

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

Thursday, April 23, 2009

- 090423 00** The Laramie County Planning Commission met in regular session on Thursday, April 23, 2009 at 3:30 p.m. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice-Chairman; Commissioner Frank Cole; Commissioner Bert Macy; and Recording Secretary Valerie Roybal

Those also in attendance were John R. Cook; John Steil; Larry Hankel; Robin Werner; Nancy Olson.

- 01** Consideration of the Minutes of Proceedings for February 26, 2009.

Commissioner Cole moved to approve the Minutes of Proceedings for February 26, 2009. Commissioner Qualls seconded the motion. Motion passed unanimously.

- 02** Consideration of the Minutes of Proceedings for March 12, 2009.

Commissioner Qualls moved to approve the minutes of proceedings for March 12, 2009. Commissioner Cole seconded the motion. Motion passed unanimously.

- 03** John Steil from Steil Surveying Services represented Larry Hankel, who had submitted an application for a Final Plat and Subdivision Permit for Robbins Subdivision 2nd Filing. This application is for the purpose of siting a construction office and yard. It has met the criteria for a subdivision permit by the Cheyenne and Laramie County Subdivision Development Regulations. Abby Yenco, Senior Planner, gave her staff report stating that based on evidence provided, staff recommends the Planning Commission find that: a. This application is in general conformance with the criteria for a final plat pursuant to section 60.000 of the Cheyenne and Laramie County Subdivision/Development Regulations 2000. b. This application meets the criteria for a subdivision permit pursuant to section 70.000 of the Cheyenne and Laramie County subdivision/Development Regulations 2000; and asked that the Planning Commission recommend approval with the following conditions: 1. The 30 foot access easement noted on the plat should be referred to in the dedication language and specifically state the easement grants permanent access for ingress and egress to both the remainder of Lot 1, Block 1, Robbins Subdivision, 1st Filing as well as to Robbins Subdivision 2nd Filing. 2. That the South portion of Lot 1, Block 1 Robbins Subdivision, 1st Filing be platted to clarify its legal description. 3. That a site plan be submitted for County review and approval prior to any construction on, or modifications to, this property.

Commissioner Clark opened the public hearing. Nancy Olson said the MPO will require the plat to show an access easement to the remainder Lot 1, Block 1 of Robbins Subdivision. She state that the MPO requires an extension of the Bridle Bit Road ROW (22.40 ft on the Robbins Subdivision, 2nd Filing Plat) along the western boundary of this plat. The full length of the platted area should be shown on the map. Bill Edwards said that he owns Southcrest, and was not given a copy of the staff report. He is not against this, but believes that some screening needs to be done before it is approved.

Commissioner Clark closed the public hearing and asked for a motion. Commissioner Cole moved to approve the Final Plat and issuance of a Subdivision Permit for Robbins Subdivision 2nd Filing to the Laramie County Commissioners with conditions 2-3, but instead of a 30 foot access easement, make it a 20 foot ROW and adopt the finds of fact a & b of the staff report. Commissioner Qualls seconded the motion. Motion passed unanimously.

- 04** John Steil from Steil Surveying was representing John R. Cook, who had submitted an application of a Final Plat and Subdivision Permit for Harriman Heights 2nd Filing. This application was submitted for the purpose of siting a single family residence. Abby Yenco, Senior Planner, gave her staff report stating that this property is located in unincorporated Laramie County and is surrounded to the East, West & South by Harriman Heights Subdivision 1st Filing and to the north by Union Pacific railway and unplatted land. The current tract is already occupied by a single family residential structure. The second parcel in the proposed subdivision is intended for residential use. John Steil said that Mr. Cook agrees on the 2 conditions.

Commissioner Clark opened the public hearing. Hearing no public comment, Commissioner Clark closed the public hearing and asked for a motion. Commissioner Cole moved to recommend approval of the final plat and issuance of a subdivision Permit for Harriman Heights 2nd Filing with conditions 1 & 2 and adopt the finding of fact a & b of the staff report. Commissioner Qualls seconded the motion. Motion passed unanimously.