

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

Thursday, October 22, 2009

091022 00 The Laramie County Planning Commission met Thursday, October 22, 2009 at 3:00 p.m. Those in attendance were Commissioner Jodi Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioner Frank Cole; Commissioner Bert Macy; Recording Clerk Rhonda Bush.

Those in attendance were Lisa Pafford, City Planning; Tom Mason, MPO; John Steil; Abby Yenco, County Planning.

01 John Steil, Steil Surveying, presented an application for Rockin Rodeo Zone Change located at 315 W. Jefferson Road, from Community Business (CB) to Mixed Used Business (MUB). This is approximately 5.84 acres of unplatted property and the owners wish to build a home. Located at this location is a bar and shop. PlanCheyenne agrees with the MUB request. Abby Yenco, Senior Planner, presented the following staff report: current zoning does not support residential use; this could be considered as spot zoning; there is a discrepancy between the aerial image and legal description on the zone change map that needs to be resolved; applicant must provide proof that the property has legal access to West Jefferson; property is not currently platted. Mr. Steil said GIS is in error with the aerial image and legal description. Discussion was held regarding access, and Mr. Steil stated said there is a curb cut on Jefferson Road. Commissioner Qualls questioned the additional 15 feet for West Jefferson Road. Ms. Yenco replied the request is not required until the property is platted. Commissioner Cole said this is strictly a zone change--this is not a platting request. Chairman Clark opened the meeting for public comment. Lisa Pafford, City Planning, asked if the builder is aware of the 15 foot setback before the home is built. Mr. Steil said yes, the builder is aware of the setback. Chairman Clark closed the public hearing. Commissioner Cole moved to approve the zone change from Community Business to Mixed Use Business for the Rockin' Rodeo located 315 West Jefferson Road to the Laramie County Board of County Commissioner and adopt the finding of fact a of the staff report. Commissioner Macy seconded the motion. The motion passed.

02 Tom Mason, MPO, gave an overview to the Planning Commission regarding the 2009 and 2010 projects.

The meeting adjourned at 4:10 p.m.