

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

Thursday, January 14, 2016

- 160114 00** The Laramie County Planning Commission met in regular session on Thursday, January 14, 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; Barbara Kloth, Senior Planner; Nancy Trimble, Development Coordinator/Recording Secretary.

The meeting register was signed by: Orris Wickham, 7713 Round Top Road, Cheyenne; Darci Hendon, 214 W Lincolnway, #22, Cheyenne; Jack Studley, 2101 O'Neil Avenue, Cheyenne; Rick Parish, 2101 O'Neil Avenue, Cheyenne; Caroline Hickerson, 4960 Thunder Ridge Road, Cheyenne; Nancy Olson, Cheyenne MPO; Betsy Graham, 221 E 21st Street, Cheyenne; Ronnie Lopez, 221 E 21st Street, Cheyenne; Larry Bartelbort, 5766 Snowberry Drive, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat for Hildreth Subdivision, located in a portion of the S ½ and the S ½ of NW ¼ , Section 16, T. 14 N, R. 67 W, of the 6th P.M., Laramie County, WY.

Commissioner Jody Clark called the meeting to order.

Barbara Kloth, Senior Planner, introduced Darci Hendon, Ayres Associates, who came forward as agent for the application, the City of Cheyenne. Ms. Hendon gave the history of the property, which has been owned by the City for many years. The 20-foot wide Hildreth Road was access to the homes of the grassland operations workers. The plat will dedicate Hildreth Road to the County, but will be privately maintained by the City.

Commissioner Moffett said he assumed there was no residential housing planned. Ms. Hendon confirmed that was correct.

Ms. Kloth gave an overview of the staff report. Comments received mainly concerned the roadway and right of way within the plat. On January 11, 2016, County Public Works, Engineering, and Planning met with Ayres Associates and City Parks & Recreation to resolve roadway issues. This meeting resulted in the applicant submitting a waiver request with additional traffic details. Engineering and Public Works have reviewed the request. Two neighbors also asked about the purpose of the subdivision, but had no further comments. Staff recommended the Planning Commission find the application met the criteria and recommend approval to the Board with no conditions.

Commissioner Cole commented it would be an excellent use for the property, and said there should be other uses for the property, based on the history. He stated the property should be open to the public, with vehicle accessibility.

The hearing was opened for public comment. Ronnie Lopez, 221 E. 21st St., stated he had no objections to the proposal. Polo Ranch, as a neighboring land owner, had concerns that the subdivision would change the historic nature of the open space and arboretum. There were also concerns about the cemetery next door to Polo Ranch: how it would affect the future of the ranch, as well as the increase in water usage.

Commissioner Moffett asked where was Polo Ranch. It is located to the west and south of the subject property.

Rick Parish, City Parks & Recreation, came forward and gave a brief history of the property and this "plan". About 8 years ago, there was no more burial space. 9 sites were looked at, and this one was selected as number 1. The need for this service is dire now. The master plan process began about 3 years ago, and included input from the public and other entities. The intent is to keep the integrity of the arboretum for the future, with this unique layout combining both the arboretum with the cemetery. Water will be raw (untreated) water from the Roundtop Reservoir.

Commissioner Clark asked if the USDA was still doing research out there. Mr. Parish responded yes, and it may expand even more with atmospheric research.

Commissioner Moffett asked if they were confident the reservoir would provide enough water, with minimal impact to surrounding property? Mr. Parish responded it was water pumped back into the reservoir. The raw water comes from North Crow Reservoir, and is not treated – a different "stream" than potable water. The non-treated water is used for the Air Force Base golf course, the country club, the airport golf course and Lions Park.

Mr. Lopez returned to ask what was the proposed plan for the existing houses. Mr. Parish responded the houses are still under a 199-year lease, and thought they would still be utilized by the government/USDA.

Larry Barttelbort, 5766 Snowberry Drive, Director of the Wyoming Veterans Commission, stated he has been involved 3 years in the initiative to bring the VA cemetery to Cheyenne. He could not share details, other than they are doing their due diligence on this project, which has received unanimous support by the Governor and Mayor of Cheyenne.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Cole moved to approve the application with no conditions. He asked why the individual plots didn't have to be platted. Jack Studley, with the City Engineer's Office, said the area of the development intended for the cemetery would be platted, but there was not a final layout plan at this time.

Commissioner Moffett seconded the motion, and it passed with a vote of 5 – 0.

The meeting was adjourned at 3:58 p.m.

NOTE: cemetery lots are exempt from subdivision by W.S. 18-5-303. A survey showing the lots may be recorded with an affidavit of exemption at a later date. The other site changes shall be reviewed under a Site Plan application with the Planning office.