

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

Laramie County Wyoming

Thursday, March 28, 2019

- 190328 00** The Laramie County Planning Commission met in regular session on March 28th, 2019 at 3:30 p.m.

Attending: Chairwoman Jody Clark Planning Commissioner; Jason Caughey, Planning Commissioner; Joe Patterson, Planning Commissioner; Pat Moffett, Planning Commission; Bert Macey, Planning Commissioner; Brad Emmons, Planning Director; Nancy Tremble, Associate Planner; Bryan Nicholas, Associate Planner; Marissa Pomerleau, Planning Technician; Seth Lloyd, Cheyenne Development Services.

The meeting registrar was signed by: Lisa Paffond, City of Cheyenne, lpafford@cheyennecity.org; Charles Bloom, City of Cheyenne, cbloom@cheyennecity.org; Casey Palma, Steil Surveying, cpalma@steilsurvey.com, (307)634-7273; Gary Hizkiman, CLCHD/EH, (307)633-4090; Darrick Mittlestadt, LCFD #1, dmittlestadt@lcfcd1.com, (307)286-4806.

- 01** Review and action on a Subdivision Permit and Plat for Niobrara Energy Park, 3rd Filing, a replat of Lot 4, Block 4, Niobrara Energy Park, 1st Filing, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The representative for the landowner, Ryan Gurch of 3817 Butch Cassidy Trail, representing landowner, introduced himself and made himself available for questions from the Planning Commission.

The Planning Commission did not ask any questions.

The Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for the Subdivision Permit for the approval to the Planning Commission. Commissioner Joe Patterson asked Mr. Gurch the dimensions of the existing building on the property and if it met the required setbacks. Mr. Gurch answered stating that it was 80 ft. x 100 ft. and that it did meet the required setbacks.

Chairwoman Clark opened the hearing to public comment on the project, no public comment was received.

Discussion between the Planning Commissioners was opened by Chairwomen Clark. No discussion was held between the Planning Commission.

Commissioner Patterson motioned to approve the Subdivision Permit & Plat to the Board of County Commissioners, with the Staff recommendations with no conditions. Commissioners Macy and Caughey seconded, and approved the project (5-0).

02 Review and Action of a Subdivision Permit and Plat for Stoffan Subdivision, 2nd Filing, a replat of Lots 1 & 2, Stoffan Subdivision, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, governing County Regulations. The agent for the applicant, Casey Palma, introduced himself, provided a brief testimony of the project, and made himself available for questions.

No questions were asked from the Planning Commission to the agent.

The Associate Planner of the project provided the Staff Report and provided Staff recommendations with conditions (1) for approval to the Planning Commission.

The Planning Commission did not ask any questions to the Associate Planner.

Chairwoman Clark opened the hearing to public comment. No public comment was received.

Discussion between the Planning Commission was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Commissioner Caughey motioned to approve the Zone Change and Subdivision Permit & Plat to the Board of County Commissioners, with the Staff recommendations and conditions (1). Commissioner Patterson seconded, and approved the project (5-0).

03 Review and action on a Zone Change for Tracts 3 & 10, Archer Estates, 2nd Filing, Laramie County, WY.

See agenda item 4, applications hear concurrently.

Chairwoman Clark asked for a motion to approve the Zone Change then the Subdivision Permit & Plat. Commissioner Patterson motioned to approve the Zone Change application to the Board of County Commissioners, with the Staff recommendations. Commissioner Macy seconded and the motion was approved (5-0)

04 Review and action on a Subdivision Permit & Plat for Archer Estates, 6th Filing, a replat of Tracts 3 & 10, Archer Estates, 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, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission.

No questions were asked from the Planning commission to the agent.

Chairwoman Clark opened the hearing to public comment. No public comment was received.

Discussion between the Planning Commission was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

The Associate Planner of the project provided the Staff Reports for both projects and provided Staff recommendations for the Zone Change with no conditions and for the Subdivision Permit & Plat with conditions (2) for approval to the Planning Commission.

Chairwoman Clark opened the hearing to public comment. No public comment was received.

Discussion between the Planning Commission was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Chairwoman Clark asked for a motion to approve the Subdivision Permit & Plat. Commissioner Macy motioned to approve the Subdivision Permit & Plat application to the Board of County Commissioner, with the Staff recommendations and conditions (2). Commissioner Patterson seconded, and the application was approved (5-0)

05 Review and action on a Zone Change for Tract 8, Mesa Tracts, Laramie County, WY.

See agenda item 6, applications were heard concurrently.

Commissioner Patterson motioned to approve the Zone Change application to the Board of County Commissioners, with the Staff recommendations and condition (1). The motion did not receive a second. The Zone Change was denied.

06 Review and action on a Subdivision Permit & Plat for Mesa Tracts, 3rd Filing, a replat of Tract 8, Mesa 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, introduced himself, provided testimony for the project, and made himself available for questions from the Planning Commission.

Commissioner Moffett asked Mr. Palma about an indicated "Note 7" on the Zone Change map that was in fact missing. Mr. Palma then clarified the note should not be on the Map and could be added as a condition on the approval of the Zone Change.

Commissioner Patterson then asked if the indicated portion of Christenson Rd had been built yet and where the existing residence would have access. Mr. Palma replied that it was decided that the new Tract 2 will require a new access permit. Commissioner Patterson then stated that it should be made a note on the Plat. More discussion was had over the topic and it was decided that there would not be a note or condition made about the access.

Brad Emmons introduced himself and stated that since the owners would still have control of the property they can provide the access at another point.

The Associate Planner of the project provided the Staff Reports for both projects and provided Staff recommendations for the Zone Change with no conditions and for the Subdivision Permit & Plat with conditions (1) for approval to the Planning Commission.

Chairwomen Clark opened the hearing to public comment. Ray Martin of 8100 E Pershing Blvd introduced himself and stated that the covenants of the property require any use to be residential only. He then stated his concerns for how the zone change would change the (almost entirely residential) surrounding neighborhood and the increased traffic that a zone change would cause.

Chairwoman Clark then asked if there were any other questions.

Casey Palma introduced himself and gave testimony to the property owners purpose and motivation for the zone change. He also stated that Mesa Tracts would have the ability to confirm or deny any future commercial use.

Ray Martin of 8100 E Pershing Blvd stated that the time for public comment should be before the property is re-zoned.

Chairwoman Clark then asked if there were any other comments. Charles Bloom, City of Cheyenne Planning and Development Director, introduced himself and stated that despite that the fact that the Staff Report said that the City did not provide comments, that the city had discussed the matter with the County Planning Office that day, and that their comments consisted of "No Comments".

Chairwoman Clark then asked if there were any other comments. No other comments were made.

Discussion between the Planning Commission was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Brad Emmons stated that because both projects would still go in front of the Commissioners that the Planning Commission could vote on the Subdivision Permit & Plat application or postpone it until the April 25th Planning Commission Meeting.

The Associate Planner for the project informed Chairwoman Clark that the Planning Commission could also make an amended motion with conditions for the Zone Change, on what could be done at that point in the process. Casey Palma then conversed with Brad Emmons.

Commissioner Patterson then proposed that the property be changed to either Zoned A1 or A2. It was then determined that this would not be possible due to Tract sizes.

It was determined the Zone Change would be left as denied and go to the Board and that the Subdivision Permit & Plat would be postponed until the April 25th Planning Commission Meeting.

Chairwoman Clark asked for a motion to postpone the Subdivision Permit application until the April 25th Planning Commission Meeting. Commissioner Patterson made a motion to approve the postponing of the project. Commissioner Caughey seconded the motion and the motion was passed (5 - 0).

The meeting was closed by Chairwoman Clark.

