

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

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**Laramie County Wyoming**

Thursday, October 10, 2019

- 191010 00** The Laramie County Planning Commissioner met in regular session on Thursday, October 10th, 2019, at 3:30 p.m.

Attending: Chairwoman Jody Clark, Planning Commissioner; Jason Caughey, Planning Commissioner; Dan Cooley, Planning Commissioner, Bryan Nicholas, Associate Planner; Michael Surface, Planner.

The meeting registrar was signed by: James Axelson, 2246 Road 124, Cheyenne, WY, jraxelson@gmail.com, (307)265-3504; Carolyn McCall, 2201 S. 5th Avenue, Cheyenne, WY, (307)638-0172; Russel Houser, 1750 Otto Road, rugeho@hotmail.com, (306)630-6624; Denise Root, 2390 Lodgepole Dr., dmr61159@gmail.com, (541)786-8272; Tim Willis, 2380 Lodgepole Dr., timothywillis3@yahoo.com, (307)433-4487; Jason Hartman, 6700 HR Ranch Rd., Cheyenne, WY, Jason.hartman@blackhillscorp.com, (307)757-3040; Sue Hickman, 2255 Road 124, dshsue@201.com, (307)632-8873; Tom Mason, MPO; Clint Bassett, 2416 Snyder Ave., cbassett@cheyennebopu.org, (307)632-9890; Robert Chamberlin and Thomas Baker, 2330 Road 124, (209)499-6010; Chris Lovas, 1103 Old Town Lane, lovas@avipc.com, (307)637-6017; Gay Wilson; Troy Russ, 1819 Lakespur Ln, (307)221-2540.

- 01 PUBLIC HEARING** regarding a Wind Energy Site Plan for the Corriedale Wind Energy Project, located in portions of land in Sections 1-4, 7-13, N1/2 Section 14, T. 13 N., R.68W., of the 6th PM, 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, Jason Hartman, introduced himself and made himself 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 recommendation 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 Caughey asked what the height of the turbines was and

if the proposed turbines were similar to the turbines currently located near the proposed site. Mr. Hartman responded that the turbine tip height would reach 500 feet.

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

**02 PUBLIC HEARING** regarding a Preliminary Development Plan for Yellowstone Estates, located in a portion of the S1/2 of Section 24, and N1/2 of Section 25, T16N, R67W, of the 6th PM, 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, Chris Lovas of AVI, PC, introduced himself and made himself 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 Staff recommendations for approval to the Planning Commission.

Discussion between the Planning Commission was opened by Chairwoman Clark. Commissioner Cooley inquired what the recommended lot size was for the proposed location. The Associate Planner stated that the minimum lot size was 5 acres. Commissioner Cooley inquired what the intended use of the proposed Lot 61 would be. The Associate Planner stated that the applicant intends to leave the portion undeveloped.

Chairwoman Clark opened the hearing to public comment. Robert Chamberlin of BBC Investments, introduced himself and gave description of the proposed Lot 61 as undeveloped property.

Denise Root of 2390 Lodgepole Drive, introduced herself and stated her concerns regarding the increased traffic levels the proposed subdivision would create and that she would like to know more about the project's traffic study. Dave Bumman of Laramie County Public Works, introduced himself and provided further details of the traffic study and stated that it had been accepted by the County Engineer. Ms. Root inquired if the County was going to construct a fence around her property to prevent her animals from running into traffic. Dave Bumman stated that it was not the responsibility of the County to do so, but the landowners.

Michelle Axelson of 2246 Road 124, introduced herself and asked if she would be required to move her fence line, due to the fact that she was an adjacent neighbor. Chairwoman Clark stated that the fence would not be required to be moved. Ms. Axelson then asked if her property would acquire

more water, causing flooding, due to the pivot located on the undeveloped portion of the proposed subdivision. Chairwoman Clark inquired how deep the existing well was. Robert Chamberlin stated that he did not have an exact answer for how deep the well was. Mr. Chamberlin then stated that he would be establishing a residence on the property and that all water concerns, including runoff, flooding, and wells, were being taken seriously and would be addressed.

Person unknown, stated his concerns regarding the impact the subdivision would have regarding utilities and his internet.

Chris Lovas went on to address Commissioner Cooley's question regarding lot size in the subdivision stating that 5.25 acres was the required lot size per regulations and that there are properties in the adjacent subdivision that are around 4 acres with a gross acreage of 5.

Commissioner Caughey asked if the proposed tract acreages were being calculated to the center of the road and then about the traffic study. Mr. Lovas stated that they were and that, in regards to the traffic study, there would be no major improvements of Yellowstone Road required. Commissioner Caughey then stated the proposed subdivision would be approximately 6 miles from any fire station and that it was recommended that cisterns be used in the subdivision to prevent serious damage in the case of a fire. Mr. Lovas stated that, through review of the Preliminary Development Plan, comments were not received from Fire District 2; but that the developer is willing to meet any requirements of the Fire District. Commissioner Caughey then stated what the Fire Districts concerns were for the project.

Sue Hickman of Road 124, introduced herself and stated her concerns regarding the increased traffic levels the proposed subdivision would create, stating an accident had recently occurred. Dave Bumann addressed Mrs. Hickman's concerns stating that the hills she was referring to had been studied and do currently meet all sight-distance requirements and that several signs were going to be placed on Yellowstone Road, warning drivers of "hidden" driveways along the road.

Denise Root, inquired if the bridge crossing over Lodgepole Creek would require maintenance. Dave Bumann stated that it would not, due to WYDOT inspections showing that it would not be necessary.

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

Commissioner Caughey stated his concerns for the road conditions as well the water supply in regards to the size of the tracts. Commissioner Caughey then recommended that the condition be added to ensure water supply be provided by the subdivision in the form of a cistern, in the case of a fire.

Commissioner Caughey then asked for clarification on the process for the project going forward. Dave Bumann stated that the Preliminary Development Plan process was necessary, due to the subdivision size, and that the next step would be submittal of a Subdivision Permit & Plat application which would also go come before the Planning Commission.

Commissioner Caughey motioned to approve the Preliminary Development Plan with one condition and also adding three recommendations. Commissioner Cooley seconded and the project was approved (3 – 0).

### **03 Presentation of the East Dell Range & US 30 Corridor Study.**

Tom Mason of Cheyenne MPO, introduced himself and went on to describe the background of the project. Troy Russ of Kimley Horn, introduced himself and went on to describe the details regarding the East Dell Range & US 30 Corridor and the many components of the study. Mr. Russ also described the community outreach and feedback that took place as well all agencies that were involved and notified during the sixteen-month process.

Commissioner Caughey asked how the Whitney Road/Dell Range Boulevard intersection would be configured in regards to slowing traffic down at the intersection. Mr. Russ stated that this study was not over Whitney Road, rather the road was studied in the Whitney Corridor study. Tom Mason stated that the Whitney Road Plan was scheduled to come before the Planning Commission in the next month.

Commissioner Cooley stated his appreciation of the study and thanked the Mr. Russ for the efforts put into it.

Chairwoman Clark asked if anyone from the public would like to address the presentation and looked for a motion.

Commissioner Caughey motioned to support and recommend approval of the study. Commissioner Cooley seconded and the study was approved (3 – 0).

Chairwoman Clark closed the public hearing.