

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

Laramie County Wyoming

Thursday, April 26, 2018

- 180426 00** The members in attendance were Jody Clark, Planning Commission Chairwoman; Pat Moffett, Commissioner, Bert Macy, Commissioner; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner.

The meeting registrar was signed by: Seth Lloyd, 2101 O'neil Ave; Casey Palma, 1102 West 19th Street; Connie Holgason, 3305 Road 162, Albin, WY 82050.

- 01** Review and action of a Subdivision Permit and Plat for Prairie Sunset Subdivision, 3rd Filing, a replat of Tracts 1 and 3, Prairie Sunset Subdivision, 1st Filing, Laramie County, WY.

Commissioner Clark opened the hearing and described procedures for public hearing process.

County Planner introduced the application, pertinent regulations and the applicant's agent.

Casey Palma stated the previous owner platted the property in 2015 landowner is also the builder, with the purpose of subdividing the land for development.

County Planner provided staff report, and recommendations for approval with no conditions.

Commissioner Moffett asked Mr. Palma to clarify the dimension of the cul-de-sac for turn-around ability for fire code. Mr. Palma stated the turnaround was 100', fire code requiring 96'.

Commissioner Clark opened the hearing to public comment, no public comment.
Commissioner Clark closed public comment and asked for a motion.
Commissioner Moffett provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved (3-0).

- 02** Review and action of a Subdivision Permit and Plat for Jones Tracts, situated in a portion of the E1/2 SE1/4 SE1/4 of Section 10, T. 15 N., R. 63 W., of the 6th P.M., Laramie County, WY.

County Planner introduced the application, pertinent regulations and the applicant's agent.

Mr. Palma stated there was an existing house on site, an accessory dwelling unit for a family member was built but no longer needed. They want a separate ownership for that unit. There are two wells on the property with the domestic providing water to both properties, and an access easement for the secondary dwelling unit.

Commissioner Macy asked Mr. Palma where the location of the second well was shown on the Plat. Mr. Palma stated the survey was to show existing conditions and wasn't sure of the well location.

County Planner provided staff report, and recommendations for approval with no conditions.

Commissioner Clark opened the hearing to public comment, no public comment. Commissioner Clark closed public comment and asked for a motion.

Commissioner Moffett provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved (3-0).

03 Review and action on a Zone Change from A1 (Agricultural and Rural Residential) to AR (Agricultural Residential) for Tract 9, Archer Estates 2nd Filing, Laramie County, WY.

County Planner informed the Planning Commission the next two Agenda Items were dependent on one another and if the staff could read the reports separately and read the recommendations and findings together. Commissioner Clark approved of the proposed method.

County Planner introduced the applications, pertinent regulations and the applicant's agent.

Mr. Palma provided an overview of the plat and proposed development, stating the proposed zone change was appropriate for the area, as it tied into the surrounding area and past development.

Commissioner Macy asked both Planning Staff and the agent where the control/district area for the State Engineer's Office started, stating the SEO report required 10 acre minimum lot sizes. Mr. Palma responded he can send the Planning Commission a map showing the control area for the SEO, and that the proposed lot size averages were beyond the minimum 5 acre density for Environmental Health.

County Planner offered to bring the map up for display, Planning Commission accepted.

County Planner provided staff report, and recommendations for approval with no conditions.

Commissioner Macy provided motion to approve, Commissioner Moffett seconded the motion.

Zone Change Approved (3-0).

04 Review and action on a Subdivision Permit and Plat for Archer Estates 5th Filing, a replat of Tract 9, Archer Estates 2nd Filing, Laramie County, WY.

County Planner informed the Planning Commission the next two Agenda Items were dependent on one another and if the staff could read the reports separately and read the recommendations and findings together. Commissioner Clark approved of the proposed method.

County Planner introduced the applications, pertinent regulations and the applicant's agent.

Mr. Palma provided an overview of the plat and proposed development, stating the proposed zone change was appropriate for the area, as it tied into the surrounding area and past development.

Commissioner Macy asked both Planning Staff and the agent where the control/district area for the State Engineer's Office started, stating the SEO report required 10 acre minimum lot sizes. Mr. Palma responded he can send the Planning Commission a map showing the control area for the SEO, and that the proposed lot size averages were beyond the minimum 5 acre density for Environmental Health.

Commissioner Clark requested the reading for the staff report for the proposed subdivision. County Planner provided staff report. Commissioner Clark opened the subdivision for discussion. Commissioner Moffett asked Mr. Palma if Tracts 2 & 3 will have accesses from Glencoe Drive. Mr. Palma responded yes they will, similar to other properties on Glencoe Drive.

Commissioner Clark opened the hearing to public comment, no public comment. Commissioner Clark closed public comment and asked for a motion. Commissioner Moffett provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved (3-0).

05 Review and action of a Subdivision Permit and Plat for Woods Landing Estates, 2nd Filing, a replat of Tract 1, Woods Landing Estates, Laramie County, WY.

County Planner introduced the application, pertinent regulations and the applicant's agent.

Mr. Palma stated the easement was provided, but since replaced by the full road construction of Storey Boulevard. A water cistern was provided for

Tract 12, with an undefined easement shown for the use. The interested buyer of the property would like to vacate the easement before purchasing of the land.

Commissioner Macy stated he didn't believe the proposed easements were shown correctly on the Plat. Mr. Palma stated he believes the easement both past and proposed were shown accurately based on information and discussion with the local utility companies.

County Planner provided staff report, and recommendations for approval with no conditions.

Commissioner Clark opened the hearing to public comment. Seth Lloyd from the City of Cheyenne Planning & Development Office stated the proposed property is within one mile of the City limits and is currently under review and the City has no issues with the plat currently. He also stated the newly adopted Wyoming Legislature regarding city review of properties within the one mile radius has changed but will not be in effect until January 1st, 2019.

Commissioner Clark closed public comment and asked for a motion. Commissioner Moffett provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved (3-0).

06 Review and action of a Subdivision Permit and Plat for WYTAH Farms Estates, situated in a portion of the SE 1/4, Section 25., T.14N., R.62W., of the 6th P.M., Laramie County, WY.

County Planner introduced the application, pertinent regulations and the applicant's agent.

Mr. Palma stated the proposed subdivision was to separate the agricultural and residential uses on the property.

County Planner provided staff report, and recommendations for approval with no conditions.

Commissioner Clark opened the hearing to public comment, no public comment. Commissioner Clark closed public comment and asked for a motion.

Commissioner Moffett provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved (3-0).