engineer had stipulated that the plat should not specify who would control the easements. Commissioner Cole stated that, by law, easements should be dedicated on the plat.

Commissioner Cole moved to recommend approval with the condition that all clerical errors, as previously mentioned, be corrected on the plat, prior to recordation. Commissioner Macy questioned the placement of the utility easement on Lot 1, instead of Lot 2. Mr. Grigsby responded it was to combine the drainage and utility easements, as there was the intention to install a swale to redirect the drainage flow on the property. Commissioner Macy seconded the motion, and it passed by a vote of 3 – 0.

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