

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

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**Laramie County Wyoming**

Thursday, June 25, 2020

- 200625 00** The Laramie County Planning Commission met in regular session on Thursday, June 25th, 2020, at 3:30 p.m.

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

The meeting registrar was signed by: The meeting registrar was not signed.

- 01** PUBLIC HEARING regarding a Zone Change to MR - Medium Density Residential and MU - Mixed Use and a Subdivision Permit & Plat for Green Subdivision, 2nd Filing, located on Lots 4 and 5, Green Subdivision, Laramie County, WY.

See Agenda Item #2 for project minutes as the applications were presented together.

Commissioner Cooley motioned to recommended approval of the Zone Change to the Board of County Commissioners with two conditions. Commissioner Macy seconded the motion and Commissioner Moffett opposed the motion. The Zone Change was therefore recommended for approval (4 – 1).

- 02** PUBLIC HEARING regarding a Zone Change to MR - Medium Density Residential and MU - Mixed Use and a Subdivision Permit & Plat for Green Subdivision, 2nd Filing, located on Lots 4 and 5, Green Subdivision, Laramie County, WY.

The Associate Planner for the project introduced the project, provided background to the project and property, stated the governing County Regulations and provided the Staff Report.

Chairman Clark opened the item up for public comment. Kevin Tanner of 3516 Green Court, introduced himself and stated his concerns regarding the lot size. The agent for the applicant, Casey Palma, introduced himself and provided background of the project. Discussion took place between the Commission, Mr. Palma and Mr. Tanner regarding the proposed tract sizes.

Commissioner Moffett inquired of Mr. Tanner his opinion on if he thought the new lots would improve the aesthetic of the neighborhood. Mr. Tanner stated

that a majority of the surrounding area is a trailer park and the area was already crowded. He then discussed some drainage issues on his property. Mr. Palma that new development and homes tend to help improve neighborhoods bringing in new improvements drainage, roads and aesthetic.

Susan and Matthew Christian of 3419 Miles Court, inquired about the types of homes that were planned for the new properties. Mr. Palma stated that the owner was currently planning single-family homes for the tracts. Mrs. Christian stated her concerns regarding how these new homes would affect the property value of her home and that the neighborhood already has issues with traffic, drainage and lot sizes. Mr. Palma stated that any new homes placed on the tracts would be sold for around the same amounts as the surrounding properties had been. Discussion then continues regarding the zoning and homes in question. Discussion then continued between Mrs. and Mr. Christian, Mr. Palma and the Planning Commission regarding the development.

Dennis Scully of 4901 Ridge Rd., introduced himself and stated his concerns regarding the current drainage issues in the area and a rotting tree hanging over his building. Mr. Palma responded to Mr. Scully's concerns. Mr. Scully then stated that the alleyway along his property is not properly maintained because the trees running along it are not maintained properly and hang over the alley. Mr. Palma stated that the project was currently following the Laramie County Land Use Regulations and was aligned with them.

The Associate Planner then read into record comments from Seth Lloyd of the City of Cheyenne regarding the BOPU Outside User's Agreement.

Dennis Scully then asked if the properties were to be sold or kept as rental properties. Mr. Palma stated that although he did not positively know it was his understanding that the tracts would be sold.

Kevin Tanner stated his concern that the new homes would bring down the value of the neighborhood.

Seth Lloyd with the City of Cheyenne, called in and made himself available for questions. Commissioner Caughey asked what would acquiring an approved Outside User's agreement entail. Mr. Lloyd stated the process and that the applicant had submitted an application for this, but that it had not yet been approved.

Commissioner Macy asked where the existing shed would be placed in terms of the new property lines. Mr. Palma stated that he believed that the shed had already been moved to the west and away from any proposed property lines.

Commissioner Cooley asked Mr. Palma if the alleyway along the north property lines was a drainage easement. Mr. Palma stated that it was a public Right of Way - which allows for drainage.

Commissioner Caughey stated his concerns that the BOPU Outside User's Agreement was not yet in place and the lack of any drainage plans for the area.

Commissioner Caughey motioned to postpone the Subdivision Permit & Plat with three conditions, until the area's drainage issues could be studied and until the Board of Public Utilities Outside User's Agreement could be approved. Commissioner Macy seconded and the Subdivision Permit & Plat application was postponed (5 – 0).

**03 PUBLIC HEARING** regarding a Subdivision Permit & Plat for Little Bear Estates, located in a portion of the W1/2, Sec. 25, T.15N., R.67W., 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 agent for the applicant, Scott Cowley of AVI, PC, introduced himself and provided background to the project.

Commissioner Caughey inquired about the details of the Traffic Study and a possible turn lane into the development. Mr. Cowley stated that it was his understanding that the Traffic Engineer did not require a turning lane for the development and that he would discuss the Commissioner's other concerns with the Traffic consultant and provide them with what was required by him.

Commissioner Moffett asked if the traffic study done for the development would also be used for the Paw Print Subdivision development. Mr. Cowley stated that it was his understanding that the Paw Print Subdivision had a separate traffic study.

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

Chairwoman Clark opened the item up to public comment.

Richard and Linda Stratton of 2110 Klipstein Road, introduced themselves and stated their concerns regarding the subdivision being directly adjacent to their property. They also stated their concerns regarding the increased traffic that

a subdivision would bring, the existing wildlife on the property, water availability and the tracts sizes. Linda Stratton stated her concerns regarding the traffic study and the current traffic conditions.

Kyle Wentland of 3511 Klipstein Road, introduced himself stated the concerns that he had submitted on his previously submitted letter regarding the traffic study, the DEQ Study and .. He then went onto discuss the groundwater availability and the effect the additional wells, his concerns with the traffic study.

Mr. Cooley inquired of Mr. Wentland's background. Mr. Wentland provided the Planning Commission with his professional background.

Tim and Geogia George of 3240 Klipstein Road, introduced themselves. Mr. George stated his concerns regarding water availability, the potential damage the additional wells could cause, current road conditions and the traffic study. Mrs. George stated her concerns for water availability, lot size and the traffic study and existing road conditions.

Scott Cowley and Doug Samulsen responded to the concerns regarding the traffic study. Mr. Cowley then stated that the regulations regarding the State Engineer's process of permitting well permits.

Kyle Wentland stated his concerns regarding well availability and water.

Mr. Cowley stated that the County Engineer concurred with the results of the traffic study that was completed.

Mr. Samulsen responded to the concerns for the existing wildlife.

Mr. Wentland stated that there was wildlife present on the property and that they would be disturbed with any development.

Tim George inquired if any of the contractors hired to complete construction would be insured. Mr. Cowley stated that the traffic engineer that was hired to conduct the traffic study was a licensed traffic engineer in the state of Wyoming. He also stated the same was the case for their hired water specialists.

Chairwoman Clark closed public comment.

The Associate Planner then read into record a letter that was submitted by the Wyoming Game and Fish Department for the Little Bear Estates Preliminary Development Plan (a.k.a. Klipstein Estates). This letter stated that Wyoming Game and Fish did not have any wildlife concerns for the site.

Commissioner Macy asked that a map showing the AMEC Memo zones be shown for a description of where Zone 2 was located. The Planner then pulled up the AMEC Memo for review.

Commissioner Caughey discussed the regulations and requirements for new subdivisions and new roads. Bryan Nicholas, Associate County Planner, presented details on the road and traffic regulations. Further discussion took place on the requirements of the new subdivisions and the traffic study. Mr. Cowley then clarified details of the traffic study and stated that, thus far, all requirements had been met and that the conditions of approval covered all other concerns.

The Associate Planner read the County Engineer's review comments into the record to show that all requirements for the traffic study had been met.

Commissioner Cooley stated that that he believed that there was enough information provided for the Commission to make a recommendation to the

Board of County Commissioners. Commissioner Caughey and Commissioner Macy then discussed the matter of the traffic study and water availability.

Commissioner Cooley motioned to recommend approval of the Subdivision Permit & Plat for Little Bear Estates to the Board of County Commissioners with two conditions and one recommendation. Commissioner Macy seconded, with Commissioners Moffett and Cooley voting against, and the application was recommended for approval (3 – 2).

- 04 PUBLIC HEARING** regarding a Subdivision Permit & Plat for Paw Print Subdivision, located in a portion of Sec. T.15N., R.67W., of the 6th P.M., less a strip of land 300' in width in the W1/2 conveyed to Stated Hwy. Commission, and except a tract in the E1/2, 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 agent for the applicant, Scott Cowley of AVI, PC, introduced himself and provided the background of the project.

Commissioner Moffett inquired why a Traffic Study Waiver request had been submitted rather than a Traffic Study. Mr. Cowley stated this was due to the subdivision having considerably fewer tracts.

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

Chairman 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 & Plat for Paw Print to the Board of County Commissioners. Commissioner Caughey seconded and the Subdivision Permit & Plat was recommended for approval (5 – 0).

Commissioner Moffett then made a statement regarding his retirement from the Planning Commission and this meeting being his last.

Chairwoman Clark closed the public hearing.