

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

Thursday, July 09, 2015

- 150709 00** The Laramie County Planning Commission met in regular session on Thursday, July 9, 2015 at 3:30 p.m.

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

The meeting register was signed by: Alane West, 422 Stampede Circle, Cheyenne; Mark Shubert, P.O. Box 2300, Cheyenne; Sreyoshi Chakraborty, 2101 O'Neil, Cheyenne; Tom Mason, 2101 O'Neil, Cheyenne; Gary and Nora Lyon, 603 E College, Cheyenne; Chuck West, 422 Stampede Circle, Cheyenne; Bonnie Reider, 515 W Allison, Cheyenne; Boy Wiggam, 1902 Thomes Ave, Suite 201, Cheyenne.

- 01** Review and action of a zone change from CB - Community Business to MU - Mixed Use for "Shubert Oasis" located at 318 E College Drive, Laramie County, WY.

Barbara Kloth, Senior Planner, introduced Chuck West, #1 Properties, applicant for the owner. He stated the subject property was CB (Community Business) zoned land competing with larger commercial development, like Swan Ranch. He explained there was no adequate rental/multi-family housing in Cheyenne, and offered a copy of publications which referred to the housing shortage. The proposed zone change to MU (Mixed Use) would allow for apartment and duplex housing residential uses, and would not preclude commercial uses. Also, LCCC had expressed the desire for housing closer to the college. He stated there was no specific plan yet, but Denver developers they had spoken with would recommend four-plexes, and added the zone change application was consistent with an application last fall for 603 E College, which was approved.

Ms. Kloth gave an overview of the subject properties, and recommended uses per applicable land plans. MU was consistent with what was recommended in the future land use plan. The zone change would not significantly impact the surrounding area, which was zoned similarly. The towing business located there was a legal non-conforming use, and vehicle storage would need a site plan. Staff found the application in conformance and recommended approval with the finding of a minimum of one of the requirements, with no conditions.

Commissioner Clark opened the hearing for public comment. Hearing no

comment, the public portion of the hearing was closed.

Commissioner Cole move to recommend approval of the zone change request with no conditions, and adopt the findings of items 1, 2 and 3. Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

## **02 Transportation Safety Management Plan Update.**

Ms. Kloth introduced Sreyoshi Chakraborty, Cheyenne MPO. She explained the draft plan before the commission was the result of 1 1/2 years of work. The plan was recommended for approval by the MPO Technical Committee and the Citizens Advisory Committee. This was an update to the original 2008 plan, which was innovative and cutting edge. The plan has adapted the State Strategic Highway Safety Plan process to our local community. She discussed several projects implemented within the community from the plan, and pointed out community safety accomplishments. A visual presentation was given which reflected areas of emphasis, data/trends, and implementation and performance measures. The process for the plan update was data driven, and the graphs showed data collected from 2004 to 2013. She reiterated the importance of performance measures, and said the plan was consistent with PlanCheyenne. The MPO was seeking a recommendation of approval to the Laramie County Board of Commissioners.

Commissioner Cole stated some of the charts were misleading; for example, the Distracted Driving graph on page 23 of the plan were confusing with the inconsistent year cohorts – 6 years, then 4 years, then 10 years, etc. He suggested all the graphs use a uniform number of years on the scale.

Commissioner Clark opened the hearing for public comment. Commissioner Moffett asked what was the area radius for the data collection. Ms. Chakraborty responded it included the MPO area, the City of Cheyenne, and the urbanized area of Laramie County. Hearing no comment, the public portion of the hearing was closed.

Commissioner Cole motioned to recommend approval with a notation to correct all charts in the plan to use a standardized age cohort, whether it be 5 or 10-year increments. Commissioner Moffett seconded the motion, and it passed with a vote of 5 – 0.

Commissioner Clark reminded everyone to pick up the post cards showing the public outreach meetings regarding the Comprehensive Plan Update.

The meeting was adjourned at 4:13 p.m.