

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

**Laramie County Wyoming**  
Thursday, April 12, 2018

- 180412 00** The Laramie County Planning Commission met in regular session on Thursday, April 12th, 2018, at 3:30 p.m.

The members in attendance were Commissioner Jody Clark, Chairwoman; Commissioners Pat Moffett, Bert Macy, Jason Caughey; Brad Emmons, Planning Director; Nancy Trimble, Associate Planner.

The meeting registrar was signed by: Raven Novak, 7103 Archer Road, Cheyenne, WY 82009; Kelly Badger, 11507 Glencoe Drive, Cheyenne, WY 82009; Denise Osborn, 2527 Summit Dr., Cheyenne, WY 82009; Pat & Deanne Sullivan, 11413 Glencoe Dr., Cheyenne, WY 82009; Jean Shiverdecker, 275 Road 102, Granite Canon, WY.

- 01** Review and action on a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 3, Sullivan Subdivision, Laramie County, WY.

Commissioner opened the hearing and described procedures for proceeding.

Brad Emmons provided overview of the application and pertinent regulations, and introduced Denise Osborn, agent for the Applicant. The applicants listed the land for sale, and reviewed adjacent properties with five acre lot density. The applicants wanted to increase the value of the land, and contacted the Planning Department to see what procedures they would need to do in order to create a subdivision with 5 acre lots.

Brad Emmons provided staff report and recommended findings.

Commissioner Moffett asked staff if Tract 1 and 2 if the zone district will still remain Agricultural and Rural Residential A-1, Emmons responded that was correct and the zone change only applies to Tract 3. Commissioner Moffett discussed how access would be provided when the land is subdivided. Emmons responded accesses would have to be shown on a Plat through the Platting process.

Commissioner Clark opened the hearing to public comment: Raven Novak of 7103 Archer Road, asked if the proposed land is subdivided, what would be the impact of the groundwater, and who is responsible for re-drilling her well if necessary, and if there would be electric and propane utilities installed for the subdivision. Emmons responded due to the fact the applicant would not be able to create more than 5 lots, Wyoming DEQ would not require a study, and that wells on private property would fall on the

responsibility of the owner. Ms. Novak expressed concerns of water pressure, impacts on the aquifer, oil, and if there would be restrictions for the amount of horses allowed on the property. Commissioner Moffett stated that Black Hills Energy is already out in that area on Westedt Rd. and most likely natural gas would be available. Denise Osborn stated the applicants were encouraged to contact the SEO office to assess proposed wells for the future subdivision, and are still awaiting a report from the SEO office. Osborn stated that the regulations for horses would not be impacted, and existing covenants would still govern.

Kelly Badger of 11507 Glencoe Drive expressed what precedents would the subdivision have on the surrounding areas, and if it would continue to occur.

Commissioner Clark responded that they were unable to foresee what development would occur in the future. Mr. Badger further asked if the Planning Commission would approve similar subdivisions if they occurred. Emmons clarified that the Laramie County Comprehensive Plan promotes subdivision of lands 2.5 to 5 acre in size. The Board of County Commissioners would have to approve any subdivision. Mr. Badger asked if the area can handle 5 acre lots, Mr. Emmons responded stating the SEO has not provided any information not allowing such subdivisions.

Commissioner Macy clarified that the Planning Commission does not oversee water wells and usage, and that the SEO holds governance on such matters.

Ms. Osborn states they cannot control the amount of vehicles each property owns.

Ms. Novak expressed concerns of traffic, pedestrian traffic, horses, and careless drivers creating hazardous conditions.

Ms. Osborn assured that the applicants do care about the area, are locals of the area, and are invested in what happens in the subdivision.

Jean Shiverdecker of 275 Road 102, Granite Canon expressed she was not a land owner near the proposed subdivision, but was currently in a similar process regarding zoning. Ms. Shiverdecker discussed on the existing conditions of property, and owner's desire to preserve said conditions. Ms. Shiverdecker stated that the Planning Department should be aware of such actions, and to help preserve existing conditions of properties.

Commissioner Clark states that as Laramie County grows and changes, unless you own the surrounding properties you can't guarantee what occurs, or control what happens if it is not in a legal document.

Commissioner Caughey discussed that the challenge of Planning along with the Comprehensive Plan attempted to outline area of growth, and density changes highlighted to the public could plan accordingly. The point of planning is to be smart and control what happens through all county agencies. And when referring to water, the SEO dictates the density requirements for

subdividing the land. When land is regulated, the Planning Commission must make decisions based on the legislation and current law.

Commissioner Moffett expressed the fact that he is also sensitive to the issue of development, with the fact that subdivisions are occurring adjacent to his own property.

Commissioner Clark closed public comment and asked for a motion.  
Commissioner Moffett moved to approve.  
Commissioner Macy seconded.  
Zone Change approved 4-0)

Meeting adjourned at 3:55.

**CERTIFICATION**

I, Debra K. Lee, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, April 12, 2018

**SEAL**

Approved by :

Debra K. Lee  
County Clerk

Reviewed by :

Jody Clark, Chairman  
Laramie County Planning Commission

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources, 310 West 19th Street, Cheyenne, WY 82001, (307)633-4355 within a reasonable time.