

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

Thursday, December 10, 2015

- 151210 00** The Laramie County Planning Commission met in regular session on Thursday, December 10, 2015.

Due to adjacent property ownership by Pat Moffett in relation to the property in the first item, and subsequent recusal from vote, public hearing was delayed briefly to await PC member for quorum (Bert Macy). Meeting commenced at 3:37 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy and Pat Moffett; Dan Cooley, Planning & Development Director; Barbara Kloth, Senior Planner; Nancy Trimble, Development Coordinator/Recording Secretary.

The meeting register was signed by: Seth Lloyd, 2101 O'Neil, Cheyenne, WY; Amy Robinson, 4009 Rain Dancer Trail, Cheyenne, WY; Doug Brendle, 6636 Dorsey Road, Cheyenne, WY; Nancy Olson, 2101 O'Neil, Cheyenne, WY; Donald Walk, 6406 Dorsey Road, Cheyenne, WY; Jean Vetter, 4711 Moran Avenue, Cheyenne, WY; Shaun Roberts, 6408 Elizabeth, Cheyenne, WY; Annette Widney, 6631 Elizabeth, Cheyenne, WY; Boyd Wiggam, Wyoming Liberty Group, Cheyenne, WY; Bonnie Reider, SCCDA, Cheyenne, WY; Dan Hatanelas, 6717 Julia Road, Cheyenne, WY; Ken & Betty Abbott, 6601 Julia Road, Cheyenne, WY; Janine Ramage, 7119 Julia Road, Cheyenne, WY; Amanda Diefenderfer, 6515 Buttercup Drive, Cheyenne, WY; Monte & Pat Casner, 6910 Whitney Road, Cheyenne, WY; Greg & Lynn Singer, 6717 Whitney Road, Cheyenne, WY; Al Simpson, 300 Gardenia Drive, Cheyenne, WY; Tom Mason, 2101 O'Neil, Cheyenne, WY; Casey Palma, 1102 W. 19th Street, Cheyenne, WY; Lisa Pafford, 2101 O'Neil, Cheyenne, WY.

- 01** Review and recommendations on the Preliminary Development Plan for Woods Landing Estates, located in the SE ¼ of Section 14, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Barbara Kloth, Senior Planner, introduced the first item and Casey Palma, Steil Surveying, as agent for the applicant. Mr. Palma stated a revised preliminary development plan and land analysis map (combined) was submitted to Planning after staff report packages were mailed, a copy of which the members had before them today. He acknowledged agency comments received, and addressed review comments, as follows: 1) A geologist was working on the report to provide to DEQ; 2) A traffic engineer was working on the traffic study; 3) the property owner would be taking care of the unpaid property taxes; 4) Wyoming Game & Fish comments were addressed by the

revised map; 5) the cul-de-sac diameter was revised to 100 feet; and, 6) the cistern situation will be worked out with the Fire District. As to the project as a whole: the plan was for 30 residential lots with 3 internal rights-of-way. With regard to the extension of Summit and Beckle Roads to the south, they have been working with both adjacent property owners, who have been non-committal regarding dedication of the right-of-way for future utility, drainage and access easements. Alignment of Skyline Drive on the west would probably dip south, as the easement was shown on the map. The lot size met the minimum standards as required by Environmental Health.

Commissioner Clark asked for the staff report. Ms. Kloth summarized the purpose of the application, adding the Planning Commission needed to make recommendations prior to submittal of the subdivision permit/plat and zone change applications. DEQ would need to review and approve the subdivision, as required for any subdivision with 5 or more lots. The zone change request would provide for the proposed lot size. Staff had asked for building envelopes, which were included on the revised plan. Staff recommended the Planning Commission find the application met the criteria and provide review comments 1 through 6, as shown on the updated memo provided.

Commissioner Moffett asked if the cul-de-sac concern was addressed. Mr. Palma responded a 50 foot radius was provided; 96 feet had been requested, so it was increased to 100 feet. Commissioner Moffett asked if it was addressed with the revised plan. Mr. Palma confirmed it was.

Commissioner Clark opened the hearing to the public. Tom Mason, Cheyenne MPO Director, came forward. He stated that right-of-way for extension of Elizabeth was absent on the north edge of the plat, which should extend towards the west. PlanCheyenne was based on an arterial grid system, and there needed to be dedicated right-of-way on the south side of the plat because it was a section line. He stated it was very important to follow the master plan, regardless of the adjacent property owners' indecisiveness. Commissioner Moffett stated he owned the property to the west, and – although he would not vote on the application in order to protect the integrity of the hearing – he did have concerns about the connecting right-of-way. He felt it was inevitable that the property would be developed to the south, and preferred larger 10-acre lots, but was concerned with right-of-way along the south of the property.

Mr. Mason stated he expected that the Summit Drive extension would need to shift, but should get back to the section line. He was surprised the Fire Dept. didn't mention the need for Summit Drive to be extended to provide efficient services.

Commissioner Macy questioned why there was 50-foot right-of-way on the north and 80-foot on the south. Mr. Palma stated he agreed with Mr. Mason on

the right-of-way, and that this plat should provide for half on this property. He responded to Commissioner Macy that the original plan showed 50 feet to the north of the property, but the problem was that it couldn't be built to County standard, so a 30-foot easement was created for road construction use. To the south of the property, the alignment might not work effectively on the section line, so an 80-foot easement was provided for emergency vehicle access to the south lots. Mr. Mason stated the Fire Dept. did comment on a connection to Summit Drive for better response time.

Annette Widney, of 6631 Elizabeth Road, was concerned about the prairie dogs and antelope. She would like to see 10-acre lots, since she bought the property for the view. She was very concerned with fire, and said there should be a top priority for sufficient fire protection and road access for emergency services. She also had concern about where the kids would go to school.

Mr. Palma responded that Laramie County School District did receive review requests, and they typically note when schools were crowded. This project would be in the East triad: students living here would be bussed to the new Meadowlark Elementary School, as Saddle Ridge was full; Carey Junior High and East High had some available space.

The public comment portion of the hearing was closed. Commissioner Moffett said it looked like the right-of-way on the north boundary split the adjacent lot right in half to make a connection. Mr. Palma responded the plan was to dedicate a 40-foot easement on the north of the first two tracts, and remove the piece to the west.

Commissioner Cole stated there was an "s" curve on Elizabeth to line up with the right-of-way going west; there should not be another "s" curve to bring it back down. The road currently met the County standard. Mr. Palma responded he would do more research on the road and speak with Public Works.

Commissioner Cole motioned to approve review comments 1, 4, 5 and 6. He omitted 2 & 3 because taxes were not our concern, and full traffic studies were usually required for 50 lots or more. Commissioner Macy seconded the motion, and it passed with a vote of 3 – 0. (Commissioner Moffett abstained from the vote.)

02 Presentation and public hearing of the Cheyenne MPO Public Participation Plan for 2015.

Nancy Olson came forward and said the plan was being presented today to solicit comments on the update from the 2007 plan. She gave a slide presentation covering the plan update, which included an overview of Cheyenne MPO's responsibilities and committees, and public survey results

and information gathered regarding the preferred manner of contact and information distribution. The hope was to wrap up the plan next February 2016.

Commissioner Moffett asked how the Dell Range public meeting went. Ms. Olson responded there was a high turnout, plenty of staff attended, and lots of notes were taken. The results were better than expected.

Commissioner Macy commented he had taken the survey that was emailed to him.

Ms. Kloth asked where copies of the draft plan could be found to review. Ms. Olson responded there was a link on the main webpage at plancheyenne.org, and copies were located at the MPO office, County office, and the library.

Ms. Kloth informed the members that the draft of the Laramie County Comprehensive Plan was in progress and would be available shortly to the Planning Commission, and to the public around January or February 2016.

The meeting was adjourned at 4:24 p.m.