

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

Thursday, May 08, 2008

080508 00 The Laramie County Planning Commission met in regular session, Thursday May 8, 2008 at 3:30 p.m. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Jackie Mueller, Vice-Chairman; Commissioner Frank Cole; Commissioner Jim Ward; Commissioner Paula Qualls; and Recording Secretary Valerie Roybal.

Those signing the register were Gary M. Hickman, Cheyenne Laramie County Health Department/Environmental Health; Carol Engelbrecht; Kathy Watt; Larry T. Perry, Terrestrial Surveying & Mapping; Dan Frank, Frank Law Office; Earl Atwood; Jack Piping; Clark Stilling; Ann Whitman; Gayle Belt; Jim Cochran, LCCD; Tom Mason, MPO; Lynn Boak; Harold Belt; John Jacoby;

01 Commissioner Jim Ward moved to approve the Minutes of Proceedings for April 10, 2008 and April 24, 2008. Commissioner Frank Cole seconded the motion, which passed unanimously.

02 Gary Kranse, Planning & Development Director introduced the County Final Plat of Wittman Subdivision and asked that the applicant Dan Frank along with Ms. Wittmann make their presentation. Mr. Frank stated this item has been continued from the past 2 meetings. During that time, the applicant has researched and located the recorded easement, making all requirements complete. Commissioner Cole commented that there is an electrical power line that is not shown on the plat. Mr. Frank said the electrical line is not on the easement, according to the surveyor hired by the applicant. Commissioner Cole asked if they have checked with the utility company to determine if an electrical utility exists. Mr. Frank responded that he will keep checking on this. Gary Kranse, introduced Abby Yenko who presented the staff report. She informed the commission that action needs to be taken today and gave the following report: a) This application is in conformance with sections 60.000 of the Cheyenne and Laramie County Subdivision/Development Regulations, 2000; b) This application meets all applicable requirements for a subdivision permit pursuant to the Cheyenne and Laramie County Subdivision/Development Regulations, 2000; and requested the Planning Commission recommend approval by the Laramie County Board of County Commissioners with the following condition: a) That the Final Plat accurately reflect the 200 foot Right-of-Way for County Road. Commissioner Clark opened the Public Hearing. Jim Cochran, Laramie County Conservation District, commented on the benefits of living snow fences and requested a 30 year agreement that the owner leave the living fence up and maintain it. Hearing no more Public Comment, the Chairman closed the PUBLIC HEARING and asked for a motion. Commissioner Qualls

moved to approve the Final Plat contingent upon the plat accurately refelecting the 200 foot right-of-way and adopting the findings of fact a and b. Commissioner Qualls amended her motion to include adding a note to the plat regarding the maintenance of the living snow fence. Commissioner Mueller seconded the motion and the amended motion, which both passed unanimously. Commissioner Qualls moved to accept the Subdivision Permit for Whittmann Subdivision. Commissioner Ward seconded the motion, which passed unanimously.

- 03** Gary Kranse, County Planning & Development Director reported that the applicants for RTS Subdivision are asking for a continuance of this agenda item until June 12, 2008. Commissioner Cole moved to continue this item until June 12, 2008. Commissioner Qualls seconded the motion, which passed unanimously.
- 04** Gary Kranse, Planning & Development Director introduced the Preliminary Plat for Jacoby Flats Subdivision and asked that the applicant's agent, Larry Perry, make his presentation. Larry Perry stated that Mr. Jacoby has applied for approval of a preliminary plat for the purpose of creating three residential tracts. Abby Yenco gave the staff report, saying the plat meets the minimum current zoning standards for the MR-2 district. The current 40 foot right of way on Gordon Road does not conform with the 60 foot right-of-way standard for an urban local street as described in the Laramie County Road, Street and Site Planning Design Standards, 2002. Ms. Yenco requested that the Planning Commission recommend approval by the Laramie County Board of County Commissioners with the following condition: a) That the developer dedicate and additional 10 feet of right-of-way to help bring Gordon Road into conformance with the 60 foot right-of-way standard for an urban local street. Mr. Jacoby said if that's what has to be done, he will do it. Commissioner Clark opened the PUBLIC HEARING. Hearing no Public Comments, the Chairman closed the PUBLIC HEARING and asked for a motion. Commissioner Mueller moved to approve the Preliminary Plat of Jacoby Flats and adopt the facts and findings a, and b and the condition that the developer dedicate an additional 10 feet of right-of-way to help bring Gordon Road in conformance with the 60 foot right-of-way standard for an urban local street. Commissioner Qualls seconded the motion, which passed unanimously.

Commissioner Paula Qualls moved to adjourned the meeting.
Commissioner Jackie Mueller seconded the motion. The meeting adjourned at 4:07 p.m.