

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

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**Laramie County Wyoming**  
Thursday, August 22, 2019

**190822 00** The meeting registrar was signed by: Crystyn Lasley, 5151 Newland Ave, [crystyn\\_merril@yahoo.com](mailto:crystyn_merril@yahoo.com), 203-9809; Steve Keyt, 7615 E Pershing Blvd, [crystyn\\_merril@yahoo.com](mailto:crystyn_merril@yahoo.com), 203-9809; Roy Kroager, 100 Central Ave, [roykehs@laramiecounty.com](mailto:roykehs@laramiecounty.com), (307)633-4090; Daniel Hayes, 350 Parsley Blvd, [dhayes@inber-miller.com](mailto:dhayes@inber-miller.com), (307)635-6827; Gay Wilson, 2911 Foothills Rd, [cheyennecubbyhole@outlook.com](mailto:cheyennecubbyhole@outlook.com), (307)221-2540; Brett A. Vizina, 1124 Dunn Ave, [Theviz1@msn.com](mailto:Theviz1@msn.com), (307)421-2517; Ed and Kim Faircloth, 3768 Road 215, [kim.faircloth57@gmail.com](mailto:kim.faircloth57@gmail.com), (307)630-9061; Teffany Bulgin and Casey Swallow, 2214 South Ave B6, [wyoyming2cheyenne@hotmail.com](mailto:wyoyming2cheyenne@hotmail.com), (307)274-2549; Russ Dahlgren, 914 E 23<sup>rd</sup> St, [dahlgrenconsult@aol.com](mailto:dahlgrenconsult@aol.com), (307)630-7926; Jeanne Hicks, 1818 Pine Ave, (307)635-4515; Frank Sanchez, 3721 Butch Cassidy Trl, Cheyenne, WY, [homes@sanchezconstructionllc.com](mailto:homes@sanchezconstructionllc.com), (307)630-3318; Casey Palma, 1102 W 19<sup>th</sup> St, [cpalma@steilsurveying.com](mailto:cpalma@steilsurveying.com), (307)637-4243; Jill Love, 3759 Chuck Wagon Rd, Cheyenne, WY, 82009, [lovemessina97@gmail.com](mailto:lovemessina97@gmail.com), (307)631-8549; Greg and Kim Selin, 3788 Road 215, Cheyenne, WY, 82009, [gselin@millelect.com](mailto:gselin@millelect.com), (307)631-8854; Mark Bohlinger, 220 Stetson Dr, [mjbywy1@hotmail.com](mailto:mjbywy1@hotmail.com), (307)630-2682; George Costopolous, 6106 Yellowstone Rd, [george@cheyennehomes.com](mailto:george@cheyennehomes.com), (307)630-2358; Ginger Erickson, 300 Apricot St, [gingererickson55@gmail.com](mailto:gingererickson55@gmail.com), (307)320-5880; Sheila B., 606 W. 6<sup>th</sup> St; Bruce Perryman, 1103 Old Town, [perryman@avipc.com](mailto:perryman@avipc.com), (307)637-6017; Don and Sherri Miller, 133 W Prosser Rd, [meskoshy@gmail.com](mailto:meskoshy@gmail.com), (307)640-7664; Loren and Robert Burton, 409 Apricot Street 82007, [loren.burton@hotmail.com](mailto:loren.burton@hotmail.com), (307)274-0768

**01** Review and action on an exception of the 201 Agreement, for Tract 4, Foster Tracts.

The associate planner introduced the project and invited the agent forward. Roy Kroger, Director of Environmental Health, introduced himself, provided background on the presentation, and made himself available for any questions.

Chairman Macy asked if there was a staff report, the Associate Planner stated that there was no staff report. Mr. Kroeger clarified that Environmental Health was not opposed to the proposed exception and that they were seeking a recommendation from the Planning Commission.

Discussion between the Planning Commission was opened by Chairman Macy. No discussion was held among the Planning Commission.

Commissioner Caughey motioned to recommend approval of the exception of the 201 Agreement. Commissioner Cooley seconded and the project was approved (3 – 0) with no conditions.

**02** Review and action of a Variance for the “Bulgin Privacy Fence”, located on Tract 1, Stundon Tracts, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The applicant, Teffany Bulgin, introduced herself and made herself available for questions from the Planning Commission.

Commissioner Caughey asked Ms. Bulgin if one of the two approaches on the property was to be closed. Ms. Bulgin stated the south entrance would be closed off with the proposed fence.

The Associate Planner of the project provided the Staff Report and provided Staff recommendations for the Variance to the Planning Commission.

Chairman Macy opened the hearing to public comment. No public comment was received.

Discussion among the Planning Commission was opened by Chairman Macy. No discussion was held between the Planning Commission.

Commissioner Cooley motioned to approve the Variance with no conditions. Commissioner Caughey seconded and the project was approved (3– 0) with no conditions.

**03** Review and action on a Zone Change from MR - Medium Density Residential to PUD – Planned Unit Development for “K. Wilson PUD”, located on Tract 3, Kemp Subdivision, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The applicants, Craig and Gay Wilson, introduced themselves, provided testimony for the project, and made themselves available for questions from the Planning Commission. No questions were asked.

The Associate Planner of the project provided the Staff Report and provided Staff recommendations for approval to the Planning Commission.

Commissioner Caughey asked if the future site plan would be required to address both traffic and drainage. The Associate Planner stated that the future site plan would require these matters to be addressed. Commissioner Caughey then stated his concern and that he believed a traffic study would be pertinent.

Chairman Macy opened the hearing to public comment. No public comment was received.

Discussion between the Planning Commission was opened by Chairman Macy.

Commissioner Caughey stated his opinion of the importance to have a clear vision of the future for this area and that any proposed development should not adversely impact the landowners in the area.

Commissioner Cooley asked for clarification on the sale of the units and how they planned to sell them.

Mrs. Wilson confirmed that the units would be sold individually. Mrs. Wilson then explained the similarities and differences between the proposed project and that of The Cubbyhole project. She also stated this development would produce less traffic than traditional storage units.

Commissioner Cooley motioned to recommend approval of the Zone Change to the Board of County Commissioners with no conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

**04 Review and action on a Zone Change from CB-Community Business to MR-Medium Density Residential, for a portion of Tract 44, Allison Tracts, Laramie County, WY.**

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission.

Commissioner Caughey asked if there was an access easement, planned or currently in place, extending to the property to the south.

Mr. Palma referred the commissioners to the presentation plat indicating the proposed access to the south when future development occurs.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for approval to the Planning Commission.

Chairman Macy opened the hearing to public comment.

Don Miller of 133 W Prosser Road, stated his concern regarding the increased traffic flow. He then stated that the proposed southeast structures would be directly next to his property and requested that the amount of buildings be decreased.

Sherry Miller of 133 W Prosser Road also stated her concern regarding increased traffic flow. She then stated that the surrounding intersections are not signalized and that increased traffic could cause more traffic accidents. Mark Bohlinger, owner of the property, stated that the South East tracts would be separately deeded, high quality units that would meet all setbacks. Mr. Bohlinger then stated that he would be willing to discuss fencing options with the Millers.

Discussion among the Planning Commission was opened by Chairman Macy. No discussion was held between the Planning Commission.

Commissioner Caughey motioned to recommend approval of the Zone Change to the Board of County Commissioners with no conditions. Commissioner Cooley seconded and the project was approved (3 – 0) with no conditions.

**05** Review and action on a Preliminary Development Plan for Bette Lane Townhomes, a re-plat of a portion of Tract 44, Allison Tracts, Laramie County, WY.

Please see Agenda Item #4 for Staff Report as projects were heard concurrently.

Commissioner Cooley motioned to approve the Preliminary Development Plan to the Board of County Commissioners with no conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

**06** Review and action on a Subdivision Permit & Plat for Bette Lane Townhomes, a re-plat of a portion of Tract 44, Allison Tracts, Laramie County, WY.

Please see Agenda Item #4 for Staff Report as items were heard concurrently.

Commissioner Caughey discussed the necessity of the traffic study and said the stated value was a conservative number. The associate planner stated

that Mr. Palma had requested a waiver based on current traffic and road classification. Commissioner Caughey then asked Mr. Palma what the traffic numbers were based on. Mr. Palma stated the traffic number originated from the Institute of Traffic Engineers that used structure type to determine average daily trips. Mr. Palma then stated that the County Engineer did concur with the Traffic Study waiver request.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with no conditions.

Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

**07** Review and action on a Subdivision Permit and Plat for Talbert Corner, a portion of land in the S1/2 SE1/4, Sec. 30, T.17N., R.63W., of the 6th P.M., Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC, introduced himself and the project and made himself available for questions from the Planning Commission.

Chairman Macy inquired of the agent about the proposed layout of the property. Mr. Palma stated that other layout options could be considered by the property owner if the matter became a condition of approval. Chairman Macy then suggest that this would get the proposed tract closer to the required 22 acres.

The Associate Planner of the project provided the Staff Report and provided Staff recommendations for approval to the Planning Commission.

Commissioner Macy opened the hearing to public comment. No public comment was received.

Discussion among the Planning Commission was opened by Chairman Macy.

Commissioner Caughey stated his concern about not being consistent when considering the AMEC Memo designations, to which Chairman Macy concurred. Mr. Palma stated his client's awareness of the matter and his willingness to consider any conditions of approval. Commissioner Cooley recognized the benefit to the landowner on the subdivision, but that the proposed condition should be followed.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with one condition.

Commissioner Caughey seconded and the project was approved (2– 1) with one condition.

**08** Review and action on a Subdivision Permit for Tract 2, Sunset Tracts, 2nd Filing, Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations.

The agent for the applicant, Casey Palma of Steil Surveying Services, LLC, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission. No questions were asked.

The Associate Planner of the project provided the Staff Report and provided Staff recommendations for approval to the Planning Commission.

Discussion was had concerning the tract size and its basis for allowance.

Chairman Macy opened the hearing to public comment. No public comment was received.

Discussion among the Planning Commission was opened by Chairman Macy. No discussion took place between the Planning Commission.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with two conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with two conditions.

**09** Review and action on a Subdivision Permit and Plat for Archer Estates, 7th Filing, a re-plat of Tract 5, Archer Estates, 6th Filing, Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant, Casey Palma of Steil Surveying Services, LLC, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission. No questions were asked.

The Associate Planner of the project provided the Staff Report and provided Staff recommendation for approval to the Planning Commission.

Discussion among the Planning Commission was opened by Chairman Macy. No discussion took place between the Planning Commission.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with no conditions.

Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

- 10** Review and action on a Subdivision Permit & Plat, for BHE Ready Subdivision for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant, Daniel Hayes of Inberg-Miller Engineers, introduced himself, and made himself available for questions from the Planning Commission. No questions were asked.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for approval to the Planning Commission.

Chairman Macy opened the hearing to public comment. No public comment was received.

Discussion among the Planning Commission was opened by Chairman Macy.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with no conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

- 11** Review and action on a Zone Change from A2–Agricultural to LI-Light Industrial, for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #10 for Staff Report as items were heard concurrently.

Commissioner Cooley motioned to recommend approval of the Zone Change to the Board of County Commissioners with no conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

- 12** Review and action on a Zone Change from PUD-Planned Unit Development to AR – Agricultural Residential, a portion of land in the SW1/4, Sec. 29, the SE1/4, Sec. 29, and the NW1/4, Sec. 32, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant introduced himself, provided testimony and made himself available for questions from the Planning Commission.

Commissioner Cooley inquired about a dead-end water main along Blue Roan Road. The agent stated the intent to apply for construction of extension of the water main infrastructure.

Commissioner Caughey stated his concern with the tract covered primarily by the floodplain. The agent stated the provisions for building on this lot.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for approval to the Planning Commission.

Chairman Macy opened the hearing to public comment. No public comment was received.

Discussion among the Planning Commission was opened by Chairman Macy.

Commissioner Cooley motioned to recommend approval of the Zone Change to the Board of County Commissioners with one condition. Commissioner Caughey seconded and the project was approved (3 – 0) with one condition.

- 13** Review and action on a Subdivision Permit & Plat for Bison Crossing, 10th Filing, a portion of land in the SW1/4, Sec. 29, the SE1/4, Sec. 29, and the NW1/4, Sec. 32, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #12 for Staff Report as items were heard concurrently.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with three conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with three conditions.

- 14** Review and action on a Preliminary Development Plan for Country Homes, 6th Filing, located in a portion of the NE1/4 NW1/4 Section 17, T. 13 N., R. 66 W., of the 6th P.M., Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The



applicant, Bruce Perryman of AVI, PC, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission. No questions were asked.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for approval to the Planning Commission.

Chairman Macy opened the hearing to public comment.

Ginger Erikson of 300 Apricot Street stated her concerns with the certain increased traffic flow and its effects along Apricot Street and possible storm water issues. Ms. Erikson proposed solutions (Attached) for the developer to address these concerns.

Lauren Burton of 409 Apricot Street stated her concerns with the certain increased traffic flow and its effects along Apricot Street, as well as the possible storm water issues and its effects on her back yard.

Jeanne Hicks of 1818 Pine Street stated her concerns about Cherry Street and her property being in the floodplain.

Bruce Perryman stated that plans for the extension of Apricot Street had always been planned, referencing Country Homes, 5th Filing. He then explained the WYDOT allowed accesses off of College Drive and the measures that had been taken in order to prevent traffic congestion. Mr. Perryman then addressed the required traffic study, detention ponds, and drainage.

Discussion among the Planning Commission was opened by Chairman Macy.

Commissioner Caughey inquired the widths of the proposed roads. Mr. Perryman stated that the roads were designed narrower due to the project being reviewed as apartments. Commissioner Caughey then asked for clarification on plans created with the Country Homes, 5th Filing for the drainage to the property in question. Mr. Perryman confirmed that this was the case. Commissioner Caughey asked about any future plans of access off of College Drive. Mr. Perryman stated that there was not at this time.

Discussion was had concerning the submitted WYDOT review comments, traffic conditions, and drainage and traffic studies. The Associate Planner stated that any drainage and traffic studies or concerns would be addressed at the time of the Site Plan application submittal.

Commissioner Cooley motioned to recommend approval of the Preliminary Development Plan to the Board of County Commissioners with no condition.

Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

- 15** Review and action on a Subdivision Permit and Plat for Country Homes 6th Filing, located in a portion of the NE1/4 NW1/4 Section 17, T.13 N., R.66W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #14 for Staff Report as items were heard concurrently.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with one condition. Commissioner Caughey seconded and the project was approved (3 – 0) with one condition.

- 16** Review and action on a Zone Change from CB-Community Business to HR-High Density Residential, for Country Homes, 6th Filing, Lot 2, Block 1, located in a portion of the NE1/4 NW1/4 Section 17, T.13N., R.66 W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #14 for Staff Report as items were heard concurrently.

Commissioner Cooley motioned to recommend approval of the Zone Change to the Board of County Commissioners with no conditions. Commissioner Caughey seconded and the project was approved (3 – 0) with no conditions.

- 17** Review and action on a Subdivision Permit and Plat for TKO Ranch/GGR Subdivision, 1st Filing, located in the W1/2 SE1/4 and a portion of the NE1/4 SE1/4, Section 32, T15N, R64W, of the 6th PM, and a portion of Tract 11, J-S Ranch, 2nd Filing, Laramie County, WY.

The Associate Planner introduced the projects and purpose, provided background to the projects, and stated the governing County Regulations. The agent for the applicant, Bruce Perryman of AVI, PC, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission.

Chairman Macy asked for clarification on the results of the DEQ study. Mr. Perryman stated that he had been informed by DEQ that the final approval of the study would be complete by September 10th, but that initial results were positive.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for approval to the Planning Commission.

Commissioner Caughey inquired if a Drainage Study would be required. The Associate Planner confirmed that it would not be. Commissioner Caughey then voiced his concern of the Floodplain located on the property. The Associate Planner stated that floodplain development permits would be required for any development within the Floodplain. Chairman Macy then asked about the buildable area on the same tract. Mr. Perryman stated that there was ample room with over two acres outside the Floodplain.

Chairman Macy opened the hearing to public comment.

Kim and Ed Fairclaw of 3768 Road 215 stated their concerns regarding water supply with the additional wells, traffic on a proposed access easement, and the dangers that already exist along the road concerning a designated bus stop. Mr. Perryman addressed the concerns stating that the dedicated County roads met county standards.

Discussion among the Planning Commission was opened by Chairman Macy.

Commissioner Caughey voiced his concerns with the traffic and bus stop and that a Traffic Study should be conducted in order to relieve some of the traffic along the road.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with two conditions. Commissioner Cooley seconded and the project was approved (3 – 0) with two conditions.

- 18** Review and action on a Subdivision Permit and Plat for the Di Senso Subdivision, a portion of land in the SE1/4, Section 19, T.14N., R.62W., of the 6th P.M., Laramie County, WY.

The Planning Department recommended postponement of the project to the September 12th, 2019 Planning Commission due to lack of quorum regarding conflict of interest with a member of the Planning Commission.

Chairman Macy closed the meeting.