

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

Thursday, January 08, 2009

090108 00 The Laramie County Planning Commission met in regular session, Thursday January 8, 2009 at 3:30 p.m. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Frank Cole; Commissioner Jim Ward; Commissioner Bert Macy and Recording Secretary Valerie Roybal

Those signing the register were Stephanie Snowardt; Mike Pavlica; Marcia Pavlica; John Steil; Bill Edwards; Lisa Pafford; Nancy Olson; Gary M. Hickman.

01 John Steil from Steil Surveying was representing Michael A. Pavlica for the approval of a Final Plat and Subdivision Permit. The purpose of the subdivision is to create a single tract of land for the purpose of sitting three mobile home rental units that will encompass an existing mobile home unit and a commercial building. This land was acquired by TA Operating. Senior Planner Abby Yenco gave her staff report stating this is being used for commercial use. The mobile homes will be placed on the property as rental units, and or the existing building will be used for commercial purposes. If they plan on any hookups or do any modification of the existing small wastewater system, it should be reviewed by a Wyoming Professional Engineer and approved by the Laramie County Environmental Health Department. Her recommendation and findings are a-c and that the Commission recommend approval of the Final Plat and issuance of a Subdivision Permit for Pavlica Subdivision with conditions 1-3 within the staff report. 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 Pavlica Subdivision to the Laramie County Board of Commissioners with conditions 1-3 and adopt the findings of fact a-c of the staff report. Commissioner Ward seconded the motion. Motion passed unanimously.

02 John Steil from Steil Surveying was representing Richard and Stephanie Snowardt who had submitted applications for approval of a Final Plat and Subdivision Permit. The purpose of the subdivision is to create two parcels of land for the purpose of siting multi-family residential units. This particular plat had previously been approved but had not been recorded within 18 months of the date of the approval. The Final Plat of the Snowardt Subdivision was not filed according to regulation, and was therefore declared void. Senior Planner Abby Yenco gave her staff report stating this is a multi-family residential units and is zoned Medium Density Residential with no zone changes in this development. Ms. Yenco recommended approval of the findings of fact a-c and conditions 1-5 in the staff report.

Commissioner Cole recommended that a site plan be submitted if it is required and that Community Facility Fees not be applied again. 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 Snowardt Subdivision to the Governing Bodies with conditions 3, 4, and 5 and to adopt findings of fact a-c of the staff report. Commissioner Ward seconded the motion. Motion passed unanimously.

- 03** Williams Edwards has submitted an applications for approval of a Preliminary Plat and Zone Change. This is to create ten commercial tracts of land for commercial use. Senior Planner Abby Yenco gave her staff report stating this property is zoned Medium Density Residential, Developing (MR-2) and Agricultural (A-2). Mr. Edwards is requesting a change in zone to Community Business. Ms. Yenco also stated that since the lots in the proposed subdivision will be developed separately, site plans that include drainage and traffic studies shall be required upon development. An overall drainage study will be required with the final plat to assure drainage patterns will not interfere with South Greeley Highway. She said that this application meets the requirements and recommends findings of facts a-c and conditions 1-4 from staff report. Commissioner Cole does not like condition #4 which states that a final plat and subdivision permit be approved prior to any issuance of building permits for any property within the rezoned boundary as illustrated by the Preliminary Plat. 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 acknowledgement of the Preliminary Plat and approval of the change in zone district to Community Business (CB) for Southern Pointe Subdivision to the Governing Bodies with conditions 1, 2, & 3 and adopt the findings of fact a-c of the staff report. Commissioner Ward seconded the motion. Motion passed unanimously.

Commissioner Cole moved to adjourn the meeting. Commissioner Ward seconded the motion. Motion 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, January 08, 2009

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.