

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

Thursday, February 11, 2016

- 160211 00** The Laramie County Planning Commission met in regular session on Thursday, February 11, 2016 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Jason Caughey, Frank Cole, Bert Macy and Pat Moffett; Barbara Kloth, Senior Planner; Nancy Trimble, Development Coordinator/Recording Secretary.

The meeting register was signed by: Bonnie Reider, 515 W. Allison, Cheyenne, WY; Lottie Kemp, 704 Manor Lane, Cheyenne, WY; Lisa Pafford, 2101 O'Neil Avenue, Cheyenne, WY; Seth Lloyd, 2101 O'Neil Avenue, Cheyenne, WY; Nancy Olson, 2101 O'Neil Avenue, Cheyenne, WY; Boyd Wiggam, Wyoming Liberty Group, Cheyenne, WY.

- 01** Review and action of a Zone Change from AR - Agricultural Residential to MR - Medium Density Residential for Kemp Sub, located at Foster Tracts: Tracts 14, 15 & 16, Laramie County, WY.

Barbara Kloth, Senior Planner, introduced the first item, and Leo Gomez, as agent for the applicant, Lottie Kemp. Mr. Gomez came forward, and explained the purpose of the zone change request was to allow for the lot size being proposed in the subdivision permit and plat action, which would follow this item. Since the property already has 1 water well and 2 septic systems in place serving the two existing homes, and the proposed lot sizes do not meet the Laramie County Small Wastewater System Regulations requirements, the applicant has submitted a variance request to the Environmental Health Dept.

Ms. Kloth gave an overview of the staff report. The zone change application was submitted to change the zone district from AR (Agricultural Residential) to MR (Medium Density Residential). The existing use of the property is for two (2) single-family dwellings; there are no proposed changes to the septic systems, or additional residences, planned at this time. The zone change would allow for the subdivision to meet requirements for the lot size. The Board would decide on the variance, which has been requested, and an application submitted to Environmental Health. Staff recommended the Planning Commission move to recommend approval to the Board with no conditions.

The hearing was opened to the public. Hearing no public comment, the public portion was closed.

Commissioner Cole moved to recommend approval of the zone change with no conditions. Commissioner Moffett seconded the motion, and it passed with a vote of 5 – 0.

02 Review and action of a Subdivision Permit and Plat for Kemp Subdivision, a replat of Foster Tracts: Tracts 14, 15 & 16, Laramie County, WY.

Ms. Kloth introduced the second item. Mr. Gomez returned and explained the reason for the subdivision. The current ownership is an irrevocable trust. When the grantor dies, each sibling will be granted a portion of the property. Ms. Kemp wanted the parcels platted as separate lots so it will be easier to grant to the individuals.

Ms. Kloth gave an overview of the staff report. There is no public water or sewer service for this property. Once subdivided, there will be a remainder lot which would allow for higher density development when connected to services in the future. Comments were received regarding joint access. The revised plat shows an access easement and clerical corrections. The Environmental Health variance must be approved by the Board prior to plat recordation. Staff recommended the Planning Commission find the application met criteria and recommend approval to the Board with conditions 1 – 2.

Commissioner Cole stated an easement cannot be dedicated to yourself. The easement needed to be removed, and could be recorded separately when ownership of the property is transferred.

Commissioner Moffett expressed confusion as to why the property was being divided into the portions shown on the plat. Mr. Gomez responded it was divided that way to keep the septic systems and leach fields separate, as he was advised. Commissioner Moffett asked that there was only one well? Mr. Gomez confirmed yes there was one well currently on the property, which served both residences.

Commissioner Cole reiterated that the access easement needed to be removed from the plat.

Mr. Gomez responded that was acceptable. There was confusion with the County Assessor's comments which caused the addition of the access easement.

The hearing was opened to the public. Seth Lloyd, with the City Development Office, came forward to clarify that the access easement was requested by the City Traffic Engineer, since an additional access point could not be added from Pershing Blvd. The easement was tied to the owner of Tract 1.

Commissioner Cole stressed the easement could not be dedicated to the property owner and it needed to be removed from the plat.

Ms. Kloth stated it had been determined as the best way to go, so there would not be a landlocked parcel. A condition could be added to the Planning

Commission's recommendation that the dedication language be modified before the application went before the Board.

It was requested that Mr. Lloyd return to the podium to answer questions. Commissioner Macy asked where was the driveway access to Tract 3. Mr. Lloyd responded the lot could be accessed from Archies Road. Commissioner Moffett asked if Tract 1 couldn't be accessed from Foster Avenue? Mr. Lloyd pointed out there was a parcel between Foster Avenue and Tract 1.

The public comment portion of the hearing was closed. Commissioner Cole moved to recommend approval with conditions 1 and 2 of the staff report, and condition 3 added for removal of the easement from the plat until such time the lot was sold, and then the easement could be recorded with the deed. Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

Ms. Kloth announced that the LC Comprehensive Draft Plan was going out for public comment, and gave locations where the plan was available for viewing.

The meeting was adjourned at 4:00 p.m.