

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

Thursday, April 27, 2017

- 170427 00** The Laramie County Planning Commission met in regular session on Thursday, April 27, 2017 at 3:30 p.m.

Members in attendance were: Commissioner Pat Moffett, Acting Chairman; Commissioners Jason Caughey, Bert Macy, and Joe Patterson; Jean Vetter, Senior Planner; Nancy Trimble, Associate Planner; Rebekah Puchek, Planning Technician/Recording Secretary.

The meeting register was signed by: Brad Emmons, 1103, Old Town Lane, Cheyenne, WY; Casey Palma, 1102 W 19th Street, Cheyenne, WY; Bruce and Eldie VanKirk, 3580 Road 215, Cheyenne, WY; Pat Pace, 3591 Jade Road, Cheyenne, WY; Seth Lloyd, 2101 O'Neil Avenue, Cheyenne, WY; Susana Montana, 2101 O'Neil Avenue, Cheyenne, WY; Tanner Eastman; Andrea Shepard, 315 W Spruce Street, Rawlins, WY; Gary Hickman, 100 Central Avenue, Cheyenne, WY.

- 01** Review and action of a Subdivision Permit and Plat for Swan Ranch Rail Park, Tenth Filing, a replat of Lots 1-3, Block 2, Swan Ranch Rail Park, Second Filing, Laramie County, WY.

Jean Vetter, Senior Planner introduced the first item and Brad Emmons of AVI, PC as agent for the applicants. Mr. Emmons stated he was representing the applicants and was ready to answer any questions.

Ms. Vetter gave overview of the staff report. Staff found the proposed subdivision permit and plat was in conformance with the plans and policies of the Laramie County Comprehensive Plan and Laramie County Land Use Regulations and recommended approval.

Mr. Emmons gave a little more background on the project. Lot 3, Block 2 of Swan Ranch Rail Park, 2nd Filing was a 100 foot corridor intended for a railroad spur, which never happened. Adding that to Lots 1 and 2, Block 2 of Swan Ranch Rail Park, 2nd Filing and replatting into Swan Ranch Rail Park, Tenth Filing helps with access to the south. Duck Creek Grazing Association will be using the 60 foot easement.

Commissioner Moffett opened the hearing to the public. Seth Lloyd with the City Planning Department stated he was available to answer any questions. Hearing no comment, the public portion of the hearing was closed. Commissioner Macy moved to recommend approval of the application to the Board with no conditions; the motion was seconded, and it passed with a vote of 4 - 0.

02 Review and action of a Subdivision Permit and Plat for Prairie Sunset Subdivision, 2nd Filing, a replat of Tracts 2 and 4, Prairie Sunset Subdivision, 1st Filing, Laramie County, WY.

Nancy Trimble, Associate Planner, introduced the second item and Casey Palma of Steil Surveying Services, LLC as agent for the applicants.

Ms. Trimble gave overview of the staff report. Staff found proposed subdivision permit and plat was in conformance with the plans and policies of the Laramie County Comprehensive Plan and Laramie County Land Use Regulations, and recommended approval with condition 1.

Commissioner Moffett opened the hearing to the public. Bruce Van Kirk and Eldeana Van Kirk of 3580 Road 215 expressed concern about the proposed five acre parcel size. They would prefer to keep parcels at least 10 acres in size in the area. They have concerns about wells and traffic increasing, and possibly having to build fence in future. Hearing no other comments, the public portion of the hearing was closed.

Commissioner Caughey moved to recommend approval of the application to the Board with condition 1; Commissioner Patterson seconded the motion, and it passed with a vote of 4-0.

03 Review of 201 Exception for ERA Frontier Realty.

Ms. Trimble introduced Gary Hickman of City/County Environmental Health to present his staff report for the third item.

Mr. Hickman summarized staff report. Applicant is a potential buyer of two parcels roughly at the corner of Dell Range Boulevard and US 30. Parcel numbers are R0018632 and R0018631, making a combined seven acre parcel. Citing financial hardship, the applicant seeks an exception to the 201 Agreement, which states that properties contiguous to the city are required to hook up to city water and sewer.

Applicant, Andrea Shepard of 315 W Spruce St, Rawlins, Wyoming, 82301, answered questions from the Planning Commission. She wants to build a 6,000 sq. ft. building for a small real estate office, which would contain 13 individual offices. Maximum occupancy would be three to five people in an eight hour day. The building would be on one parcel, and the septic system would be on the other. Ms. Shepard would have the property surveyed and combine both existing legal descriptions to create one new legal description.

Mr. Hickman stated that approval from both the City and the County is required in order to give a septic permit to the applicant. Mr. Hickman recommended approval.

Commissioner Clark opened the hearing to the public. Susana Montana, Senior Planner with the City Planning Department, stated that the City will recommend

denial at their public hearing on May 1, 2017 due to the contiguous location of the subject property to the city limits. Hearing no further comment, the public portion of the hearing was closed.

Commissioner Macy moved to recommend approval of the 201 Exception to the Board. Commissioner Patterson seconded the motion, and it passed with a vote of 4 – 0.

Meeting was adjourned at 4:21 p.m.