

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

Thursday, September 10, 2015

- 150910 00** The Laramie County Planning Commission met in regular session on Thursday, September 10, 2015 at 3:30 p.m.

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

The meeting register was signed by: Roy Gray, 2911 Terry Road, Cheyenne; Scott Cowley, AVI PC, Cheyenne; Tom Cobb, AVI PC, Cheyenne; Nancy Olson, Cheyenne MPO; Robert Korber, 1725 Eagle Dr, Cheyenne; Ed Ernste, 1807 Capitol Avenue, Cheyenne.

- 01** Review and action to readopt the Planning & Development and Building Permit Fee Schedules for the 2015/2016 fiscal year.

Brett Walker, Planning Manager, introduced Dan Cooley, Planning Director, as presenter of the first item. Mr. Cooley gave an overview of the fee changes by division, and outlined the minimal revisions.

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

Commissioner Moffett moved to recommend adoption of the fee schedules for the fiscal year 2015/2016. Commissioner Caughey seconded the motion, and it passed 4 – 0.

- 02** Review and action of a change in zone district from CB - Community Business to HR – High Density Residential, for Nation Tracts, Tract 11, Laramie County, WY.

Mr. Walker gave an overview of the staff report. He explained there would need to be a series of development actions to bring this property into conformance. Applications for Board Approval and Site Plan have not been submitted yet, as the applicant was waiting to hear the results of the Zone Change request to avoid spending additional money and time. Placement of 6 units on the site was originally anticipated, but the applicant would be looking at 4 or 5 at the maximum. Staff recommended approval with no conditions.

Commissioner Moffett questioned if the applications mentioned were just to make the property legal and conforming? Mr. Walker responded yes. Commissioner Moffett asked if it would allow for future growth. Mr. Walker said yes, but would only allow 2 more units due to space available on the property.

The hearing was opened for public comment.

Roy Gray stated he lived in Unit A on the property, and wanted to know if this action would affect his residency, as he had lived there 9 years. He asked how would it affect the improvements on U.S. 85 with regard to the “beautification” plan.

Mr. Walker responded he didn’t imagine much in the way of change, except there would be another unit on the site. Improvements to the property along U.S. 85 (a.k.a. South Greeley Hwy) would be based on the site plan, and the South Greeley Corridor Plan, which may include the area that far south.

Mr. Gray pointed out the size of the property entranceway was cluttered now, and he didn’t think it would accommodate 5 units.

Commissioner Clark requested that Mr. Korber come to the podium to address Mr. Gray’s concerns. Mr. Korber stated he met with Mr. Gray when the property was purchased in January of this year. The setbacks would allow plenty of room on the east side of Mr. Gray’s space, and the new unit would be much nicer than those already there. He pointed out that Mr. Gray previously had parking issues with the next door tenant, which have been resolved. Nation Rd was 80’ north of the entryway, which should allow a clear line of sight. Mr. Korber stated he would try to accommodate residents that are used to more space, and has cleared out timber, etc.

Mr. Walker added the site plan would show parking and internal circulation on the property.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Cole stated the Planning staff should make sure the future plan represents the present use - what is already on site.

Commissioner Caughey motioned to recommend approval of the zone change request with no conditions; Commissioner Cole seconded the motion, and it passed 4 – 0.

03 Presentation of the Division Avenue/Wallick Road Corridor Study by the Cheyenne MPO, for review and recommendation to the Laramie County Board of Commissioners.

Mr. Walker introduced Nancy Olson, Cheyenne MPO, who gave a brief history and introduction of the study. In the fall of 2013, the Policy Committee approved this project. A quality-based bid process was followed, and AVI PC was selected as the planning/engineering consulting firm for the 35% design plan. Scott Cowley and Tom Cobb, from AVI PC, were here to present recommendations from the study and answer any questions.

Tom Cobb gave a summary of the study, including the study area, summary of public outreach, purpose and goals of the project, and an overview of the recommended improvements.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole moved to approve the study; Commissioner Moffett seconded, and the motion passed with a vote of 4 – 0.

The meeting was adjourned at 4:14 p.m.