

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

Laramie County Wyoming

Thursday, May 23, 2019

190523 00 Attending: Chairwoman Jody Clark; Planning Commissioner, Pat Moffett; Planning Commissioner, Bert Macy; Planning Commissioner, Jason Caughey; Planning Commission, Joe Patterson; Brad Emmons, Planning Director; Nancy Tremble, Associate Planner; Bryan Nicholas, Associate Planner; Marissa Pomerleau, Planning Technician

The meeting registrar was signed by: Virginia Wakefield, 5312 Westedt Rd, vwwakefield@msn.com, (307)630-2760; Ryan Erm, 11800 Railroad Road, ryicorn@gmail.com, (307)630-5687; Scott Cowley, 1103 Old Town Ln, scowley@avipc.com, (307)637-6017; Rich Joschka, 7402 South Greeley Hwy, (307)635-0391; Casey Palma, 1102 W 19th St, cpalma@steilsurveying.com, (307)637-4243; Bob Wilhelm, 245 US Hwy 85, wyorjw@yahoo.com, (307)634-6161; Ellen Wilhelm, 245 US Hwy 85, ellenwilhelm@yahoo.com, (307)287-5617; Charles Freier, 1160 Pine Bluff St, (307)634-6706; Seth Lloyd, 2101 O'Neil Ave, (307)637-6286; Roy Kroeger, Environmental Health; Ken Parker; Tom Mason, MPO; Chris Yoney, MPO; Gary Hickman, CLCHD/EH, ghickman@laramiecounty.com, (307)633-4090

01 Review and recommendations on the Preliminary Development Plan for Westedt Meadows, located in a portion of the SW1/4 Section 21, T. 14 N., R. 65 W., of the 6th PM, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, and stated the governing Laramie County Land Use Regulations.

The representative for the applicant, Scott Cowley of AVI, PC, was introduced by the Associate Planner, and was available for questions from the Planning Commission. The Planning Commission did not ask Mr. Cowley any questions. The Associate Planner of the project provided the Staff Report and two recommendations for approval for the Preliminary Development Plan.

Commissioner Patterson asked if Tract 53 would be accessed off of Red Sky Loop or another option. Mr. Cowley stated they ideally wanted to use the Red Sky Loop access.

Commissioner Moffett asked what the zoning was for the property, the Associate Planner stated it was zoned A2, and would need a zone change at the time of the Subdivision Permit application submittal.

Charles Freier of 1160 Pine Bluffs Street asked if the whole subdivision would be accessed off Westedt Road. Mr. Cowley clarified which lots would be accessed off of Westedt Road and which would be accessed from other adjacent roads.

Chairwoman Clark asked the Associate Planner why the Zone Change wasn't submitted at this time, the Associate Planner stated it would be submitted with the Subdivision Permit application submittal.

Ken Parker of 6744 Grace Road, stated the roads were in poor condition, especially along Stewart Road. The Associate Planner stated that the Director of Public Works had not yet indicated any road use plans.

Virginia Wakefield of 5312 Westedt Road asked if the Associate Planner could re-clarify the agricultural uses from the Staff Report from the Comprehensive Plan. She also asked to clarify the county label on the Aerial Map on the Staff Report, who to talk to about her current agricultural operation, and expressed her concerns about the existing traffic on Westedt Road wishing the Traffic Study would address the existing conditions. The associate planner answered that the label was showing the designation of the property as County land, to contact the Planning Director for any existing operations, and that the Traffic Study would be provide with the Subdivision Permit.

Discussion between the Planning Commissioners was opened by Chairwomen Clark.

Commissioner Moffett stated he was also concerned about the existing traffic, and wanted the traffic study to address the oil and gas truck traffic, and then motioned to approve the Preliminary Development Plan with the provided recommendations.

Commissioner Caughey seconded, and the project was approved (5-0).

02 Review and action on a Subdivision Permit and Plat for Pronghorn Bluff, 2nd Filing, a replat of Pronghorn Bluff, 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 applicant, Casey, Palma, introduced himself and made himself available for questions from the Planning Commission.

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

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

Chairwoman Clark opened the hearing to public comment. Richard Juska of 7402 South Greeley Highway stated he owned land adjacent to the property, was concerned with water, road conditions, and existing conditions. He stated he didn't approve of the density of the subdivision and that it didn't fit within the area.

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 to the Board of County Commissioners, with no conditions. Commissioner Caughey seconded, and the project was approved (5-0).

03 Review and action on a Subdivision Permit and Plat for Janice Estates, 1st Filing, a portion of land in the N1/2 NE1/4, Sec. 6, T.13N., R.62W., 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 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.

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

Commissioner Macy asked Mr. Palma if a safe access would be able to be created for the proposed property. Casey stated that he thought it was possible, and that the oil and gas traffic would be taken into consideration.

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

- 04** Review and action on a Subdivision Permit and Plat for Willadsen Estates, 2nd Filing, located in a portion of the E1/2 E1/2, Sec. 19, and a portion of the W1/2 W1/2, Sec. 20, T.13N., R.69W., of the 6th P.M., 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 applicant, Casey Palma, introduced himself and provided testimony for the project, giving a brief description of the property. He addressed the County Assessor's comments of the applicant's provided Contract for Deed, and clarified he was the agent for the buyer of the land, not the owner. He acknowledged that the Plat needed to address the County Engineer comments regarding drainage.

Commissioner Moffett asked if he and the owner knew of the Wind Energy System that had been approved for the land east of the proposed subdivision, on the Belvoir Ranch. Mr. Palma stated he did know and didn't think it had a negative impact on the proposed subdivision.

Commissioner Patterson asked for the reasoning of the proposed open space, and the purpose of it. Mr. Palma stated that because of the gas lines it was considered an un-buildable area, so it was in the proposed subdivision's best interest to keep the area as open space. Commissioner Patterson then asked whether the new roads would be paved or not. Casey Palms stated that they would most likely be gravel roads.

The Associate Planner clarified that the new proposed right-of-ways would be under private maintenance, while the existing roads would remain under Public Works maintenance.

Seth Lloyd, City of Cheyenne Planner provided testimony of the proposed Wind Energy System, answering questions of the Planning Commission regarding the locations of the wind turbines and the setbacks from property lines.

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

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 Patterson motioned to approve the Subdivision Permit & Plat to the Board of County Commissioners, with one condition. Commissioner Patterson seconded, and the project was approved (5-0).

Chairwoman Clark closed the meeting.

