

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

Thursday, February 12, 2015

- 150212 00** The Laramie County Planning Commission met in regular session on Thursday, February 12, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy, Pat Moffett, and Bonnie Reider; Dan Cooley, Planning Director; Brett Walker, Planning Manager; Karen Bryant, Associate Planner; Amber Dancliff, Recording Secretary.

The meeting register was signed by: Seth Frentheway, 1800 Hackamore Rd, Cheyenne; Casey Palma, 1102 W. 19th St, Cheyenne; Rob Geringer, LC Public Works, Cheyenne; Scott Larson, BenchMark Engineers, Cheyenne; Tom Mason, MPO; Todd Eldridge, 2950 Kelley Dr, Cheyenne; Barbara Griswold, 600 17th St, Suite 1000N, Denver, CO; Kaylene Gardner, 600 17th St, Suite 1000N, Denver, CO; Mike Smith, 1850 Horse Creek Rd, Cheyenne; Russ Dahlgren, 914 E 23rd St, Cheyenne; Lorraine Grigsby, 8113 Hynds Blvd, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming, located adjacent to and north of Horse Creek Road, east of County Road 118A.

Brett Walker, Planning Manager, introduced Casey Palma of Steil Surveying Services, as agent for the owner. Mr. Palma referenced the conditions of approval from the January 22, 2015 Planning Commission public hearing, and noted a letter from the State Engineer's Office had been provided regarding the subdivision. He explained that DEQ was exercising their right to extend the review timeline, and had indicated they would provide recommendations by March 30, 2015. A preliminary design and maintenance plan, and other design considerations, have been provided to make ensure the roads were constructed according to County standards. He added that Russ Dahlgren was present to answer further questions regarding design of the roads.

Mr. Walker gave an overview of the staff report. As of this date, condition 1 had been addressed, though not resolved, and a copy of the DEQ letter was attached to the staff report. Condition 2 had been resolved, with a copy of the State Engineer's letter also attached. Condition 3 would remain a condition, as would condition 1, until resolved with the applicant. He stated the application met the criteria for a subdivision and plat, and staff recommended approval with conditions 1 and 2 (formerly Condition 3).

Commissioner Clark opened the hearing for public comment. Russ Dahlgren came forward to address any questions the Planning Commission may have.

He explained that any new subdivision required a study of the proposed water systems. The applicant and owner have met with him and addressed the conditions, and discussed the subdivision with the State Engineer's Office.

Commissioner Reider asked if anything further had been received from the State Engineer. Mr. Dahlgren responded no, and the final letter would be forwarded to the County Commissioners. Commissioner Reider asked how deep the wells needed to be in this area. Mr. Dahlgren responded between 375 to 400 feet, depending on ground surface. Another recommendation was to go deeper, from 400 to 500 feet. Groundwater would be 375 below ground surface, with additional footage to meet 400 to 500 feet. Commissioner Reider asked if it would interfere with septic or any other systems. Mr. Dahlgren responded no, not with these soil types. All percolation tests were appropriate. They have also prepared a building envelope for this area, and the study concluded the feasibility was good for these lots.

Todd Eldridge, 2950 Kelley Drive, questioned what was being done to ensure there was enough water for the surrounding area, and asked what was included with the study. Mr. Dahlgren explained a draw-down estimate was developed, and there would be some lowering in the water table. He explained the assumption used was one acre-foot of water, and the report shows how the draw down works using the Ogallala, the well on site, pumping level, and specific characteristics of the subdivision.

Hearing no further public comment, Commissioner Clark closed the public portion of the meeting.

Commissioner Cole moved to recommend approval of the subdivision with conditions 1 and 2, and added the condition (new Condition 3) that clerical errors on the plat be corrected, to include: all dates on the plat shall be changed to 2015, and metes and bounds surrounding the proposed platted area shall be added. Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

**02** Review and action of a Site Plan for the I-80 Compressor Station located on the northwest corner of the intersection of I-80 Service Rd and Road 137.

Barbara Griswold with EOG Resources came forward to address the agency review comments. As this will be an unmanned station, the estimated post-construction traffic may be 1 or 2 trucks coming and going at one time. There would be one detention pond on the site. Ms. Griswold stated that the delinquent property taxes were paid by December 31, 2014. Revisions were made to the site plan to address the County Planning comments. Ms. Griswold assured there would be conformance with permits required by the County.

Commissioner Cole stated the entire road needed to be raised, since the culverts weren't efficient, and asked where the pipelines were located that were coming to and leaving from the compressor station. Ms. Griswold

responded the pipeline would come into the compressor side from the south to north. Commissioner Cole asked if it was more lined up with the west? Ms. Griswold responded yes.

Karen Bryant, Associate Planner, gave an overview of the staff report. At the January 8, 2015 public hearing, the Planning Commission voted to continue the application in order to allow the applicant time to address issues and comments. The application was in the second round of reviews. Most of the issues have been addressed and approved; some items were still in review. Outstanding issues were clarification whether retention or detention, access questions raised by the County Engineer, and questions on the drainage study and site plan. The revised site plan showed a significant amount of landscaping. Ms. Bryant explained that development was allowed in the floodplain, although highly discouraged. A floodplain development permit was necessary and all FEMA requirements must be met. Staff found the use appropriate and recommended approval of the site plan with the seven conditions listed in the staff report.

Commissioner Clark opened the hearing for public comment. Hearing no comment, the public portion of the hearing was closed.

Commissioner Cole noted the concerns expressed by the public regarding truck traffic on Road 136, as mentioned in the staff report, and clarified it had no bearing on this project whatsoever. Commissioner Moffett moved to approve the site plan with conditions 1 – 7; Commissioner Reider seconded the motion, and it passed with a vote of 5 – 0.

The meeting was adjourned at 4:07 p.m.