

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

Thursday, February 25, 2016

- 160225 00** The Laramie County Planning Commission met in regular session on Thursday, February 25, 2016 at 3:30 p.m.

Members in attendance were: 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: Bill Tunncliff, 818 Sterling Dr, Cheyenne, WY; Bonnie Reider, 515 W Allison Rd, Cheyenne, WY; Ray Martin, 8100 E Pershing Blvd, Cheyenne, WY; Roy Kroeger, 100 Central Ave, Cheyenne, WY; Lisa Pafford, 2101 O'Neil, Cheyenne, WY; Seth Lloyd, 2101 O'Neil, Cheyenne, WY; Darrick Mittlestadt, 207 E Allison Rd, Cheyenne, WY; Joe Patterson, 3420 Hales Ranch Rd, Cheyenne, WY.

- 01** Motion to appoint Laramie County Planning Commission Vice Chairman.

Barbara Kloth, Senior Planner, explained there was a need to appoint a Vice Chairman to head up the Planning Commission when Commissioner Jody Clark, Chairman, was not available. After a brief discussion amongst the members, Commissioner Macy motioned that Commissioner Moffett be appointed as Vice Chairman. Commissioner Caughey seconded the motion, and it passed with a vote of 4 – 0.

- 02** Review and action of a Zone Change for Wallick & Murray Gardens: West 80' of S1/2 Tract 10 and S1/2 Tract 10 less West 80', Laramie County, WY.

Ms. Kloth introduced the next item and Mr. Tunncliff, applicant, who came forward to give the reason for the zone change request. He has owned the property for about 20 years, and 10 years ago upgraded the mobile homes to newer models, and more recently, began converting them from single-family to duplexes. He recognized there were visitors to Cheyenne who needed temporary living, for anywhere from 2 months up to a year. He furnished 3 duplex units and paid all utilities. Since he was served with violation papers, he has been working with the County to remedy the situation. The current CB zone district is not the proper zoning for the use, so he is requesting a change to the MU zone district to bring the property into conformance.

Ms. Kloth gave an overview of the staff report. The MU zone district would allow single and multi-family residential. The number of mobile homes located on the property is fine; there is no need for a subdivision permit and plat. A change in the zone district would not constitute spot zoning, and the use on this property would be use by right within the MU zone district. She outlined the three findings criteria, one of which must be found by the Planning

Commission in order to recommend approval of the zone change. Staff recommended the Planning Commission find the application met criteria iii, and that they recommend approval to the Board with no conditions.

Commissioner Cole expressed dissatisfaction with the regulations. He stated the current use on the property has been the use all along, and there should be no need for a zone change.

Commissioner Moffett 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 no conditions, and recommended the County reimburse all fees to the applicant. Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

03 Review and action of a Zone Change for the north 394.95 feet of Tract 6, Mesa Tracts, Laramie County, WY.

Ms. Kloth introduced the second item and Ray Martin, applicant. The zone change map was updated to include the entire property, copies of which were provided at the meeting to the members. Mr. Martin stated the property was east of Saddle Ridge, with a house and 2 large outbuildings on Tract 6. The zone change would allow the subdivision of the residence from the larger parcel. Carter Ward has applied for approval of the use of an insulation business on this property, as the two outbuildings would work well for his business. The Environmental Health Dept. was concerned about the septic system, and was requiring pumping to ascertain the capacity of the tank. There was not any additional (increased) use of the system anticipated.

Ms. Kloth gave an overview of the zone change staff report, and explained the request was running concurrently with a subdivision permit and plat. She confirmed the revised map submitted did include all of tract 6. She outlined the three findings criteria, one of which must be found by the Planning Commission in order to recommend approval of the zone change. Staff recommended the Planning Commission find the application met criteria iii, and that they recommend approval to the Board with no conditions.

Commissioner Moffett opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Caughey moved to recommend approval with no conditions; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

04 Review and action of a Subdivision Permit and Plat for Long View Subdivision, located in the north 394.95 feet of Tract 6, Mesa Tracts, Laramie County, WY.

Ms. Kloth introduced the item, and explained that the subdivision was now eligible for approval since the zone change request was approved. She noted that the applicant needed to run the application through the City plat process since the property was within one mile of the City's jurisdiction. Staff

recommended the Planning Commission recommend approval of the subdivision permit and plat to the Board with conditions 1 through 3 as shown in the staff report.

Commissioner Cole expressed concern that the easements weren't dedicated to specific companies. Mr. Martin requested clarification. Commissioner Cole explained the easements needed to be dedicated to which companies are allowed to use the utility easement, and for what purposes. There was a short discussion as to which utility companies would need access. Commissioner Cole asked the reason for the access easement on the west side. Mr. Martin explained it was for future extension of Craigy J Road. Commissioner Cole suggested it should be taken off, if it was not for immediate use. Ms. Kloth said she would check on the status of the road and easement.

Commissioner Moffett opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole moved to recommend approval with conditions 1 through 3, with the addition of condition 4 to establish which companies the easements are for, and condition 5 to remove the west access easement from the plat. Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.

The meeting was adjourned at 4:01 p.m.