

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

Thursday, April 28, 2016

- 160428 00** The Laramie County Planning Commission met in regular session on Thursday, April 28, 2016 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; Pepper McClenahan, Planning Manager; Barbara Kloth, Senior Planner; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Christina Pennington, PO Box 2096, Cheyenne; Thomas Cobb, AVI PC, 1103 Old Town Lane, Cheyenne; Allan Ness, Montana; Ryan Terry, 7537 Reese Rd. #30, Cheyenne; Seth Lloyd, Cheyenne Development Office; Bonnie Reider, SCCDA, Cheyenne.

- 01** Review and action on a Zone Change for Highlands Park Ranch, located in the W ½ W ½ NW ¼ of Section 17, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, WY.

Barbara Kloth, Senior Planner, introduced the first item and called attention to the second item which correlated with the first item, asking if the two applications could be heard at the same time. Commissioner Clark consented. Ms. Kloth introduced Tom Cobb of AVI, PC, and Allan Ness of Hoefle Holdings.

Mr. Cobb came forward as agent for the applicant. He gave a history of the process for the applications, and noted the PUD document had been updated per comments from Planning staff. The permits to enlarge the lagoon and construct test well #2 were both approved by State offices. There were no further updates on the septic system upgrades. DEQ wanted water and sewer together, but data from the test well was needed before submittal to DEQ, which would probably be into next week. Mr. Cobb said Mr. Ness wanted to make a statement.

Allan Ness, of 1147 Minuteman, Billings, came forward and expressed thanks to staff of the Planning Office (current and previous), State Groundwater Division, Rock Creek Drilling, Attorney, AVI, and added the Laramie County community was welcoming and kind.

Ms. Kloth gave an overview of the staff reports for this project. Two comments from the Preliminary Development Plan (PDP) process have been addressed, others continue to be worked on with the commenting agencies. She reviewed the purpose of the PUD regulations, adding that this document

was revised since the last meeting, detailing limited uses, planting of trees and buffering. No public comments were received since the revisions. Ms. Kloth listed the criteria for the Planning Commission to recommend approval of the zone change. Staff recommended approval of the zone change with condition 1: The applicant shall provide clear evidence that the PUD demonstrates design excellence and outstanding public amenities, and documents updated to include any additional items as necessary.

With regard to the subdivision – platting of the property would remedy discrepancies with the legal descriptions, and dedicate right-of-way on Reese and Four Mile Roads. Staff recommended approval with condition 1: The applicant shall provide documentation necessary to resolve signatory issues prior to any hearings before the Laramie County Board of Commissioners. Ms. Kloth added the subdivision permit and plat could be approved without approval of the zone change.

Commissioner Caughey referred to the County Engineer's comment regarding the requirement for a right turn deceleration lane, and asked if it would be included in the new plan? Ms. Kloth deferred to Tom Cobb for the answer. Mr. Cobb responded it would be shown on the site plan.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole moved to recommend approval of the zone change with condition 1; Commissioner Caughey seconded the motion, and it passed with a vote of 5 – 0.

Commissioner Macy moved to recommend approval of the subdivision permit and plat with condition 1; Commissioner Cole seconded the motion, and it passed with a vote of 5 – 0.

- 02** Review and action on a Subdivision Permit and Plat for Highlands Park Ranch, located in the W ½ W ½ NW ¼ of Section 17, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, WY.

See item 1, heard concurrently.

Commissioner Macy moved to recommend approval of the subdivision permit and plat with condition 1; Commissioner Cole seconded the motion, and it passed with a vote of 5 – 0.

- 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 third item, and reminded the Planning Commission members of the postponement due to clerical items on the record of survey. The property owner, Christina Pennington, came forward to answer any

questions. Commissioner Cole asked which electric company had access with the easement on the south property line. Ms. Pennington responded High West Energy, and added there was no natural gas service. After discussion about the easement between Commissioners Cole and Macy, it was unclear as to whether the easement was shown in the correct location.

Ms. Kloth gave a brief summary of the staff report, and called attention to the annotated easements requested at the last meeting. Clarification was requested regarding the easement south of the property. Staff recommended approval of the subdivision with no conditions.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole moved to recommend approval with the condition that the location of the easement along the south property line be correctly designated on the record of survey. Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

Ms. Kloth asked for further clarification regarding the condition. Commissioner Cole stated the applicant needed to clarify whether the 20 foot easement along Four Mile Road was in the right-of-way or on the subject property, as it wasn't clear on the record of survey.

The meeting was adjourned at 3:54 p.m.