

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

Thursday, October 08, 2015

- 151008 00** The Laramie County Planning Commission met in regular session on Thursday, October 8, 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; Brett Walker, Planning Manager; Karen Bryant, Associate Planner; Nancy Trimble, Development Coordinator/Recording Secretary.

The meeting register was signed by: Roger A. Mullins, 2542 Road 138, Cheyenne; Dennis Dawson, 4005 Snyder Ave, Cheyenne; Steve and Jan Forkner, 11219 Doc Holliday Loop, Cheyenne; Bonnie Reider, 515 W. Allison Rd, Cheyenne; Casey Palma, 1102 W. 19th St, Cheyenne; Ronny Prall, 2314 Stirrup Rd, Cheyenne.

- 01** Review and action of a Variance application for Costello Storage, to reduce the setback requirement for the property located in the South 440' of Tract 12, Clear View Tracts, Laramie County, WY.

Brett Walker, Planning Manager, introduced the first item and Dennis Dawson, Cornerstone Surveying, agent for the applicant, Jina Morandin. The owner wants to build a structure on the property, but there is a Western Area Power Administration (WAPA) easement located in the northwest corner. The setback requirement of 25 feet overlaps the easement by 3 feet. The property to the north has a tree line on the south of the property, which would screen the new structure.

Mr. Walker gave an overview of the staff report and the purpose of this variance request. Had the property to the north (Nelson Subdivision) not changed to the MR – Medium Density Residential zone district, which was approved by the Board in December 2014 and brought the property into conformance, this variance request would not be necessary. He explained this property is zoned LI - Light Industrial, and the minimum setback in an LI District is twenty-five (25) feet from all front property lines and property lines that abut any zone district except LI and HI for all primary structures and outside storage. Additionally, the LCLUR requires a minimum twenty-five (25) foot buffer where LI abuts MR. This property is encumbered with over an acre of WAPA easements on a 3-acre site, along with a retired gravel pit taking up a large part of the southern portion of the lot. Staff recommends approval of the variance request with no conditions.

Commissioner Cole expressed concern that a variance could not be given without a public hearing, what with the homes that could be found in the LI

zone district. Due to the zone change to MR for the property to the north, the burden was placed on the present owner of the subject property to seek a variance action, which Commissioner Cole did not feel was right.

Commissioner Clark opened the hearing to the public. Hearing no comments, the public portion of the hearing was closed.

Commissioner Cole motioned to approve the variance request with no conditions; Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

**02 Review and action of a Subdivision Permit for Mullins Tracts, located in the SE ¼ of Sec 8, T16N, R64W of the 6th P.M., Laramie County, WY.**

Karen Bryant, Associate Planner, gave an introduction of the application. Casey Palma, Steil Surveying Services, came forward as agent for the property owner. The property contains two existing primary residences on approximately 10 acres. The owner wants to subdivide the property so each house has its own lot. Mr. Palma stated a letter was obtained from the State Engineer's Office (SEO) regarding the well on the property, stating there was a permit for the well, and another permit was later issued for the expanded use of the well for the additional single family dwelling on the property.

Ms. Bryant gave an overview of the staff report, and explained the application was submitted to bring the property into conformance with the Laramie County Land Use Regulations. She stated the second residence was built in 2008, and was being used as an accessory family dwelling unit. The Planning Office was contacted by the owner, Roger Mullins, who wanted to rent out the accessory dwelling unit. Environmental Health recommended a septic system variance, due to the creation of a lot smaller than the current 5 acre minimum by this subdivision, and would support the variance request. The variance request would need to be finalized prior to the public hearing before the Laramie County Board of Commissioners on November 3, 2015. There were no comments received from neighbors, and the agency concerns with one well for the two residences have been addressed with the SEO letter previously mentioned. Staff recommended approval with the two conditions as shown in the staff report.

Commissioner Cole noted there were probably quite a number of properties like this in the County that we don't know about. Mr. Walker agreed. Commissioner Macy stated there were probably a lot that were ranches.

Commissioner Clark opened the hearing to the public. Receiving no comment, the public portion of the hearing was closed.

Commissioner Macy moved to recommend approval with the two conditions; Commissioner Caughey seconded the motion, and it passed by a vote of 5 – 0.

Commissioner Clark asked about clarification on the Comp Plan work session.

Ms. Bryant responded the items she gave them were reference materials on goals and policies, which would be the subject of the work session on October 22nd.

Commissioner Moffett asked what time, and where, the work session would take place. Ms. Bryant said the work session was being held instead of the public hearing, since there were no agenda items, at 3:30 p.m. in the boardroom.

The meeting was adjourned at 3:55 p.m.