

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

Thursday, February 09, 2017

- 170209 00** The Laramie County Planning Commission met in regular session on Thursday, February 9, 2017, and commenced at 3:45 p.m. upon arrival of the agent for both applications.

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

The meeting register was signed by: Seth Lloyd, 2101 O'Neil Avenue, Cheyenne.

- 01** Review and action of a Subdivision Permit and Plat of Murray Hill Estates 6th Filing, Tracts 1 and 2, a replat of Tract 2, Murray Hill Estates 5th Filing and Tract 51, Murray Hill Estates 3rd Filing, Laramie County, WY.

Nancy Trimble, Associate Planner, introduced the first item and Casey Palma of Steil Surveying Services as agent for the applicants. Mr. Palma explained the purpose of this replat was to adjust the shared property line to include the existing landscaping within the property boundary of proposed Tract 2 of the 6th Filing, and asked if the Commission members had any questions.

Ms. Trimble gave an 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 the Laramie County Land Use Regulations, and recommended approval with no conditions.

Commissioner Clark opened the hearing to the public. Seth Lloyd, City Planner, came forward to confirm the City was processing the same plat, and stated he was available if there were any questions.

Hearing no further comment, the public portion of the hearing was closed.

Commissioner Moffett moved to recommend approval of the application to the Board; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

- 02** Review and action of a Subdivision Permit and Plat of Thunder Basin Estates, 3rd Filing, a replat of Lot 3, Block 3, Thunder Basin Estates, Laramie County, WY.

Jean Vetter, Senior Planner, introduced the second item and Casey Palma as

agent for the applicant. Mr. Palma stated Ms. Patzer's father owned the mobile home residence on the west property. As Ms. Patzer moved to Utah and would like to sell the property, she wanted to keep the proposed 5 acres for her father to remain living there. Mr. Palma acknowledged review comments received from the County Engineer and Assessor's Office, and added the plat would be revised to reflect a replat of the entire property into two residential lots. He explained the requirement for payment of Community Facility Fees on the roughly 20 acres presented financial constraints to the applicant, and discussion had occurred with Planning staff regarding a request for waiving the fees for the 13 acre lot. This request had been forwarded to the County Attorney for input, but Mr. Palma was not sure an answer was yet provided. Mr. Palma agreed that the entire property would be included in the replat, but wanted to pursue a waiver of the Community Facility Fees on the larger lot.

Ms. Vetter gave an overview of the staff report. The subject property was outside the zoned boundary, and surrounding properties within Thunder Basin Estates were single-family residential. Staff found the application in conformance with the plans and policies of the Laramie County Comprehensive Plan and the Laramie County Land Use Regulations, and recommended approval to the Board with conditions 1 – 3.

Commissioner Clark asked if the Planning Commission had authority to waive Community Facility Fees. Ms. Vetter responded they could recommend waiver as the recommending body, but the decision would be the responsibility of the Board of County Commissioners.

The hearing was opened for public comment. Mr. Palma stated the property owner could absorb the cost, but it would be a big help if a waiver of the Community Facility Fees for the remainder parcel was granted. He provided justification that it would be different if the subdivision was increasing density, but there were no anticipated changes in use.

Commissioner Macy asked why the property was not split down the middle. Mr. Palma responded this configuration was what the applicant requested, with the possibility of getting more money in the sale of the larger lot.

Hearing no further comment, the public portion of the hearing was closed.

Commissioner Moffett moved to recommend approval of the application with conditions 1 – 3; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.

Commissioner Moffett advised Mr. Palma to request waiver of the fees from the Board.

The meeting was adjourned at 4:06 p.m.