

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

Thursday, March 12, 2015

- 150312 00** The Laramie County Planning Commission met in regular session on Thursday, March 12, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy, and Bonnie Reider; Dan Cooley, Planning Director; Barbara Kloth, Senior Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Brad Emmons, 1103 Old Town Lane, #101, Cheyenne; Joe Stephenson, 8318 Stoneridge Drive, Cheyenne; Darrick Mittlestadt, 207 E Allison Road, Cheyenne; Boyd Wiggam, Wyoming Liberty Group, Cheyenne (arrived late - did not sign register).

- 01** Review and action of a Subdivision Permit application and plat for Swan Ranch Rail Park 10th Filing, situated in a portion of Sections 27 and 28, T. 13 N., R. 67 W., of the 6th P.M., Laramie County, WY, located at 5648 Berwick Drive.

Barbara Kloth, Senior Planner, introduced Brad Emmons of AVI, as agent for the applicants. Mr. Emmons stated this was a single lot and block plat to legally subdivide the lot for Cheyenne Rail Hub, which was nearing completion of final construction to facilitate loading crude trains. The applicants were agreeable with conditions 1, 2 and 3, which were standard comments, and the updates would occur prior to the Board hearing. Mr. Emmons stated they were not in agreement with condition 4, although he understood it was code in the Laramie County Land Use Regulations. Entrance from the access easement, adjacent to the public right-of-way, is currently being used by Cheyenne Crude and Rail Services. Tundra won't go further west, so there was no benefit in making it a public R-O-W. The applicants met with County staff, and could add a note on the plat stating "If Tundra Drive should be developed in the future, it may be necessary to replat a portion of this plat", if this would be agreeable. Mr. Emmons added the road was designed for hauling oil and rail access, and he did not think the County would want public traffic travelling on this road.

Ms. Kloth gave an overview of the staff report, and explained the regulations stated commercial industrial access must be from a public right-of-way. Staff recommended approval with conditions 1, 2, 3, with condition 4 revised to reflect the notation offered by Mr. Emmons.

Commissioner Cole stated the legal description on the plat excluded Section 27, which needed to be corrected. He expected that the subject area would eventually be annexed by the City of Cheyenne, and if the City wanted the

road, then they would need to maintain it. He suggested leaving the notation mentioned in condition 4 off, and approving the application as-is. Tundra Drive had nowhere to go, and would dead-end at the railroad.

Commissioner Reider asked if CRH, LLC was an abbreviation or a name change? Mr. Emmons responded it should read Cheyenne Rail Hub, LLC and would be corrected.

Commissioner 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 with conditions 1 thru 3, with the correction on the plat to include Section 27 in the legal description. Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

**02** Withdrawal of the application for Planning Commission Special Approval of a non-conforming Manufactured Home for portions of Tracts 5 & 6, Wallick and Murray Tracts.

Commissioner Clark acknowledged this item as having been withdrawn and asked if there was any action required. Ms. Kloth stated there was nothing needed on the withdrawn item.

The meeting was adjourned at 3:46 p.m.