

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

Thursday, August 13, 2015

- 150813 00** The Laramie County Planning Commission met in regular session on Thursday, August 13, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy, and Pat Moffett; Dan Cooley, Planning Director; Brett Walker, Planning Manager; Nancy Trimble, Development Coordinator/Recording Secretary.

The meeting register was signed by: Jeff Jones, 1102 W. 19th St., Cheyenne; Nancy Olson, 2101 O'Neil Ave., Cheyenne; Bonnie Reider, 515 W. Allison Rd., Cheyenne; Gary Hickman, 100 Central Ave., Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Titus Tracts, located in the S ½ SE ¼ of Section 13, T. 14 N, R.. 64 W., of the 6th P.M., Laramie County, WY.

Jeff Jones (on behalf of Casey Palma, Steil Surveying) came forward to represent the applicant, Dean Titus. He stated the subject property was a 40 acre parcel of land, which was being subdivided into 4 approximately 10 acre tracts. Brett Walker, Planning Manager, confirmed it was a simple subdivision, which required platting due to the dedication of right-of-way along Road 142.

Chairman 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 moved to recommend approval of the subdivision and plat with no conditions; Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.

- 02** Review and action of a Subdivision Permit and Plat for O'Brien Subdivision, a replat of Allison Tracts South 1/2 Tract 49, Less a parcel in the Southwest corner, Laramie County, WY (106 E. College Dr.).

Jeff Jones, Steil Surveying, came forward on behalf of Casey Palma, to represent the applicant, Nellie O'Brien. He stated this application was to subdivide a portion of the south half of Tract 49, Allison Tracts into 2 parcels.

Mr. Walker stated the property was located within the CB – Community Business zone district. The applicant wanted to split the property, with 1 lot remaining residential, and the other lot could be used as a commercial use.

On August 3, 2015, the City Planning Commission voted to approve the preliminary plat with the condition that the mapping requirements identified by City Development be addressed. Mr. Walker added that the subdivision was within 1 mile of the City's jurisdiction, and there was an issue with the dedication language on the plat. The plat version before the Planning Commission now had the County-preferred language, which is different than the City's version. The plat originally submitted to County Planning had been revised in order to contain the existing residential structure on its own lot. WYDOT and Cheyenne MPO recommended including an access easement across Lot 2, as shown in approval condition 1. Staff spoke with the applicant, and informed her that there may be a modification to the condition to say when the development of Lot 2 was pursued, the site plan process would require an affidavit addressing the access easement. Mr. Walker emphasized that Lot 1 was close to the intersection of South Greeley and College Drive. It was an intensive traffic area, so there should not be another access point that close to the intersection. Staff recommended approval with condition 1 as shown in the staff report.

Commissioner Cole noted that the vicinity map on the plat locates this site in the wrong spot. He commented that the access to the property from College Drive had previously been rebuilt by WYDOT, at which time he was sure the property owner had negotiated with WYDOT on the access point. Commissioner Cole was opposed to an additional access easement, especially since it would run across the front of the other lot. Since the corner property to the west was currently vacant, he speculated the entire corner structure might be demolished, since it was under the same ownership.

Chairman Clark opened the hearing to the public. Bonnie Reider, 515 West Allison, came forward to speak on behalf of the SCCDA, and expressed no opposition to the subdivision, as long as conditions were met.

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

Mr. Jones responded to Commissioner Cole's comment regarding the vicinity map on the plat, and stated it had been corrected. He added the point of beginning was also corrected, which left 5 feet from the existing structure and property line. Mr. Jones requested the site plan process carry a restriction regarding the access easement. He explained he wouldn't want to hinder the development options of Lot 2 by placing the easement now, as it could inhibit placement of a parking lot, etc., but was not opposed to one in the future, should it be desired by the Planning Commission and Board.

Commissioner Cole moved to recommend approval of the subdivision permit and plat, subject to the technical changes in the legal description (which Jeff Jones had indicated were corrected), but not including the condition regarding access. Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.

The meeting was adjourned 3:46 p.m.