

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

---

**Laramie County Wyoming**

Thursday, February 14, 2019

- 190214 00** Attending: Chairwoman Jody Clark, Planning Commissioner; Joe Patterson, Planning Commissioner; Jason Caughey, Planning Commissioner; Pat Moffett, Planning Commissioner; Brad Emmons, Planning Director; David Bumann, Public Works Director; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner.

The meeting registrar was signed by: The meeting registrar was signed by: Cathlean Bullock, 408 W Prosser Rd, Cheyenne, WY 82007, catbull.bullock@aol.com, 514.3697; Carol Tomich, 403 W Prosser Rd, Cheyenne, WY 82007, CarolTamich@gmail.com, 307.638.6593; Mary Hartman, 417 W Prosser Rd, Cheyenne, WY 82007, mehartman@bresnan.net, 307.634.0232; Marsha Elliott, 1404 Karen Pl, Cheyenne, WY 82007, mgwolf52@yahoo.com, 307.635.1961; Casey Palma, Steil Surveying, cpalma@steilsurveying.com, 307.634.7273; Rob Geringer, 1532 Fox Run Rd, Cheyenne, WY 82009, robert@windmillgroup.net, 316.5200; Erin Swennel, 409 Westview Dr, Cheyenne, WY 82007, Erin975@hotmail.com, 307.221.2451.

- 01** Review and recommendations on a Preliminary Development Plan for Greenwood Subdivision, a replat of Lot 1, Block 1, Busing Addition, Laramie County, WY.

See Agenda item 2, applications heard concurrently.

Commissioner Patterson motioned to approve the Preliminary Development Plan to the Board of County Commissioners, with Staff recommendation with no conditions. Commissioner Caughey seconded. The motion was approved (4 - 0).

- 02** Review and action on a Subdivision Permit and Plat, for Greenwood Subdivision, a replat of Lot 1, Block 1, Busing Addition, Laramie County, WY.

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, Steil Surveying Services, introduced himself, provided testimony for the project and made himself available for questions from the Planning Commission.

Commissioner Patterson asked what type of homes were planned to be placed on the lots, Mr. Palma responded that the lots were proposed to be duplex lots with shared lot lines. Commissioner Patterson then asked if there is currently water lines on Westview drive for the lots. Mr. Palma responded that water and sewer extensions would be needed, but that there is water and sewer just off the property as well as in the Prosser and Greenwood Subdivisions.

Associate Planner of the project provided the Staff Report and separate Staff recommendations for the Preliminary Development Plan for approval to the Planning Commission. The Planning Commission did not ask any questions of the Associate Planner.

Chairwoman Clark opened the hearing to public comment. Cathlean Bullock of 408 W Prosser Rd introduced herself and asked where the accesses for the lots on Prosser Rd were going to be located. Mr. Palma clarified the access locations. Ms. Bullock then asked how the accesses were being allowed. The associate planner of the project replied that the question could be answered by Public Works and that no comments were received from Public works stating that the accesses were not allowed. It was then clarified between Commissioner Patterson and Ms. Bullock whether she was referring to roads or accesses. Ms. Bullock then stated her concern for the new development's effect on the community.

Marsha Elliott, of 1404 Karen Place, introduced herself and stated her concerns for the drainage, road wear and water pressure.

Carol Tomich, of 403 W Prosser Rd, introduced herself and inquired about what would be done to prevent drainage issues between surrounding properties. She also stated her traffic and sewer concerns. The Associate Planner clarified that drainage issues would be addressed after the project site plan was submitted and a drainage study would be completed at that time by South Cheyenne Water & Sewer. Ms. Tomich inquired how many living quarters would be on each lot. Mr. Palma replied that each lot will contain 1 duplex house.

Erin Swanner, of 409 Westview Dr. introduced herself and stated she was against the development of the project.

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

Commissioner Patterson motioned to approve the Subdivision Permit and Plat for Greenwood Subdivision to the Board of County Commissioners with condition one of the Staff Report. Commissioner Caughey seconded. The motion was approved (4 – 0).

**03** Review and action of a Subdivision Permit and Plat for West Cheyenne Substation, a portion of land located in the NW1/4, SE1/4, Section 12, T.13N., R.68W., 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 agent for the applicant, Casey Palma, Steil Surveying Services, introduced himself, provided testimony for the project and made himself available for questions from the Planning Commission.

The Planning Commission did not ask any questions.

Associate Planner of the projects provided the Staff Report and provided separate Staff recommendations for the for the Subdivision Permit for the approval to the Planning Commission.

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

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

Commissioner Patterson motioned to approve the Subdivision Permit and Plat for West Cheyenne Substation to the Board of Commissioners with the Staff recommendations with condition one. Commissioner Caughey seconded. The motion was approved (4 – 0).

Chairwoman Clark closed the Planning Commission Meeting.



