

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

Laramie County Wyoming
Thursday, April 23, 2020

- 200423 00** The Laramie County Planning Commission met in regular session on Thursday, April 23rd, 2020, at 3:30 p.m.

Attending: Chairwoman Jody Clark, Planning Commissioner; Pat Moffett, Planning Commissioner; Dan Cooley, Planning Commissioner; Jason Caughey, Planning Commissioner; Paul Whalen, Senior Planner; Marissa Pomerleau, Planning Technician.

The meeting registrar was signed by: This public hearing was closed to the Public. All public comment was taken either electronically or over the phone.

- 01** PUBLIC HEARING regarding a Subdivision Permit and Plat for Lakota Tracts, all of Tract 2, situated in a portion of the W1/2 Sec. 29, T.15N., R.68W., of the 6th P.M., Laramie County, WY.

The Associate Planner for the project introduced the project, provided background to the project and property, and stated the governing County himself, provided a summary of the project, and made himself available for questions from the Planning Commission. There were no questions asked from the Planning Commission.

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

Commissioner Cooley asked for clarification on the Plat's fire turnaround area. Mr. Palma clarified the fire access.

Commissioner Caughey asked how addressing would be handled for the Subdivision. Mr. Palma stated that with the proposed Jazmin Lane, all of the proposed tracts would be able to be addressed independently.

Chairman Clark opened the item up for public comment. Susan Morrow of 1682 Horse Creek Road, called in and inquired about the existing access easement running through her property proposed to access the subdivision, how the

Subdivision would affect her well, and how construction of the access easement would affect her property. The Associate Planner and Mr. Palma then addressed Mrs. Morrow's concerns.

Dave Coleman, the owner of the proposed subdivision, called in and provided information on the project.

It was then stated that there were no further public comments.

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

Commissioner Caughey motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners. Commissioner Cooley seconded and the Subdivision was recommended for approval (4 – 0).

02 PUBLIC HEARING regarding a Subdivision Permit and Plat for Diamond Hills, located in a portion of the NW1/4 NW1/4, Section 29, T.14N., R.60W., of the 6th P.M. Laramie County, WY.

The Associate Planner for the project introduced the project, provided background to the project and property, and stated the governing County Regulations. The applicant, Russ Dahlgren, called in, introduced himself and made himself available for questions from the Planning Commission. There were no questions asked from the Planning Commission.

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

Commissioner Moffett asked for clarification on a statement in the Staff Report regarding ground water recharge and the AMEC Memo. The Associate Planner and applicant provided background on his question to clarify.

Chairwoman Clark opened the item up for public comment. No public comment was received.

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

Commissioner Moffett motioned to recommend approval of the Subdivision Permit to the Board of County Commissioners. Commissioner Caughey seconded and the Subdivision was recommended for approval (4 – 0).

03 PUBLIC HEARING regarding a Preliminary Development Plan for Paw Print, located in Section 13, T.15N., R67W., of the 6th P.M., Laramie County, WY, less a strip of land 300' in width in the W1/2 conveyed to State Highway Commission, and except a tract in the E1/2.

The Associate Planner for the project introduced the project, provided background to the project and property, and stated the governing County Regulations. The applicant, Bruce Perryman, introduced himself and made himself available for questions from the Planning Commission. There were no questions asked from the Planning Commission.

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

Commissioner Moffett inquired about a public comment letter from Annie Farris of 2298 Road 218, regarding drainage from the site onto her property. The Associate Planner stated that drainage for the site would be addressed at the time of the Subdivision Permit & Plat process.

Commissioner Caughey inquired about the buildable area for one of the Plat's proposed tracts. Mr. Perryman said through a land analysis it was determined that there would be adequate space for a home, septic, and well without being in the 100-Year Floodplain.

Chairwoman Clark opened the hearing up for public comment. There was no public comment received. While the commission waited for public comment, Commissioner Moffett asked how the public's drainage concerns would be addressed if there was not yet a Drainage Study submitted for the project. The Associate Planner stated that the County Engineer would review the site's drainage at the time of the Subdivision Permit & Plat submittal. Chairwoman Clark closed public comment and opened the item up for

Commissioner Caughey seconded Commissioner Moffett's concerns regarding the site's drainage and suggested to the Commissioner that a recommendation be added to the Staff Report stating that the Drainage be addressed appropriately at the time of the Subdivision Permit & Plat submittal.

The Associate Planner then read the comment letter, submitted by Annie Farris, into record. Discussion of the concerns included in the letter was held.

Chairwoman Clark then looked for a motion.

Commissioner Cooley motioned to approve the recommendation for the Preliminary Development Plan. Commissioner Caughey seconded and the Plan was approved (4 – 0).

04 PUBLIC HEARING regarding a Preliminary Development Plan for Klipstein Estates, located in a portion of the W1/2, Section 25, T.15N., R.67.W, of the 6th P.M., Laramie County, WY.

The Associate Planner for the project introduced the project, provided background to the project and property, and stated the governing County Regulations. The applicant, Bruce Perryman, introduced himself, provided background, and made himself available for questions from the Planning Commission.

Commissioner Caughey asked whether a Traffic Study would be conducted at the time of the Subdivision Permit & Plat submittal and what type of roads were proposed. Mr. Perryman clarified that the proposed roads would be paved and that, because of this, a Traffic Study may not be required by the County Engineer. Commissioner Caughey then asked if it was correct that only two of the proposed tracts would access off of Klipstein Road. Mr. Perryman confirmed this.

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

Chairwoman Clark inquired about the buildable area of a proposed tract on the plan. Mr. Perryman stated that they could have a land analysis done on the tract to determine the exact buildable area.

Chairwoman Clark opened the item up for public comment. It was stated that there were two e-comments and one phone call waiting.

An E-Comment from Richard and Linda Stratton was read into public comment. The comment stated concerns and objections regarding the proposed lots size being too small.

The second E-Comment from the Wendtland Family of 3511 Klipstein Road, was read into record. The comment stated concerns and objections regarding the proposed lots size being too small. Kyle Wendtland then phoned in, discussion regarding his concerns took place with the Planning Commissioner and Associate Planner.

Commissioners Caughey, Moffett, and Chairman Clark put into record the letters that had been received by the public and the concerns stated within those letters and then stated their recommendations for the Subdivision Permit submittal.

Chairwoman Clark then closed public comment, opened the item for discussion, and looked for a motion.

Commissioner Caughey acknowledged all the public's concerns and objections and suggested adding the recommendation that a Traffic Study also be required at the time of the Subdivision Permit & Plat. Commissioner Moffett seconded this and also acknowledged the public's concerns. The Commission then went on to discuss the Public's concerns and how they would be addressed.

Commissioner Caughey then inquired if the Commission could add the recommendation of a Traffic Study be required.

Mr. Perryman then addressed the concerns address by the Public and the Planning Commission.

Commission Caughey motioned to approve the recommendation of the Preliminary Development Plan. Commissioner Moffett seconded and the project was recommended for approval (4 - 0).

- 05 PUBLIC HEARING** regarding a Zone Change from A2 - Agricultural to AR - Agricultural Residential located in a portion of the E1/2 SW1/4, Section 21, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #6 for minutes as these projects were heard concurrently.

Commissioner Caughey motioned to recommend approval of the Zone Change to the Board of County Commissioners. Commissioner Moffett seconded and the Zone Change was recommended for approval (4 -0).

- 06 PUBLIC HEARING** regarding a Subdivision Permit & Plat for Westedt Meadows, 2nd Filing, located in a portion of the E1/2 SW1/4, Section 21, T.14N., R.65W., of the 6th P.M., Laramie County, WY.

The Associate Planner for the project introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Scott Cowley, introduced himself, provided background, and made himself available for questions from the Planning Commission. No questions were asked.

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

Commissioner Moffett inquired of the correct legal description stated in the Staff Report. The Associate Planner clarified the correct legal description.

Chairwoman Clark closed public comment, opened the item up for discussion, and looked for a separate motion for each item.

Commissioner Moffett motioned to recommend approval of the Subdivision Permit to the Board of County Commissioners. Commissioner Cooley seconded and the Subdivision was recommended for approval (4 – 0).

Chairwoman Clark closed the public hearing.