

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

Thursday, June 12, 2014

- 140612 00** The Laramie County Planning Commission met in regular session on June 12, 2014 at 3:30 p.m.

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

The meeting register was signed by: Tom & Corleen Skinner, 5510 S Greeley Hwy, Cheyenne; Gary M Hickman, 100 Central Ave, Cheyenne; Bob Rowe, 5227 Division Ave, Cheyenne; Bonnie Reider, 515 W Allison Rd, Cheyenne; Linda Heath, 4031 Winterset Dr, Burns; Lisa Pafford, 2101 O'Neil Ave, Cheyenne; Tom Mason, 2101 O'Neil Ave, Cheyenne; Boyd Wiggam, 1902 Thomes, Suite 201, Cheyenne; Casey Palma, 1102 W 19th St, Cheyenne; Rob Van Cleave, 680 Dayshia Ln, Cheyenne; Heather Sisneros, 672 Dayshia Ln, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Prairie Farms, located within the East ½ of Section 9, T. 16 N., R. 62 W., of the 6th P.M., Laramie County, WY.

Barbara Kloth, Associate Planner, introduced Casey Palma, agent for the applicant. He stated the application was submitted to create a 5.48 acre residential lot, subdivided from the larger acreage lot that was used for agriculture.

Ms. Kloth gave an overview of the staff report and stated the proposed subdivision met the intent of the Comprehensive Plan. No comments were received from adjacent property owners. Staff recommended approval of the application as it met the criteria for subdivision permit and plat.

Commissioner Cole questioned why the plat included the right-of-way, instead of stopping at the property line. He asked what "LTD" indicated in the dedication. Mr. Palma responded Prairie Farms LTD, a Wyoming Limited Partnership, was how the ownership was shown on the deed, but he would verify prior to obtaining the signature in that section of the plat. He stated Road 225 was declared as a public ROW; however, it was not dedicated on any plat in the area, which is why the section adjacent to this property had been included. He further stated excluding the ROW dedication altogether would not be an issue. Ms. Kloth confirmed either solution was appropriate. Commissioner Cole expressed the entire ROW should be dedicated on the plat if it were to be included.

Commissioner Ward checked the Secretary of State website to verify Prairie

Farms LTD, and confirmed it was legitimate.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Ward moved to recommend approval as written in the staff report; Commissioner Macy seconded the motion. Commissioner Cole amended the motion with the condition the ROW be excluded; the amended motion was seconded, and passed with a vote of 4 – 0.

**02** Review and action of a Subdivision Permit and Plat for Cheyenne Power Park, located in a portion of the NW ¼ of Section 29, T. 13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Ms. Kloth introduced Casey Palma, agent for the applicant. Mr. Palma explained the purpose of the application and requested a continuation to allow time for further analysis to iron out the specifics of the PUD. He stated traffic and drainage studies were in the preparation process, and a 201 exemption is being sought.

Commissioner Ward asked if one more meeting would allow sufficient time to finalize these items. Mr. Palma responded he would prefer a continuance to the second meeting from today.

Commissioner Clark asked if the staff report was needed, or could the motion to continue be made. Ms. Kloth responded the hearing could be opened for public comment, or the application could be continued without taking comment.

Due to the number of people in attendance, Commissioner Clark opened the hearing to the public.

Gary Hickman, of City-County Health, explained the process could take up to 6 weeks for an individual lot, and an exception for the entire subdivision would take more time.

Commissioner Ward asked if a roughly one-month delay was sufficient time to allow for resolution on the 201 Exemption. Mr. Hickman cautioned they may not have all their ducks in a row within that time. Mr. Palma stated there would be a substantial amount of information available by the meeting in July. If there needed to be a condition for the 201, they would work with it, but still wanted the application to move forward.

Heather Sisneros, 672 Dayshia Lane, objected to the plat submitted, as the proposed tracts did not exhibit the “phased uses” as approved in the Cheyenne Power Park PUD, but instead appeared to allow mixed uses directly adjacent to the Bison Crossing residential area. She added that the new church site (in Cathcart subdivision, adjacent) had a nice appearance; however, the property to the north of the church had trucks and industrial equipment parked on it, with no screening.

Tom Mason, 2101 O'Neil, explained the South Cheyenne street system plan that was adopted in 2004 called for a 120' right-of-way. Since then, the High Plains Road plans have been reduced to only 100' ROW, for which dedication of an additional 10' of ROW is needed, in order to comply.

Mr. Palma came forward to address Ms. Sisneros' concerns with the proposed tracts, and stated the SR district (in the PUD) was limited to residential. The northern portion of the plat would facilitate the industrial and office uses.

Ms. Kloth stated residential district was the only use allowed adjacent to Bison Crossing. With regard to the site further north, which was actually within the adjacent Cathcart Subdivision, staff was working with the property owners to get the site into compliance and screened.

Commissioner Cole asked if the roads within Cathcart Subdivision were dedicated to the public. Ms. Kloth responded they were, though under private maintenance. Commissioner Cole asked if they were built to County standards. Ms. Kloth replied Robert Avenue had improvements with gravel, but Richard Road was not built at this time.

Robert Van Cleave, 680 Dayshia Lane, came forward to question what was meant by the PUD approval condition stating "No truck traffic until High Plains Road was completed". Ms. Kloth responded the original intent was to prohibit traffic in the residential area.

Mr. Van Cleave asked if High Plains Road was extended, how would truck traffic be prevented. There was already semi-truck traffic going through the residential area to avoid the port of entry. How would the traffic be stopped? Ms. Kloth said the recommendation was for the applicant to restrict the truck traffic. Commissioner Cole asked if there had been a feasibility study regarding building High Plains Road through to I-25. Ms. Kloth said there had been indication of feasibility from Tom Mason. Mr. Mason said the MPO office was working on getting the plan for the 35% plan of the road extension out by the end of the month, but the construction of the road would be many years into the future.

Mr. Van Cleave responded that constructing the road in phases would help alleviate the large financial burden of attempting to perform all the construction at one time.

Mr. Palma stated that the owner agreed with the comments and feasibility; however, at this time, the plan was only to extend the road a little further to the west. Tracts 1 & 2 would be stranded without access, so there would be no development until High Plains Road was extended. He added that signage would be the best way to control the truck traffic issue.

Commissioner Macy asked if High Plains Road was platted into Bison Crossing? Mr. Mason responded it was not, that normally developers would only put the road to the edge of their subdivision.

Commissioner Cole asked how does it work if a road is built in the center of a 50' ROW and later relocated and/or rebuilt into the center of a larger ROW. He also noted he would like to see the pile of junk on the north side of the hill cleaned up.

Ms. Kloth stated there were a number of ways to address the road concerns: bond, road use agreement with the other property owner, and other options.

Mr. Palma stated they would likely file for an infrastructure reimbursement, and extending the sewer would also be eligible if it were to be built only to a certain point.

Commissioner Cole stated the City of Cheyenne had ordinances on that, but did Laramie County? Mr. Palma stated that would be something covered under a development agreement, which is one of the reasons for the continuation request.

Bob Rowe, 522 Division Ave, stated concern about the dirt trail used for access from Tract 1 to Division Avenue. There has been expansion started on Division Avenue, to connect to College/Walterscheid, from which he assumed there would be increased traffic. He stated that Tract 10 bordered his property, and wanted to know how much would be industrial and how much residential. He also asked if there would be a cut-off added to make South Greeley safer from which to exit?

Mr. Palma responded the traffic study should address those concerns, and offered to look at the plat more closely with Mr. Rowe after the meeting.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Macy motioned to continue the application to the July 10, 2014 Planning Commission meeting; Commissioner Ward seconded the motion, and it passed with a vote of 4 – 0.

Commissioner Clark adjourned the meeting at 4:20 p.m.