

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

Thursday, March 10, 2016

- 160310 00** The Laramie County Planning Commission met in regular session at 3:30 p.m. on Thursday, March 10, 2016.

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

The meeting register was signed by: Brad Emmons, 1103 Old Town Lane #101, Cheyenne; Rebecca Berryhill, 6104 Troyer Dr, Cheyenne; Michael Swank, 614 Citrus St, Cheyenne; Lisa Pafford, 2101 O'Neil, Cheyenne; Jean Vetter, 4711 Moran Ave, Cheyenne; Brett Vizina, 1124 Dunn Ave, Cheyenne; Russ Dahlgren, Dahlgren Consulting, Cheyenne; Darrick Mittlestadt, 207 E Allison Rd, Cheyenne.

- 01** Review and action of a Zone Change from Winchester Hills PUD to AR - Agricultural Residential for a portion of the SW1/4 Section 30 and the NW1/4 Section 31, T.13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Barbara Kloth, Senior Planner, introduced agenda item #1, and requested a public hearing of item #2 concurrently, since the two applications were related, but reminded the members that the two applications required separate motions.

Ms. Kloth introduced Jean Vetter, High Plains Design, agent for the applicant. Ms. Vetter stated she didn't have additional information beyond what was contained in the staff report, and said Brett Vizina and Russ Dahlgren were here to answer any questions, as needed.

Ms. Kloth gave an overview of the staff report and the purpose of the applications. The proposed subdivision required a 201 exception of the lot size requirement for septic systems, and the centralized water system would replace individual wells. The project would conform to AR zone district standards. The Preliminary Development Plan was previously heard by the Planning Commission on January 28, 2016, resulting in seven (7) recommendations for this parcel. Ms. Kloth read the recommendations, and provided information as to whether they were addressed with this application, or if they still needed to be addressed. She noted a comment was recently received requesting that public access be considered with the new filing.

For the zone change application, staff recommended the Planning Commission find it met criteria i, with no conditions.

For the subdivision permit and plat application, staff recommended the Planning Commission find it met criteria for both the subdivision and the plat, but as DEQ had not provided approval yet, there were 5 conditions of approval.

Commissioner Clark opened the hearing to the public. Tom Russell, 7027 Line Avenue, stated he had emailed about the public access to State Land in the area. He would like to see continued access for children and walking dogs, and thought there should be another option than a county road. He asked if there was a possibility for a small 5-foot easement between properties to allow access to public lands.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Cole stated the easements on the plat need to be designated to who can use them and for what purpose.

Commissioner Caughey moved to recommend approval of the subdivision permit and plat with conditions 1 – 5. Commissioner Cole seconded the motion adding condition 6 for appropriate dedication of the easements. Commissioner Caughey concurred with the amended conditions. The motion passed with a vote of 4 – 0.

Commissioner Caughey moved to recommend approval of the zone change with no conditions; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

- 02** Review and action of a Subdivision Permit and Plat for Bison Crossing Ninth Filing, located in a portion of the SW1/4 Section 30 and the NW1/4 Section 31, T.13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

This item was heard concurrently with agenda item 1 for the zone change, and received a separate motion and vote.

- 03** Review and action of a Subdivision Permit and Plat for Country Homes Subdivision, 4th Filing, located in Country Homes Subdivision, 3rd Filing, Block 1, Lot 3, Laramie County, WY.

Ms. Kloth introduced the third agenda item and Brad Emmons, AVI PC, as agent for the applicant. Mr. Emmons explained this application was to subdivide the lot previously platted as Lot 3, Block 1 in Country Homes 3rd Filing. Interest was shown on the part of the lot along Cedar Avenue. He clarified the easements were for Cheyenne Light Fuel & Power and South Cheyenne Water & Sewer, and had been dedicated as such on the 3rd Filing. He asked if the easements again needed to be dedicated on this plat.

Ms. Kloth gave an overview of the staff report, and confirmed the 3rd Filing did specify the easements. With this subdivision, Lot 1 would be approximately 9,000 square feet, which would be large enough for development. Lot 2 would be approximately 8,000 square feet, and contained an existing structure which appeared to meet the side yard setback. This application was going through the City process, due to proximity within 1 mile of the City's jurisdiction.

Staff recommended the Planning Commission find the application met the criteria, with condition 1 regarding easements clarification.

Commissioner Clark opened the hearing to the public. Michael Swank, 614 Citrus Street, stated his property was adjacent to the subject property on the south. His property has an access easement for a drive-through garage, and was concerned this would impact the easement on the north of his property. He also asked if Peach Street was to be extended through to Cedar Avenue.

Mr. Emmons responded there was no desire to extend Peach Street. The lot line should not impede Mr. Swank's access to the north of his property, but he would discuss it with them to make sure there were no issues.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Caughey moved to recommend approval with condition 1; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

The meeting was adjourned at 3:55 p.m.