

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

---

**Laramie County Wyoming**

Thursday, November 14, 2019

- 191114 00** The Laramie County Planning Commission met in regular session on Thursday, November 14th, 2019, at 3:30 P.M.

Attending: Chairwoman Jody Clark, Planning Commissioner; Pat Moffett, Planning Commissioner; Bert Macy, Planning Commissioner; Dan Cooley, Planning Commissioner; Brad Emmons, Planning Director; Paul Whalen, Senior Planner; Marissa Pomerleau, Planning Technician; Michael Surface, Planner.

The meeting registrar was signed by: John Watkins, 1992 Road 124, jwatkins@propertyex.com, (307)421-5516; Casey Palma, Steil Surveying, cpalma@steilsurvey.com (307)637-4243; Wayne Lax, 7906 Aztec Dr., kitzel150@msn.com, (307)632-6705; James & Carol Seaton, 3110 Riding Club Rd., jameskseaton@yahoo.com, (307)256-6084; Bill Quinn, 9711 Michigan St., wquinn38@gmail.com, (307)632-5607; Terry & Chris Bartholomew, 1424 Evan Pl., bartholomew@bresnan.net, (307)632-8290; Trey Rinne, AVI, PC, Rinne@avipc.com, (307)637-6017; Steve Howard, 1606 E. Riding Club Rd., (307)631-3902; Tom Mason, MPO; Kevin R. Smith, 9406 Kersey Dr., kevin.smith@gmail.com, (307)630-1934.

- 01** PUBLIC HEARING regarding a Zone Change from A2 - Agricultural to AR - Agricultural Residential located in a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

Please see Agenda Item #2 for minutes as projects were heard concurrently.

Commissioner Moffett motioned to recommend approval of the Zone Change to the Board of County Commissioners with one condition. Commissioner Macy seconded and the project was recommended for approval (4 – 0).

- 02** PUBLIC HEARING regarding a Subdivision Permit & Plat for Diamondback Ranch, located in a portion of the SW1/4, Section 3, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.

The Associate Planner first stated that Agenda Item 1 would actually presented last and that the rest of the agenda items would be presented in order after Agenda Item 2.

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, Casey Palma, 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 separate Staff recommendations for both applications for approval to the Planning Commission.

Commissioner Moffett asked how large the proposed ingress/egress, drainage & Utility Easement was along the east property line. Casey Palma stated that it was a 65-foot easement.

Chairwoman Clark opened the hearing to public comment. Jim Seaton, of 3110 Riding Club Rd., introduced himself and asked what access easement would be used for the proposed properties and his concerns regarding it. Mr. Palma stated that the property owner would decide whether to use the existing driveway to access all of the proposed tracts or to create a driveway to run across the east side of the property. Mr. Seaton then inquired about a separate project and asked for information regarding a proposed easement for it. Mr. Palma said that he would look into it for any additional information that Steil Surveying had on it. Mr. Seaton then asked what, in terms of the existing wildlife on the existing tract, had been done in terms of studies of wildlife and vegetation. The Associate Planner stated the Wyoming Game and Fish Department had reviewed the project and stated that the department had no terrestrial wildlife or aquatic concerns pertaining to the property. Mr. Palma then added that the owner's intent was to keep all existing trees on the properties. Mr. Seaton then asked if he could receive a copy of Wyoming Game and Fish's letter, the Associate Planner stated that she could provide him with a copy of the letter.

Tom Mason of Cheyenne MPO, introduced himself and stated that he did not believe that Cheyenne MPO had received a review request of the proposed Plat and that it appeared that the Ridge Road proposed ROW was not providing any space for the future extension of Ridge Road.

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

Chairwoman Clark then looked for a motion on the Subdivision Permit & Plat.

Commissioner Moffett motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioner with three conditions total,

adding the condition that all future updates of the proposed Plat be sent to Cheyenne MPO for review. Commissioner Cooley seconded and the project was recommended for approval (4 – 0).

**03 PUBLIC HEARING** regarding a Subdivision Permit and Plat, a re-plat of Tract 1, Seven Cousins Subdivision and Lot 1, Block 1, Seven Cousins, 2nd Filing, Laramie County, WY; to be Platted and Known as “Seven Cousins, 3rd Filing”.

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, Casey Palma, introduced himself, provided details of the project, and made himself available for questions from the Planning Commission.

Commissioner Moffett inquired about the access to the proposed subdivision. Mr. Palma stated that it had been decided that the existing driveway would be extended slightly to provide sufficient access to all of the tracts.

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 Moffett motioned to recommend approval of the Subdivision Permit & Plat to the Board of County Commissioners with two conditions. Commissioner Moffett seconded and the project was recommended for approval (4 - 0).

**04 PUBLIC HEARING** regarding a Subdivision Permit and Plat for Allison Tracts, 4th Filing, the south 331.22’ of Tract 22, Allison Tracts, 1st Filing, 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, Casey Palma, introduced himself, provided details of the project, and made himself available for questions from the Planning Commission.

Commissioner Moffett asked how the existing buildings would be configured in regards to the proposed tracts. Mr. Palma clarified the layout.

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

Commissioner Moffett asked for clarification regarding the Resolution being the Subdivision Permit, the Associate Planner then clarified.

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 among the Planning Commission.

Commissioner Moffett 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 recommended for approval (4 – 0).

**05 PUBLIC HEARING** regarding a Zone Change from A1 - Agricultural & Rural Residential to AR - Agricultural, located in a portion of the SE1/4 SE1/4, Sec. 6, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

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

Commissioner Moffett motioned to recommend approval of the Zone Change to the Board of County Commissioners with one condition. Commissioner Cooley seconded and the project was recommended for approval (4 – 0).

**06 PUBLIC HEARING** regarding a Subdivision Permit & Plat for Weber Subdivision, located in a portion of the SE1/4 SE1/4, Sec. 6, T.14N., R.66W., 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, Trey Rinne of AVI, PC, introduced himself, provided details 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 separate Staff recommendations for both applications for approval to the Planning Commission.

Chairwoman Clark opened the hearing to public comment.

Chris Bartholomew of 1425 Evan Place, stated her concerns regarding the proposed access, drainage, and zone change. Chairwoman Clark stated that, in regards to zoning, Mrs. Bartholomew's property could not be forced to be rezoned.

Kevin Smith of 9406 Kersey Drive, stated that he had questions regarding the access and drainage, but that his questions had been answered by previous discussion during the public hearing.

Steve Howard of 1606 E. Riding Club Road, stated his concerns regarding the drainage and then asked if Cowpoke Road was going to be extended in order to establish access to the proposed tract. Trey Rinne stated that the property had two existing accesses and that they would be used to access the two tracts respectively. He then went on to address the drainage concerns stating that, currently, there were no drainage plans required.

Discussion between the Planning Commission was opened by Chairwoman Clark. No discussion took place among the Planning Commission.

Commissioner Moffett then 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 recommended for approval (4 – 0).

## **07 2020 Laramie County Land Use Regulations Updates**

Brad Emmons of the Laramie County Planning Department, introduced himself and then went on to describe the background and details of the proposed Laramie County Land Use Regulations Updates. He then went on to state the public comment that had been received regarding the proposed updates.

Wayne Lax of 7906 Aztec Dr. and a member of the Cheyenne Area Landowners Coalition. Introduced himself and stated his and the Coalition's concerns regarding the discontinuance of public notification and they request that that notification of landowners within 1,500 feet of any proposed energy pipelines be continued.

Brad Emmons stated that a different notification process would be established regarding energy pipelines and the public notification process. Commissioner Moffett asked for clarification on the proposed language of one of the Staff Report package. Mr. Emmons explained that the page and language was what was provided by Mr. Lax and the Cheyenne Area Landowners Coalition and that it was currently being reviewed by the County Attorney's Office for comments and editing.

Discussion continued regarding possible options for the public notification process.

Commissioner Cooley asked what the exact definition of Kitchens and Duplexes was. Mr. Emmons went onto provide the Laramie County Land Use Regulation's definition of both and further explained the details behind updating these sections of the Land Use Regulations.

Commissioner Moffett inquired if there would be any language added to the Regulations regarding "Tiny Homes". Mr. Emmons stated that discussions had taken place about these homes, but that as far as the building code goes that they are still considered trailers so there would be nothing proposed for the Land Use Regulations.

Commissioner Moffett motioned to recommend approval of the proposed Laramie County Land Use Regulations Update to the Board of County Commissioner with conditions 'a', with condition 'a' pertaining to the continuation of public notification for energy pipelines. Commissioner Macy seconded and the proposal was recommended for approval (4 – 0).

Chairwoman Clark closed the public hearing.