

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

Thursday, May 12, 2016

- 160512 00** The Laramie County Planning Commission met in regular session on Thursday, May 12, 2016 at 3:30 p.m.

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

The meeting register was signed by: Tom Mason, 2101 O'Neil #205, Cheyenne; Casey Palma, 1102 W 19th St, Cheyenne; Bonnie Reider, 515 W Allison Dr, Cheyenne; Marv Espinoza, 749 Custer St, Cheyenne; Nancy Olson, 2101 O'Neil #205, Cheyenne; Boyd Wiggam, 2537 Plain View, Cheyenne.

- 01** Review and action of a Variance request of a 2% increase in the maximum property area coverage for an accessory structure in the MR - Medium Density Residential zone for Jacoby Flats: Tract 3, Laramie County, WY.

Barbara Kloth, Senior Planner, gave an introduction of the application and Marv Espinoza, owner. Mr. Espinoza stated he had additional information to provide to the members, and asked if he could bring it to them. Commissioner Clark responded he could do so. Mr. Espinoza handed out booklets to the members and Ms. Kloth, and asked all to review the contents while he gave a presentation and referenced pictures provided within the booklet. Mr. Espinoza gave a history of his background as a resident of Cheyenne, and introduced Tim Rissler, of Duramacks Structures, who would build the structure. He thanked the members for their time, and staff members for all their help. He stated the purpose of constructing this building was to store 16 classic cars, which he would like to keep in their current "great" condition, and planned to maintain them within the building.

Mr. Espinoza called attention to the pictures of properties surrounding the subject property, and noted the poor condition of the trailers and buildings. He stated a building at 2312 Gordon Road was similar in size to his proposed building, but he would be putting a concrete driveway on the south and east sides of the structure. There would not be an increase in traffic, as there would not be a business conducted from the building, only maintenance of his personal vehicles being stored within. The variance was requested to ensure that all the vehicles would fit within the building, with a specific space/size designated for each vehicle. Mr. Espinoza assured the members that he planned to maintain the property, planned to install a fence that would border the entire property, and would have on-site security. Were there any questions?

Ms. Kloth gave an overview of the staff report. The proposed location of the structure on the property would meet minimum setbacks, and would not exceed the maximum height in the MR zone district. The applicant was requesting a 2% increase in property coverage – from 15 to 17%. She gave the list of criteria which the Planning Commission must determine have been met in order to recommend approval, and stated that staff did not find all the criteria were met, giving staff findings for each criteria, as noted in the staff report. There were no comments received from the public regarding this application. Staff recommended the Planning Commission find the application for a variance in size of the structure does not meet all the criteria, and recommended denial of the variance request.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed, and the item was opened for discussion and a motion.

Commissioner Cole found the proposed structure would constitute an improvement on the property, and to the surrounding area; Commissioner Moffett agreed. Mr. Espinoza responded he hoped to “lead by example”. Commissioner Cole noted the area was more industrial than residential, and moved to approve the variance based on his finding. Commissioner Moffett seconded the motion, and the variance was approved by a vote of 4 – 0.

**02** Review and action on a Zone Change for all of the SE1/4 of Section 14, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

Ms. Kloth requested items 2 and 3 be heard together, since they both pertain to the same 3 properties. Commissioner Clark consented. Ms. Kloth introduced Casey Palma, agent for the applicant. Mr. Palma stated the Preliminary Development Plan (PDP) was approved by the County Planning Commission and the City with conditions, which have been met with this submittal. The staff report listed 10 conditions, the first 7 of which have been addressed, and a revised map was being given to staff today. The remaining 3 conditions are still being addressed.

Ms. Kloth gave an overview of the staff reports, and confirmed a majority of the PDP conditions were met with this submittal. Due to the topography on the property, applicant submitted plans with the PDP which showed the buildable area on the lots. An adjacent landowner expressed concern about the ROW for Summit / Storey and how it would continue beyond this property to the west. Examples were submitted by the Cheyenne MPO office, and displayed during the public hearing. The City reviewed the plat at their May 2, 2016 public hearing, and approved the final plat with 2 conditions, which have also been included in the County Planning approval conditions. Staff recommended the zone change met the zone map amendment criteria, and that the Planning Commission recommend approval of the zone change to the Board.

With regard to the subdivision permit and plat, staff recommended approval with the 10 conditions listed in the staff report.

Commissioner Moffett asked for confirmation that 7 of the 10 conditions were addressed on the map submitted today? Mr. Palma stated yes, except for condition 2 – the cistern was not shown on the plat, but an easement was provided. The cistern would be part of the construction documents. Commissioner Moffett reiterated that conditions 1 through 7 were good, and 8 through 10 were still left unaddressed. Mr. Palma stated he was working with Public Works and the County Engineer to resolve the remaining items. Commissioner Moffett stated he was an adjacent landowner to this proposed development, and would not vote.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole asked for whom were the use of the utility easements. Mr. Palma responded the easements were AT&T blanket easements. Commissioner Cole recommended the plat needed more work, as it showed distances but no bearings.

For the zone change application, Commissioner Cole moved to recommend approval with no conditions. Commissioner Moffett seconded the motion, and it passed 3 – 0.

**03** Review and action on a Subdivision Permit and Plat for Woods Landing Estates Subdivision, located in all of the SE1/4 of Section 14, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

This item heard concurrently with Zone Change agenda item 02.

Commissioner Moffett asked what type of residential structures the developer was planning on building - stick, modular – what was the intent? Mr. Palma responded the builder would be the same as for Fox Run, so the houses would be similar in style. He added there would be covenants for the development, but they were not finalized at this time.

For the subdivision permit and plat application, Commissioner Cole recommended approval with conditions 1 through 10, adding the condition for further clarification on all the easements as to dedication and use. Commissioner Macy seconded the motion, and it passed 3 – 0.

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

Ms. Kloth gave a brief presentation of the Comprehensive Plan Update, and referenced the draft distributed to the members two weeks prior to this meeting. Staff is integrating final comments received recently, adding they were not too substantial. One of the County Commissioners mentioned to

staff that the plan needed to include the community wildfire protection plan. Ms. Kloth asked if the members had any thoughts to provide staff. The Planning Commission needed to certify the plan to the Board, which would be holding a public hearing of the Comprehensive Plan next Tuesday, May 17, 2016.

Ms. Kloth summarized the major themes, number of community events, and various means in which staff reached out to Laramie County residents, stating there had been a good number of responses received through various avenues.

Commissioner Clark opened the hearing to the public. Boyd Wiggam, of 2537 Plain View, Cheyenne, came forward. He served on the Steering Committee, and acknowledged the plan generally captured what was discussed in the committee meetings. He expressed concern with the Future Land Use Plan map on page 56, as it did not indicate the TA truck stop as a rural center. He stated there was a future commercial expectation in the truck stop area, and it should be included in the rural center designation on the map. He noted that the viewsheds language could be controversial and interpretive, and there was an overlap between rural ag interface (viewsheds, buffering) versus cultivated ag.

Hearing no further public comment, Commissioner Clark closed the public portion of the hearing. Commissioner Moffett stated a lot of hard work was evident with this plan, and staff had produced a nice product, which had also integrated educational items. He motioned to certify the plan to the Board for adoption, as amended with recent comments; Commissioner Macy seconded the motion, and it passed 4 – 0.

The meeting adjourned at 3:55 p.m.