

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

Thursday, September 14, 2017

- 170914 00** The Laramie County Planning Commission met in regular session on Thursday, September 14, 2017, at 3:30 p.m.

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

The meeting register was signed by: Dennis Santora, 2424 Road 218, Cheyenne, WY; Steve and Cathe Boldebuck, 2453 Road 218, Cheyenne, WY; John Pippinger, 2481 Road 218, Cheyenne, WY; Justin Beckner, 2413 Ute Court, Fort Collins, CO; Dave Bumann, 13797 Prairie Center Circle, Cheyenne, WY.

- 01** Review and recommendations on the Preliminary Development Plan for Lago Del Norte, located in a portion of Section 18, T.15 N., R.66 W., of the 6th P.M., Laramie County, WY.

Nancy Trimble, Associate Planner, introduced the only item and Justin Beckner of CivilWorx, LLC as agent for the applicants. He briefly described the plan for approximately 93 acres to become 18 residential lots.

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 and recommended approval providing review comments one through ten as outlined in the staff report were addressed.

Commissioner Moffett asked if the current driveway would be abandoned. Mr. Beckner confirmed that the existing driveway, the house as shown on aerial maps, and the pivot will be abandoned.

Commissioner Clark opened the hearing to the public. Several neighboring property owners expressed their concerns about the reduction in lot sizes for the area, the impacts of an increased number of wells, the impacts of increased traffic on Road 218 which would require additional maintenance for the road, and how additional sewage would be taken care of.

Mr. Beckner emphasized the dedicated open space area, and addressed the other individual questions. Commissioner Moffett addressed the public to clarify that this Preliminary Development Plan process is just the idea or concept stage and that drainage and traffic studies were still forthcoming. Additionally, there will be more public hearings. Commissioner Caughey also spoke about the additional requirements on the developer in order to satisfactorily meet the regulations, not only of the County planning office but also Wyoming DEQ and the State Engineer's Office. A second round of notifications will be sent out.

Commissioner Moffett moved to recommend approval of the application. The motion was seconded by Commissioner Caughey and it passed with a vote of 4 - 0.

Meeting adjourned at 3:58 p.m.