

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

Thursday, May 25, 2017

170525 00 The Laramie County Planning Commission met in regular session on Thursday, May 25, 2017 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairwoman; Commissioners Jason Caughey, Bert Macy, and Pat Moffett; David Bumann, Assistant Director; Nancy Trimble, Associate Planner; Rebekah Puchek, Planning Technician/Recording Secretary.

The meeting register was signed by: Patrice Gapen, 5301 Kennedy Drive, Cheyenne, WY; Casey Palma, 1102 W 19th Street, Cheyenne, WY; Lisa Pafford, 2101 O'Neil Avenue, Cheyenne, WY; Donna Gnode, 3641 Piper Lane, Cheyenne, WY; Dave Bumann, 13797 Prairie Center Circle, Cheyenne, WY.

01 Review and action of a Subdivision Permit and Plat for Welder Estates, situated in the NE1/4 SW1/4 of Section 31, T.15N., R.64W., of the 6th P.M., Laramie County, WY.

Nancy Trimble, Associate Planner introduced the only item and Casey Palma of Steil Surveying Services as agent for the applicant. Mr. Palma briefly described the subdivision of two tracts.

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 Laramie County Land Use Regulations. The applicant had addressed the surveyor comments after the finalization of the staff report and staff recommended approval.

Commissioner Clark opened the hearing to the public.

Patrice Gapen, of 5301 Kennedy Drive, had concerns that a flood may wash out the access easement across Tract 1 thereby cutting off access to Tract 2. She thought access from Road 136 or from Cessna Lane and that each house having its own driveway would be best. She also expressed concerns that any buildings would need to be built to the north, out of the floodplain. Mr. Palma stated that there may be future access to Tract 2 via Cessna Lane if or when the rest of Cessna Lane is built. He also stated that building permit requirements would ensure conformance to proper procedures for building structures in or near the floodplain. It is the owner's intent to build on Tract 1 first.

Donna Gnode, of 3641 Piper Lane, had concerns about the easement being able to be used by future owners. Mr. Palma confirmed that the 32 foot access easement dedicated on this plat would be for the benefit of any future landowner.

Commissioner Macy asked why the easement across Tract 1 didn't extend to the Cessna Lane right-of-way in order to help with access in case of flooding. Mr. Palma said he would speak with the owner about adding it to the plat.

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

Commissioner Moffett moved to recommend approval of the application to the Board of County Commissioners with the condition that the 32 foot access easement dedicated on the plat which grants access to Tract 2 through Tract 1 be extended east across Tract 2, connecting to the Cessna Lane right-of-way. The motion was seconded and it passed with a vote of 4 - 0.

Meeting adjourned at 3:44 p.m.