

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

Laramie County Wyoming

Thursday, September 26, 2019

- 190926 00** The Laramie County Planning Commission met in regular session on Thursday, September 26th, 2019, at 3:30 p.m.

Attending: Chairwoman Jody Clark, Planning Commissioner; Dan Cooley, Planning Commissioner; Bert Macy, Planning Commissioner; Bryan Nicholas, Associate Planner; Marissa Pomerleau, Planning Technician; Michael Surface, Planner.

The meeting registrar was signed by: Steve and Linda Thall, 1535 Road 136, steventhall49@gmail.com, (307)638-3702; Kathy and Don Loetscher, 1575 Road 136, kklserveringhim@yahoo.com, (307)778-4014; Ray and Wendy Hawver, 1545 Road 136, rayhawver@yahoo.com, (307)630-3565; Darrell and Sandi Riley, 1563 Road 136, driley1213@gmail.com, (303)909-3565; Ann and Paul Gapen, 510 Cottonwood Drive, (307)635-8413; Patricia Gapen, 5301 Kennedy Drive, flypatr@yahoo.com, (307)631-0601; Donna Groob, 3641 Piper Lane, (307)634-2758; Don Watkins, 3657 Piper Lane, (505)860-6653; Tom Maulbach, 305 Storey Blvd # 5, (307)631-5959; Eldeana Van Kirk, 3580 Road 215, (307)632-5656; Jason Griess, 1611 Road 136, (307)630-2680

- 01** PUBLIC HEARING regarding a Subdivision Permit and Plat for Saddleback Acres, 2nd Filing, a re-plat of Lot 1, Saddleback Acres, 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, Liberty Blain of Western Research and Development, introduced herself and made herself available for questions from the Planning Commission. No questions were asked of the agent from the Planning Commission.

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. 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 one condition. Commissioner Macy seconded and the project was approved (3 – 0).

02 PUBLIC HEARING regarding a Subdivision Permit and Plat for Sky Valley Estates, 1st Filing, located in the SE1/4 NW1/4, Section 31, T.15N., R.64W., 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 applicants, Cathy and Don Loetscher of 1575 County Road 136, introduced themselves and provided testimony for the property and project, and made themselves available for questions from the Planning Commission. No questions were asked of the applicants from the Planning Commission.

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

Patrice Gapen, of 5301 Kennedy Drive, introduced herself and stated her concerns regarding traffic, water supply, septic systems, future housing quality, and the nearby airport. Mr. and Mrs. Loetscher responded to these questions and provided information regarding wells in the surrounding area that they had collected from their personal, informal research.

Don Watson of 3657 Piper Lane, introduced himself and stated his concerns regarding the airport located near the property in question.

Patrice Gapen, of 5301 Kennedy Drive, stated her suggestions about language on the warranty deeds for the proposed lots and minimum tract sizes.

Darrell Riley, introduced himself and stated his concerns regarding the impact the new subdivision would have on roads and the proposed subdivision access, surrounding wells, as well as the existing conditions of Road 136. There was discussion between Mr. Riley, the Planning Commission, and the Associate Planner regarding the road standards that Public Works would require of the applicant to meet. Mr. Riley then inquired if the Fire Department had made comments in regards to the subdivision, the Associate Planner stated that there were no comments from the Fire Department.

Paul Gapen, introduced himself and stated his concerns regarding the airport located near the property in question and how a new subdivision may negatively affect it.

Jason Griess, of 1611 Road 136, introduced himself and stated his concerns regarding the road conditions of Country Road 136 and the dangers that can occur during bad weather. He also stated his concerns regarding fire protection and the impact the proposed subdivision would have.

Sandy Riley, of 1563 Road 136, introduced herself and stated her concerns regarding the road conditions of Road 136 and the impact another subdivision would have on the road.

Wendy Hawver, of 1545 Road 136, introduced herself and stated her concerns regarding the road conditions of Road 136, as well as the lack of emergency services responding to the area.

George Halyak of 3641 Piper Lane, introduced himself and stated his concerns regarding road conditions of Road 136 and the impact the new lots would have on it. Mr. Halyak then inquired who would be required to maintain the proposed access for the subdivision and what standards it would be required to be built to. The Associate Planner stated that several different county agencies would determine if the access was in fact a dedicated Right-of-Way or an easement and that based on those findings the applicant would be required to build the road to meet the corresponding standards. Mr. Halyak then went on to describe the conditions of Road 136 and accidents that have occurred on the road.

Donna Groob, of 3641 Piper Lane, introduced herself and stated her concerns regarding the road conditions and the impact the proposed subdivision would have on them. Ms. Groob stated that she had been forced off of County Road 136 on an occasion.

Chairwoman Clark noted that the Planning Commission was the recommending body in the approval process and that the Board of County Commissioners would provide the final decision. Chairwoman Clark closed public comment and opened the item up for discussion among the commissioner's.

Commissioner Macy stated his concerns regarding the size of the proposed subdivision access and its effect on size of the surrounding lots.

Mrs. Loetscher replied that the surveyor for the proposed subdivision stated that the access should be sufficient. The Associate Planner then stated that if the road was determined to be dedicated Right-of-Way then the road and proposed cul-de-sac would be required to be built to county width standards.

Commissioner Cooley noted that Laramie County Land Use Regulations had been going through an updating process that the public was notified of and invited to provide feedback.

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

Chairwoman Clark closed the public hearing.