

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

Thursday, December 11, 2014

- 141211 00** The Laramie County Planning Commission met in regular session on Thursday, December 11, 2014 at 3:30 p.m.

Members in attendance: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Pat Moffett, and Bonnie Reider; Dan Cooley, Director of Planning & Development; Brett Walker, Planning Manager; Barbara Kloth, Senior Planner; Karen Bryant, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Charles Adams, 1602 Southwest Drive, Cheyenne; Chandra Flaim, 1212 Southwest Drive, Cheyenne; Ron Kailey Sr., 1122 Southwest Drive, Cheyenne; Scott Johnson, 11396 Blazer Road, Cheyenne; Anja Bendel, P.O. Box 1045, Cheyenne; Brad Emmons, 1103 Old Town Lane, Cheyenne; Daniel Ramirez, 2800 West Lincolnway, Cheyenne; Nancy Olson, Cheyenne MPO; Lorraine Grigsby, 8113 Hynds Blvd, Cheyenne; Patricia Wilkinson, 1105 Southwest Drive, Cheyenne; Jill Reading, 1415 Southwest Drive, Cheyenne.

- 01** Announcement made upon commencement of the meeting.

Barbara Kloth, Senior Planner, made an announcement that the I-80 Compressor Station Site Plan application was moved to the January 8, 2015 public hearing, and asked if there was any public comment. Karen Bryant, Associate Planner, was present to address any concerns or answer any questions. No public comment was received.

- 02** Review and action of a PUD Amendment (Zone Change) for the Mountain View Homes PUD for Tract 4, Mountain View Homes, Laramie County, WY.

Ms. Kloth introduced Scott Johnson, the applicant. Mr. Johnson stated the PUD amendment is being requested in order to allow outdoor storage on the property. The Board previously approved a mini storage use on the property, but he wants to add moving and storage-type equipment use. He stated there appears to be a need for another U-Haul location in Cheyenne, and asked if there were any questions.

Commissioner Clark asked for the staff report. Brett Walker gave the background leading up to this amendment request. Staff found the application met the criteria and recommended approval with condition 1.

Commissioner Moffett asked if anything had been done to address the MPO's comment regarding traffic. Mr. Walker said traffic concerns would be addressed during the site plan review process. Scott Johnson stated he

spoke to Nancy Olson with the MPO to discuss the situation and answer her concerns.

Commissioner Clark opened the hearing to the public. Charlie Adams, 1602 Southwest Drive, asked if this was the same outfit that wanted to establish the U-Haul business before? He believed it was, and said it was shot down before. There was all kinds of trash on the property, which needed to be cleaned up, and he did not support the zone change nor the U-Haul business.

Mr. Johnson responded there may be some confusion as to which property Mr. Adams was referring, and that there was no trash on his property. Mr. Adams disagreed.

Chandra Flaim, 1212 Southwest Drive, expressed concern with the width of the asphalt handling truck traffic, as there were no shoulders on Southwest Drive. The speed limit was 40 m.p.h., which was currently not appropriate for the amount of traffic on the road, and additional truck traffic would add to the pothole issues. She did not support this request due to the safety concerns.

Jill Reading, 1415 Southwest Drive, agreed with Ms. Flaim's safety concerns stating she thought mixed use district was supposed to be low traffic, and added the area was mostly residential, with a lot of pedestrian traffic along the road. She stated she would like to see an example of the proposed screening, to see how it would fit in with the residential area. She also had concerns about how her property value would be affected.

Commissioner Clark responded the commission could not address property value concerns.

Patricia Wilkinson, 1105 Southwest Drive, stated there was already too much traffic on Southwest Drive, and the additional business would only amplify the problem.

Ron Kailey, Sr., 1122 Southwest Drive, said he had not been aware of the previous zone change action, as there was no signage placed on the property, and the legal advertisement was published in the wrong paper. He agreed with the aforementioned concerns expressed about safety, traffic, road conditions, and the aesthetic appearance of the neighborhood.

Mr. Johnson responded he had followed the public notice and sign posting procedures per the regulations, and said he didn't believe any of the public contributing comments today were adjacent property owners. He had spoken with several adjacent property owners, who expressed no concerns with the proposed business.

Hearing no further comment, the public portion of the hearing was closed.

Mr. Walker asked Mr. Johnson what his intentions were with regard to the screening. Mr. Johnson responded he would comply with requirements from the site plan process, and whatever Planning staff deemed appropriate.

Commissioner Reider stated the fencing concerns had been addressed, but what about traffic concerns and upgrades to the road? Mr. Walker responded there would be a traffic analysis required at the time of the site plan review, and added it had been done for the previous storage use. Ms. Kloth stated if there were road upgrades required, any widening, turn lanes, etc., would be the financial responsibility of the landowner. Commissioner Reider questioned whether the landowner was prepared for that.

Commissioner Cole stated that storage units generated little traffic, and would have negative impact compared to any other use of the property. He moved to recommend approval of the PUD amendment with condition 1, as written in the staff report; Commissioner Reider seconded the motion, and it passed with a vote of 3 – 1, with Commissioner Moffett voting no.

- 03** Review and action of a change in zone district from A-2 (Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development) for Lot 3, Block 1, North Range Business Park, 6th Filing (subdivision/plat in process), Laramie County, WY.

A combined discussion took place for agenda items 3, 4 and 5, with separate motions required. See combined minutes under item 5.

Commissioner Cole motioned to recommend approval of the 6th Filing PUD Amendment with added condition number 2 that the zone map be updated to reflect the corrected block number. Commissioner Reider seconded the motion, and it passed with a vote of 4 – 0.

- 04** Review and action of a Subdivision Permit and Plat for North Range Business Park, 6th Filing, Laramie County, WY.

A combined discussion took place for agenda items 3, 4 and 5, with separate motions required. See combined minutes under item 5.

Commissioner Cole motioned to recommend approval of the 6th Filing subdivision permit and plat, with the condition the new block number assigned be one not presently used in North Range Business Park. Commissioner Reider stated there was no access shown on the plat. Mr. Emmons pointed out there was an 80' access easement shown on the plat that was recorded with the 3rd Filing, and explained how the property access worked within North Range Business Park. Commissioner Moffett seconded the motion with the condition, and it passed with a vote of 4 – 0.

- 05** Review and action of a Subdivision Permit and Plat for North Range Business Park, 7th Filing, Laramie County, WY.

Ms. Kloth stated agenda items 3, 4 and 5 were related, and requested a combined discussion, with separate motions. Commissioner Clark agreed to the request.

Ms. Kloth read the introductions for all three applications, and introduced Brad Emmons, agent for the applicant, Cheyenne LEADS. He explained the subject properties were west of the existing North Range Business Park, with the zone change requested to extend the PUD to cover this expansion. The 6th Filing removed the open space previously platted, in order to establish adjacent lots within the development, and platted a new lot westerly adjacent to the park. The 7th Filing then relocated/reestablished the open space, to accommodate the required open space to be constructed within the Park, which was a significant contributor to the design excellence of the PUD.

Mr. Walker gave an overview of the staff reports, with condition 1 of the zone change approval recommending language to be included in the PUD document addressing commercial access. Drainage and traffic studies would be required at the time of the site plan process. Staff recommended the following motions: Approval of the zone change with condition 1 regarding commercial access; approval of the 6th Filing subdivision permit and plat with no conditions; and, approval of the 7th Filing subdivision permit and plat with no conditions.

Mr. Emmons stated agreement with condition 1 on the zone change approval.

Commissioner Clark opened the hearing for public comment. With no comment, the public portion of the hearing was closed. Commissioner Cole stated the block numbers should not be repeated from filing to filing, but should be numbered by continuing sequentially from the previous filing. He was inclined to table the applications until the maps were revised. Commissioner Clark asked if there couldn't just be a condition placed on the approval?

Commissioner Cole moved to table all three applications until corrected maps were submitted. Ms. Kloth said there needed to be three separate motions made, but each motion could be worded the same. Commissioner Cole stated he had no problem with the zone change. Mr. Emmons responded the revised numbering would need to start with the 6th Filing, since replatting the previous filings would require a separate application for each filing. He agreed duplicate block numbers could be confusing, but it was not legally required, since each filing had separate legal descriptions. Mr. Walker confirmed that the legal requirements have been met, and added he had seen the block numbering performed both ways.

Commissioner Clark asked if the motions needed to be made in the same order as the agenda. Mr. Walker responded the motions could be in a different order, if it made more sense. Commissioner Clark asked for a motion on the subdivision permit and plat for the 6th Filing. Commissioner Cole stated the 6th Filing plat reflected no block numbers. Mr. Walker agreed the block numbers needed to be added, and Mr. Emmons stated he would be agreeable with a condition that the block numbers be revised to be sequential from previous filings.

Commissioner Cole motioned to recommend approval of the 6th Filing subdivision permit and plat, with the condition the new block number assigned be one not presently used in North Range Business Park. Commissioner Reider stated there was no access shown on the plat. Mr. Emmons pointed out there was an 80' access easement shown on the plat that was recorded with the 3rd Filing, and explained how the property access worked within North Range Business Park. Commissioner Moffett seconded the motion with the condition, and it passed with a vote of 4 – 0.

Commissioner Cole motioned to recommend approval of the 7th Filing subdivision permit and plat, with the condition the block number assigned be sequential to the one assigned in the 6th Filing. Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.

Commissioner Cole motioned to recommend approval of the 6th Filing PUD Amendment with added condition number 2 that the zone map be updated to reflect the corrected block number. Commissioner Reider seconded the motion, and it passed with a vote of 4 – 0.

The meeting was adjourned at 4:27 p.m.