

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

Thursday, August 14, 2008

080814 00 The Laramie County Planning Commission met in regular session at 3:30 p.m., Thursday August 14, 2008. Those in attendance were Jody Clark, Chairman; Jim Ward, Frank Cole and Recording Secretary Valerie Roybal

Those signing the register were Tammy & Mike Bradbury; Wayne McClellan; Jeff Jones; Roy Kroeger; Teresa Straub; Tom McLoughlin

01 Commissioner Ward moved to approve the Minutes for Proceedings for June 12 and June 26, 2008. Commissioner Cole seconded the motion which passed unanimously.

02 Jeff Jones from Steil Surveying representing Theresa M. Straub submitted an application for the approval of a Final Plat and Subdivision Permit for the Archer Acres Subdivision. The purpose of the plat is to create two residential tracts of land. Gary Kranse introduced Abby Yenco and asked that she give her staff report regarding this property. On July 1, 2008 the Laramie County Board of Commissioners voted unanimously (3-0) to approve the Preliminary Plat of Archer Acres Subdivision with no conditions. This property is located in unincorporated Laramie County. It is surrounded to the North by tracts 44 and 66 of Archer Estates and Stewart Road, West by unplatted residential land, and to the South and East by Road 215 and the Union Pacific Railroad. The Planning Department received reviews and request by Cheyenne Light, Fuel and Power to have a 16 foot easement south of the 40 foot Right-of Way on Stewart Road and also a 16 foot easement on the Northwest side of Railroad Road. The County Treasurer said the 2007 taxes are delinquent and should be paid before approval of the Final Plat is granted. Commissioner Cole stated that the Subdivision Regulations states that the utilities should be in the public right way and unless the engineer says it is physically impossible, it should stay in the right away. Commissioner Clark opened the public hearing. Tracey Straub asked after hearing Commissioner Cole's comment if the utility right away was contingent on the easement being granted. Mr. Kranse said that it is up to the Planning Commission. Hearing no further public comment, Commissioner Clark closed the public hearing. Commissioner Cole moved to approve the final Plat and Subdivision Permit for Archer Acres Subdivision with conditions 1 and 2 and adopt the findings of fact a-b of the staff report. Commissioner Ward seconded the motion which passed unanimously.

03 Jeff Jones made a report on behalf of the Bardburys. They have applied for the approval of a Final Plat and Subdivision Permit for the purpose of creating a single commercial lot. This is being platted as one tract and the rest will be a county road. The intended use for this property is a 12 kennel

dog boarding camp to be located inside an existing building. Gary Kranse, County Planner, introduced Abby Yenco to give the staff report. Her report reflected this property is located in unincorporated Laramie County and is surrounded on all sides by unplatted residential and agricultural land. Structures on the property include one house and two accessory buildings. Commissioner Clark opened the public hearing. Hearing no public comment, Ms. Clark closed the public hearing. Commissioner Clark asked if the Commission would like to vote on the final plat and subdivision permit together. The Commission agreed. Commissioner Cole moved to recommend approval of the Final Plat and Subdivision Permit for Bradbury Valley Subdivision to the Laramie County Board of Commissioners with condition 1 and to adopt the findings of Fact a-b of the staff report. Commissioner Cole added that the drainage would be dedicated to Laramie County and that Mr. Bradbury sign the Final Plat. Commissioner Ward seconded the motion which passed unanimously.

- 04** Commissioner Cole moved to withdraw the application for a Preliminary Plat for Lone Tree Valley (Formerly Sam's Place) located in the SW 1/4 of Section 15 T.13n., R.70W., 6th P.M. Laramie County, Wy. Commissioner Ward seconded the motion which passed unanimously.

Commissioner Cole moved to adjourn the meeting. Commissioner Ward seconded the motion which passed unanimously.

Meeting adjourned at 4:07 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, August 14, 2008

SEAL

Approved by : _____

Debra K. Lathrop
County Clerk

Reviewed by : _____

Jody 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 19th Street, Cheyenne, WY 82001, (307)633-4355 within a reasonable time.