

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

Laramie County Wyoming

Thursday, July 11, 2019

- 190711 00** Attending: Chairwoman Jody Clark, Planning Commissioner; Jason Caughey, Planning Commissioner; Pat Moffett, Planning Commissioner; Dan Cooley, Planning Commissioner; Nancy Trimble, Associate Planner; Marissa Pomerleau, Planning Technician.

The meeting registrar was signed by: Bryan Nicholas, AVI PC, 1103 Old Town Lane, bnicholas@avipc.com, (307)637-6017; Bruce Perryman, AVI PC, 1103 Old Town Lane, perryman@avipc.com, (307)637-6017; Rodney Berg, 37214 Chuck Wagon Road, (307)631-5590; Mike and Marie Brown, 3801 Road 150, Meriden, WY, brmeadows20@gmail.com, (307)246-3455; Scott Cowley, 1103 Old Town Lane, scowley@avipc.com, (307)637-6017; Greg and Kim Selin, 3788 Road 215, Cheyenne, WY, (307)631-8814; Taft and Jill Love, 3759 Chuck Wagon Road, millironts@aol.com,(307)631-8107; Gary M. Hickman, 100 Central Avenue, ghickman@laramiecounty.com, (307)633-4090.

- 01** Review and recommendations on the Preliminary Development Plan 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, T. 15 N., R. 64 W., of the 6th P.M., and a portion of Tract 11, J-S Ranch, 2nd Filing, Laramie County, WY.

The Associate Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Bryan Nicholas of AVI PC, 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 Staff recommendations 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.

Commissioner Moffett asked for clarification of the communication between an adjacent landowner, Marie Brown, and the agent. Bruce Perryman of AVI PC,

introduced himself and stated that communication consisted of well/water concerns. Ms. Brown had previously been denied a well permit and was now unsure why these proposed smaller tracts would be receiving well permits. Mr. Perryman then stated that the groundwater availability for the property and surrounding area was excellent and that the projects Chapter 23 Study was being submitted the next day to the Department of Environment Quality for review.

Commissioner Caughey then inquired if there would be enough area to build, specifically proposed Tracts 4 and 5, considering that they were located largely in the Floodplain. Mr. Perryman clarified that the smallest area outside the Floodplain on these tracts for was over and 1.5 acres and thus would be a sufficient area to build upon.

Commissioner Caughey motioned to recommend approval of the Preliminary Development Plan to the Board of County Commissioners with one condition. Commissioner Moffett seconded and the project was approved (4 – 0) with one condition.

- 02** Review and action on a Zone Change from A2 to AR for Westedt Meadows, 1st Filing, located in a portion of land situated in the NW1/4, Section 21, T. 14 N., R. 65 W., of the 6th P.M., Laramie County, WY.

See Agenda Item 3, applications heard concurrently.

Chairwoman Clark closed public comment, opened the item up for discussion and looked for a motion on the Zone Change.

Commissioner Moffett 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 (4 – 0).

- 03** Review and action on a Subdivision Permit & Plat for Westedt Meadows, 1st Filing, located in a portion of land situated in the NW1/4, Section 21, T. 14 N., R. 65 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 agent for the applicant, Scott Cowley of AVI PC, 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 approval to the Planning Commission.

Commissioner Moffett inquired if he was correct in his understanding that the County Engineer did not want access permits for Pitman Road and Raymond Road to come from Westedt Road. Mr. Cowley clarified that the County Engineer's comments referred to all accesses from the proposed tracts would be required to come from the proposed Pitman Road and Raymond Road, or the existing road - Stewart Road. Pittman Road and Raymond Road would have to extend from Westedt Road in order to access the subdivision.

Commissioner Caughey stated his concern for the traffic that would be added to Westedt Road and asked if there was a traffic study that had been conducted for the project. Mr. Cowley stated that a traffic study had been conducted and that the additional traffic for both the current phase and the future phase of the project had been taken into consideration and included in the study.

Commissioner Cooley asked if the average tract acreage was going to be sufficient and meet the requirements tract size. Discussion was had between Mr. Cowley, Gary Hickman, and Nancy Trimble. Mrs. Trimble clarified that the minimum lot size is 5.25 acres.

Chairwoman Clark opened the item up for public comment.

Marie of Brown of Road 150 Meriden, Wyoming stated that her comments were actually related to the previously approve project, TKO Ranch/GGR Subdivision, 1st Filing Preliminary Development Plan. Chairwoman Clark replied that comment for it would be accepted, but clarified that it had already been approved. Mrs. Brown stated that she had been in contact with the State Engineer about putting another well on her property and had been denied due to the fact that there was already a well on the property. She then said that the State Engineer informed her that, in the winter, water regeneration would be sufficient but that in the summer it would not if there were a larger number of wells. Mrs. Brown then stated that her concern was that the addition of 19 new wells would affect the supply of existing surrounding wells.

Bruce Perryman of AVI PC stated that AVI had conducted an extensive ground-water study and the findings were that there was more than enough water to support all of the proposed wells with the requirement that all of the proposed wells would be 500 feet deep.

Mrs. Brown stated her concerns again for the proposed lots and their future wells and how they would affect her property's well.

Chairwoman Clark stated that the State Engineer's reason for the denial of the well may have been because the discussed property was only one tract. Mrs. Brown stated that this was pointed out to them by the Planning Director and staff and that it was assumed that the Subdivision Exemption process would allow for another well to be put on a second tract. However, the State Engineer then informed her that even with the Subdivision Exemption process,

there would still be concerns regarding the ground-water recharge for the property. Mrs. Brown then thanked the Planning Commission for their time and allowing her to state her concerns.

Mr. Perryman stated that he would be willing to provide Mrs. Brown with the letter containing the findings of the study from the Department of Environmental Quality.

Commissioner Caughey assured Mrs. Brown that the required Chapter 23 Study, to be submitted by the agent to the DEQ, would be reviewed and approved/denied based on the findings of that study.

Chairwoman Clark looked for a motion on the Subdivision Permit & Plat.

Commissioner Moffett 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 (4 – 0) with two conditions.

Chairwoman Clark closed the meeting.