

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

Thursday, September 22, 2016

- 160922 00** The Laramie County Planning Commission met in regular session at 3:30 p.m. on Thursday, September 22, 2016.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Jason Caughey, Bert Macy, Pat Moffett, and Joe Patterson; Pepper McClenahan, Planning Manager; Nancy Trimble, Associate Planner/Recording Secretary; Rebekah Puchek, Planning Tech.

The meeting register was signed by: John Hartman, 9706 Fox Ridge Dr, Cheyenne; Darrick Mittlestadt, 207 E Allison Rd, Cheyenne; Seth Lloyd, 2101 O'Neil Ave, Cheyenne; Dillon Conner, 207 E Allison Rd, Cheyenne.

- 01** Review and postponement of a Subdivision Permit and Plat for Swan Ranch Rail Park Eleventh Filing, a portion of Section 22, T13N, R67W, of the 6th P.M., Laramie County, WY.

Pepper McClenahan, Planning Manager, introduced the item, and explained why the postponement was being requested, which was to allow time for the City review on the updated plat, showing an increase in lot size from 10.12 to 12.95 acres.

Commissioner Clark asked if it was necessary to open the hearing for public comment. Ms. McClenahan acknowledged it was not necessary. Commissioner Caughey moved to postpone the application until the October 27, 2016 Planning Commission public hearing; Commissioner Macy seconded the motion, and the application was postponed by a vote of 5 – 0.

- 02** Review and action of a Subdivision Permit and Plat for Murray Hill Estates 5th Filing, a replat of Tracts 52 and 53, Murray Hill Estates 3rd Filing, Laramie County, WY.

Pepper McClenahan introduced the second item and the applicant, John Hartman. Mr. Hartman came forward, explaining the structure was built in 2004, but a later survey revealed the garage was constructed directly on top of the property line, and, therefore, within the platted 16' utility easement. The purpose of the application was to adjust the shared property line.

Ms. McClenahan gave an overview of the staff report. The action, if approved, would correct the encroachment of the common property line, and result in a zero net gain/loss for either property owner. Comments received are being addressed. The proposed subdivision is located within the one-mile review authority of the City of Cheyenne and is being processed concurrently with plat requirements of the City. The shared lot line would be adjusted to

the north on the east section of the property line and south on the west section. Approval of the proposed 5th Filing would vacate the utility easement. No response was received from utility providers. Inquiries were received from the public but no objections were made. Staff finds the application meets the criteria for a subdivision permit and plat, and recommends the Planning Commission recommend approval to the Board with no conditions.

As there were no questions from the commission members, Commissioner Clark opened the hearing for public comment. Seth Lloyd, City Development, commented there were conditions placed on the plat from the City's perspective, and asked if the members had any questions. There were none.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Moffett moved to recommend approval of the applications to the Board with no conditions; Commissioner Patterson seconded the motion, and it passed with a vote of 5 – 0.

Ms. McClenahan announced that the 2016 Laramie County Comprehensive Plan was awarded the 2016 Rural Project of the Year by WYOPASS.

The meeting was adjourned at 3:42 p.m.