

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

Thursday, April 14, 2016

- 160414 00** The Laramie County Planning Commission met in regular session on Thursday, April 14, 2016 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Pat Moffett, Vice Chairman; Commissioners Jason Caughey, Frank Cole and Bert Macy; Dan Cooley, Planning Director; Pepper McClenahan, Planning Manager; Barbara Kloth, Senior Planner; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Karen Pacheco, 9131 James Cole Ct, Cheyenne; Tracy Ferguson, 13186 E Four Mile, Cheyenne; Neil Gesuero, 13186 E Four Mile, Cheyenne; Christina Pennington, Cheyenne; R. Terry, 7537 Reese Rd, #30, Cheyenne; Bonnie Reider, 515 W Allison Rd, Cheyenne; Gary & Nancy Kelley, 6565 Ashley Dr, Cheyenne; Tom Cobb, 1103 Old Town Lane, #101, Cheyenne; Diane Tompkins, 8216 Stagecoach Rd, Cheyenne; Mark Pennington, 13182 E Four Mile, Cheyenne; Sreyoshi Chakraborty, 2101 O'Neil Ave, Cheyenne; Boyd Wiggam, 1902 Thomes Ave, Suite 201, Cheyenne; Rob Tompkins, 8216 Stagecoach Rd, Cheyenne; Darrick Mittlestadt, 207 E Allison Rd, Cheyenne; Lisa Pafford, 2101 O'Neil Ave, Cheyenne.

- 01** Review and action of a Zone Change for a portion of the NW1/4, Section 17, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Commissioner Clark called the meeting to order and requested the first item.

Barbara Kloth, Senior Planner, introduced items 1 and 2, which were for the same property, and asked for approval to read both into the record. Commissioner Clark agreed. Ms. Kloth gave an overview of the purpose for both applications. Staff was still working with the applicant on the revision of the originally-submitted PUD document, and requested postponement of action on the applications, but would like to hold a public hearing in order to provide opportunity for the public to comment. Ms. Kloth introduced Tom Cobb of AVI, PC, agent for the applicant.

Mr. Cobb stated the Preliminary Development Plan (PDP) was approved by the Planning Commission on August 27, 2015, at which time the main concerns were related to water supply and sanitary lagoon discharge. He gave updates regarding permit dates on the test wells. DEQ issued the permit to construct a test well on April 4, 2016; WPDES issued the permit to discharge on March 10, 2016; and, DEQ and SEO gave approval for a new test well on January 19, 2016 and enlargement of the existing well on February 25, 2016. Data was needed from the new test well in order to respond to DEQ and

SEO. Mr. Cobb anticipated completion by the end of this month. The final well was the only approval needed for the water supply.

The applicant was working with DEQ to provide support documents on the prior approval of the lagoon, which would most likely expand and change. The plan was to run a line into the lagoon to change the method of operation.

Commissioner Clark opened the hearing to the public. Gary Kelley, 6565 Ashley Drive, asked if the plan was to put in a leach field and eliminate the open lagoon. Mr. Cobb responded the lagoon would remain, but change with an inline underground septic system. Mr. Kelley asked if the lagoon would increase in size. Mr. Cobb responded he did not know the exact size, that there was another lagoon not being used, and that the plan was to use both. The lagoon would operate like an evaporative pond, and the septic system would remove solids. Mr. Kelley stated he would be glad to have a clean lagoon.

Commissioner Moffett asked if there were plans for fencing around the lagoon. Mr. Cobb responded yes, fencing and possibly trees to provide a buffer, although the exact layout was not finished. Commissioner Moffett inquired about discussion on the size and age of the lagoon. Mr. Cobb responded they were still working on the final details, but with the septic system and evaporative pond, it would reduce the depth in the lagoon from five feet to around 1 foot.

Diane Tompkins, 8216 Stagecoach Road, asked when the fence would be installed, as she had concerns with children playing ball around it now. Mr. Cobb was uncertain, and explained the owner was unable to make the meeting, so he could not provide additional information.

Ms. Kloth stated all improvements would need to take place, such as the landscaping and fencing, before additional units could be placed on the property.

Commissioner Moffett expressed confusion regarding the original proposed number of units versus the number now proposed in this application. Mr. Cobb believed it was larger (around 80), then was reduced to 44 with this application.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Cole motioned to postpone to the next meeting (April 28th); Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

Commissioner Clark confirmed with staff that the next meeting was April 28, 2016.

- 02** Review and action of a Subdivision Permit and Plat for Highlands Park Ranch, located in a portion of the NW1/4, Section 17, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

See Agenda Item 01 – concurrent public hearing.

- 03** Review and action of a Subdivision Permit for Pennington Subdivision, located in a portion of the SE1/4 SW1/4, Section 10, T.14 N., R.65 W., of the 6th P.M., Laramie County, WY.

Ms. Kloth introduced the next item and Christina Pennington, who came forward to represent her husband and herself as owners of the property and gave a brief summary of the purpose for this application.

Ms. Kloth gave an overview of the staff report and the subject property. It was currently vacant with power lines running through the middle, and was just outside the zone boundary. Staff received no comments from neighbors, and the revised drawing addressed concerns expressed during the agency review process. Staff recommended the Planning Commission recommend approval to the Board with no conditions.

Commissioner Cole noted the utility easements through the center of the property had no reference to distance from the property corners, and that the easements overlapped each other. Ms. Pennington asked for confirmation of what was needed: dimensions from the outer edge of the easement to the corners, measurements from both the east and west property lines to the corresponding edges of the easements? Commissioner Cole responded yes, the easements needed to be tied to the ground. Commissioner Caughey added it was advised for the owner's own protection, to prevent the utility company from changing it. Commissioner Cole added the measurements were needed to nail down all corners of the property to the edge of the easements.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole moved to postpone the action until the drawing was revised to tie down the easements to the property. Commissioner Macy seconded the motion, and the postponement to the April 28th meeting was approved by a vote of 5 – 0.

- 04** Review and action on the Final Draft of the 2016 Laramie County Comprehensive Plan.

Ms. Kloth explained staff was still working on the final draft, and stated she would show a pdf version of the current format today. There was not much input received from the public outreach in February 2016; the maps have been updated, but there was nothing substantially new. It was up to Commissioner Clark to decide how to proceed. Commissioner Clark asked if a motion was needed? Ms. Kloth responded yes.

Commissioner Clark opened the hearing to the public. Boyd Wiggam, 1902 Thomes Avenue, Suite 201, stated there were a few things that needed to be

fixed. The Future Land Use Map designated rural centers, but did not include the Hillsdale exit. Employment income levels and trends only went to the year 2000. The plan discussed once adopted, it provided opportunity to slow down or halt development, and referenced small subdivisions of 5 lots or less. He did not feel that discussion belonged in the plan. He also noted the adoption resolution should be located in the plan.

Ms. Kloth requested that Mr. Wiggam send her the areas in the plan where he saw the discussion on development rights, with indication of what didn't belong, as it would be helpful to get it in the final draft for April 28th. She stated the adoption resolution was being added in the current draft, but was not in the February 2016 version. Ms. Kloth said she would forward it to Mr. Wiggam.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Cole asked if staff needed two weeks or a month. Ms. Kloth stated the plan was really close, but not 100% yet, so two weeks should be good. She added that on April 19th, the Board was being requested to postpone the adoption to the second meeting in May (May 17th). Commissioner Cole stated the public should be given a chance to review the final version two weeks prior to the Planning Commission meeting, and moved to postpone the public hearing to the first meeting in May (May 12th). Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

Ms. Kloth asked for clarification that the members wanted the draft two weeks ahead of the public hearing. It was confirmed that the draft should be provided to the public and the Planning Commission members on April 28th, to allow time to review and make comments.

The meeting was adjourned at 4 p.m.