

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Office of the Clerk of Laramie County**  
**Laramie County Wyoming**

Thursday, April 10, 2008

---

- 080410 00** The Laramie County Planning Commissioners met in regular session, Tuesday, April 10, 2008 at 3:30 p.m. Those in attendance were Commissioner Jodi Clark, Chairman; Commissioner Frank Cole; Commissioner Jim Ward; and Recording Secretary Valerie Roybal.

Those signing the register were Mark Flint; Larry T. Perry, Terrestrial Surveying; Bob Parry, Kiki's Kandles; Gary M. Hickman, Cheyenne Laramie County Health Department-Environmental Health; Mike Dowling, City Planning; Brent Kunz; Debb Rodent, Woodhouse Law; April Brimmer Kunz; Gary Grisby, Western R & D; Rick Hunnicutt, Western Development Corp; Gary Kranse, County Planning & Development Director; Abbey Yenco, County Planning & Development; Lisa Pafford, City Development.

- 01** Commissioner Frank Cole moved to nominate Jodi Clark as Chairman and Jackie Mueller as Vice-Chairman for the newly formed Laramie County Planning Commission. Commissioner Jim Ward seconded the motion, which passed unanimously.
- 02** Commissioner Jim Ward moved to adopt the By-laws for the newly formed Laramie County Planning Commission, Frank Cole seconded the motion, which passed unanimously.
- 03** Gary Kranse, Planning & Development Director introduced the County Final Plat of Flint Hill Divide and asked that the applicant Larry Perry make his presentation. Larry Perry stated Mr. Flint is breaking off one piece of the property for the purpose of locating a modular on that tract. Commissioner Cole asked where the East/ West line splitting these two lots was in relation to the existing building? Mr. Perry answered by saying the lot split would be south of the existing building and the driveway will be where the easement is located. Chairman Clark asked for the staff report. Gary Kranse gave his staff report and asked the Planning Commission recommend approval with the following conditions; a) the 30 foot utility and access easement noted on the plat be specifically granted for access to Tract 2. Chairman Clark opened the Public Hearing. Hearing no Public Comment, the Chairman closed the PUBLIC HEARING and asked for a motion. Commissioner Ward moved to approve forwarding the final plat of Fint Hill Divide and the facts and findings a through c of the staff report to the Board of Laramie County Commissioners for consideration, with staff condition a. Commissioner Cole seconded the motion, which passed unanimously.
- 04** Gary Kranse, Planning & Development Director, commented that the applicant is not present at the meeting and asked that there be a continuance of this agenda item until April 24, 2008. Commissioner Frank

Cole moved to continue this item until April 24, 2008. Commissioner Jim Ward seconded the motion, which passed unanimously.

- 05** Gary Kranse, Planning & Development Director, introduced the County Final Plat of High Plains Mennonite Cemetery and asked that the applicant Gary Grisby make his presentation. Gary Grisby, Western R & D and applicant for the Mennonite Church stated the purpose of the plat is to allow for a cemetery next to their existing church. The plat would include the driveway, parking lot, and the cemetery lots. Mr. Grisby went on to say that the original signers of the Warranty Deed authorize James Rhondes, Church Pastor, to sign the plat. The recommendation of the County Attorney was to have a proper power of attorney executed. Gary Kranse, Planning & Development Director, gave his staff report and asked the Planning Commission to recommend approval with the following conditions; a) prior to the recording of the final plat, Power of Attorney be granted to James Rhodes, Church Pastor, to act as owner for the purposes of endorsing the final plat. Chairman Clark opened the meeting as a Public Hearing. Hearing no public comment, she asked for a motion. Commissioner Cole moved to approve forwarding the Final Plat of High Plains Mennonite Cemetery and the facts and findings a through c to the Laramie County Board of Commissioners with the condition a properly executed Power of Attorney is provided. Commissioner Jim Ward seconded the motion, which passed unanimously.
- 06** Gary Kranse, County Planning & Development Director commented that the applicant was not present at the meeting and asked for a continuance of this agenda item until April 24, 2008. Commissioner Frank Cole moved to continue this item until April 24, 2008. Commissioner Jim Ward seconded the motion, which passed unanimously
- 07** Applicant Robert Parry appeared with his attorney, Debb Rodent with the Woodhouse Law Firm, to request a County Zone Change for the south 130-foot of the west 100-foot of Tract 2, Skyline Tracts from LR-2 Low-Density Residential-Developing to NB Neighborhood Business. Mr. Parry stated his intention was to open a retail business, Kiki's Kandles and Kountry Things) at the location, which is at 1100 Storey Boulevard. Lisa Pafford, City Planning Department, gave the staff report and recommended the Planning Commission deny the zone change request and the applicant pursue this development with annexation to the City of Cheyenne. Chairman Clark opened the Public Hearing. Debb Rodent, speaking on behalf of the applicant, stated there have been changes of an economic, physical, or social nature within the area involved, which altered the basic character of such area, and that the zone change will not detrimentally affect the area involved. To the North, East, and West are undeveloped areas owned by Mr. Hunnicutt, who would like to have those parcels annexed into the City for both commercial and residential development. Ms. Rodent feels that this zone change would allow the existing uses to match up far better than not allowing the zone change. Mr. Parry has submitted his annexation application to the City of Cheyenne, but has not been able to get a building permit, pending approval of the zone change. April Brimmer Kunz, 6210 Brimmer Road, expressed concern about adding commercial development to

the North side of Storey Boulevard; she believes all the commercial development belongs on the south side of Storey. Ms. Brimmer-Kunz stated that both master plans for the County and the City designate this area for residential use. The current septic system which serves the property is located on the neighbor's land and is not appropriate for commercial use. The prior occupants were advised to connect the property to city sewer. Ms. Brimmer-Kunz further stated the first public hearing for the annexation application is scheduled for April 28th and hoped the Commission will support the staff recommendation and deny the application. Bruce Milmont, 1100 Skyline Drive, also spoke against the zone change due to traffic and access problems. He also stated the north side of Storey Boulevard should remain residential and all commercial development should be restricted to the south side of Storey. Rick Hunicutt, P.O. Box 2656, state he plans to have four acres annexed into the city with town houses built on top of the site and light commercial such as doctors' offices on the remainder of the property. Mr. Hunnicutt indicated he has spoken with the neighbors about the possible changes in the area. Chairman Clark asked how the neighbors felt about his plans. Ms. Brimmer-Kunz responded that the neighbors object to any type of commercial development in the area. Gary Hickman, City/County Health Department Environmental Health Division, reported that the property has an easement to the property to the east for the septic system, but when the property was sold, it was with the condition that the new owners hook up to the City sewer system. If the zone change is approved and the property becomes zoned commercial, the permit will have to be reviewed by an engineer. Ms. Rodent requested that the Commission approve the zone change, so Mr. Parry could continue getting his business started. Gary Kranse, County Planner, stated that if the zone change were approved and the property were later annexed into the City of Cheyenne, the neighborhood business zoning would remain with the property. Commissioner Cole about the zoning for Western Vista Federal Credit Union which is on the South side of Storey Boulevard. The response was it is zoned MR-2 as is the Davis Hospice Center. Chairman Clark closed the Public Hearing. Commissioner Frank Cole moved to approve the zone change without any recommendations and forward the recommendation to the Board of Commissioners for consideration. Commissioner Ward seconded the motion, which passed unanimously.

Commissioner Jodi Clark adjourned the meeting at 4:50 p.m.

**CERTIFICATION**

I, Debra K. Lathrop, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, April 10, 2008

**SEAL**

Approved by: \_\_\_\_\_  
Debra K. Lathrop  
County Clerk

Reviewed by: \_\_\_\_\_  
Jodi Clark, Chairman  
Laramie County Planning Commission

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County human Resources, 310 West 19<sup>th</sup> Street, Cheyenne, WY 82001, (307)633-4355 within a reasonable time.