

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

Thursday, March 24, 2016

- 160324 00** The Laramie County Planning Commission met in regular session on Thursday, March 24, 2016 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Pat Moffett, Vice Chairman; Commissioners Jason Caughey and Frank Cole; Dan Cooley, Planning Director; Barbara Kloth, Senior Planner; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Jeff Jones, 1102 W 19th St, Cheyenne; Joyce Preston, 1389 Road 216, Cheyenne; Bonnie Reider, SCCDA, Cheyenne; Martin Glick, 1254 Falcon Ridge, Cheyenne.

- 01** Review and action on a Subdivision Permit and Plat for West Ridge Estates, located in a portion of Section 29, T. 15 N., R. 68 W., of the 6th P.M., Laramie County, WY.

Commissioner Clark called the meeting to order, and asked staff for the first item.

Barbara Kloth, Senior Planner, introduced the first item and Jeff Jones, Steil Surveying Services, as agent for the applicants, Thomas & Donna Haynes. Mr. Jones stated this application is for a subdivision containing 5 lots of approximately 15.5 acres each. Comments received from the County Engineer and County Assessor have been addressed.

Ms. Kloth gave an overview of the staff report. The subdivision would contain 5 lots with an average lot size of approximately 15.5 acres. The turnaround radius on the revised plat shows as 50'; staff recommended an increase in radius size to 65 or 75 feet, to accommodate large fire apparatus. Ms. Kloth received a phone call today from an adjacent landowner inquiring about covenants. She responded we would send the information to the applicant since Laramie County does not regulate covenants. Staff recommended the Planning Commission find the application met the criteria for a subdivision and plat, with one condition.

Commissioner Caughey expressed concern that the access to this subdivision was limited to only one way in and out. Ms. Kloth stated one road was allowed for up to 12 lots, but she wanted clarification on his question. His concern was towards future development of the area, so the access wouldn't become an issue.

Commissioner Clark opened the hearing to the public. Mickey Galluzzo, 1720 Horse Creek, came forward. He leased land from Tom Haynes to run his

cattle, and his primary concern was water and safety of livestock. He understood 35 acre lots could be created without any issue, but he had concern with the additional wells which would be drilled.

Joyce Preston, 1389 Road 216, stated she has run cattle on her ranch for over 100 years, so water is a major concern. The housing development across the road from this one had water issues. Commissioner Moffett asked Commissioner Caughey if there was a cistern in that area. Commissioner Caughey responded there were a couple within 2 miles.

Mr. Galluzzo returned to say he thought the well at 1820 Horse Creek produced, at most, 2 gallons per minute, and the same was produced by Max Glick's well. Mr. Galluzzo thought his own aquifer was lower. In the summer, he requires 5,000 gallons per day, so the addition of wells in the area could make a difference.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Clark asked Ms. Kloth about the situation with drilling wells. Ms. Kloth responded that because the proposed subdivision was no more than 5 lots, it did not require DEQ approval, but the well permits did have to go through the State Engineer's Office. Planning staff could make no guarantees that well permits would be approved. Commissioner Moffett noted the County Assessor requested a new legal description, and asked if we had received. Ms. Kloth responded yes.

Commissioner Caughey expressed concern that DEQ had not reviewed this application. He asked if there were to be a second or third phase, would there be a correlation back to the first phase? If the first filing was approved and the applicant came back for approval of 5 more lots, would DEQ then get involved? Ms. Kloth responded no, the filings would be treated as separate items. Commissioner Caughey stated there was potential for different phases having only 5 lots each. Ms. Kloth said there was no stipulation of a waiting period in order to apply. In theory, once one filing is recorded, the next one can be applied for.

Commissioner Moffett asked Mr. Galluzzo how deep was his well. Mr. Galluzzo responded he thought it was about 570 feet deep. Commissioner Moffett asked about the neighbors. Mr. Galluzzo said he thought the well in the other half of the section due west was 550 feet – it was drilled by Warren Livestock before the State Engineer's Office started tracking.

Ms. Kloth added if there was concern about DEQ not being involved in future phases, staff could check with the County Attorney about placing a condition on the subdivision approval for the Board public hearing.

Commissioner Moffett asked if the only concern was regarding water. Ms. Preston responded it was a huge concern, but not the only one.

(Commissioner Cole arrived at 3:46 p.m.)

Mr. Jones stated it was obvious that water was a concern, which was the reason lots were larger in order to minimize the effect on water.

Commissioner Clark asked Bonnie Reider if she sat on the board for the water study? Ms. Reider responded yes, and this property was not in the control area. The control area only covered Eastern Laramie County. At this point, the study was not finished yet, so there were no water controls for this area.

Commissioner Cole stated the easements on the plat need to be designated to parties and state what purpose. He motioned to recommend approval with condition 1 in the staff report and the addition of condition 2 – easements need to be dedicated to whom and for what purpose. Commissioner Caughey seconded the motion, and it passed with a vote of 4 – 0.

**02** Review and action on the Final Draft of the 2016 Laramie County Comprehensive Plan.

Ms. Kloth gave an update of the LC Comprehensive Plan. In February, a draft plan was distributed for public review and comment. To date, there have been approximately 300 participants via email, open houses, meetings, etc. Staff would like to open this public hearing to receive any more comments, and is requesting a postponement on action until the Planning Commission April 14th meeting.

Commissioner Clark opened the hearing to the public, and asked if there was a draft for public viewing. Ms. Kloth pulled up the Planning website and indicated where the link was located to access the plan, and how to give input. Ms. Reider expressed Planning staff had done a fabulous job, and asked for clarification about the postponement until April 14th. Ms. Kloth confirmed there would be a final form of the plan with maps, photos, etc.

Commissioner Moffett stated there were kudos sung to the Planning staff at the last Chamber meeting.

Hearing no comment, the public portion of the meeting was closed.

The meeting was adjourned at 3:55 P.M.