

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

Thursday, April 08, 2010

- 100408 00** Commission Members in attendance were Commissioner Jody Clark, Chairman; Commissioners Jim Ward, Bert Macy, and Frank Cole; Laramie County Planning Dept. Senior Planner Abby Yenco, and Recording Secretary Nancy Trimble.

The meeting register was signed by Lisa Pafford, Cheyenne Building Dept.; Craig Henning, 5302 Mynear St.; Kelly Hafner, BenchMark Engineers, PC; Gregory Gaines, 505 Williams St., #21; Doris Ley, 208 E. Jefferson Rd.; and Roy Kroeger, City/County Environmental Health Dept.

- 01** Kelly Hafner with BenchMark Engineers, on behalf of Heartland Homebuilders, explained the Deerhaven Subdivision Preliminary Plat is not the final development plan, and there were no homes or homesites detailed, just the layout for a roadway. The primary goal is to get feedback on the proposed road and alignment. Mr. Hafner mentioned the detailed response provided by BenchMark Engineers to address the concerns and/or comments in the staff report. He asked the Planning Commission to consider the road installation.

Commissioner Clark requested the presentation of the staff report. Abby Yenco, Senior Planner, explained the preliminary plat was submitted in order to look at the infrastructure for future development, and there was no change in zone district planned. She said any future residential development would come forward in the form of a final plat or site plan, but that currently it was just the boundary and infrastructure that was currently being addressed. Ms. Yenco stated issues 1 - 4 in the staff report to be resolved as the project moves forward. Ms. Yenco stated that staff recommended the Planning Commission recommend acknowledgement of the Deerhaven Subdivision Preliminary Plat with conditions 1 - 5 listed in the staff report.

Commissioner Clark asked the commission members if they had any comments. There were none at this time. Commissioner Clark then opened the hearing to the public.

James Wallace of 1854 Cheshire Drive came forward, and stated he owns property off of Jefferson Road to the south of the proposed plat area. He expressed concerns regarding pedestrians on Jefferson Road, as it is very narrow, and the subdivision will create considerably more pedestrians. Mr. Wallace was also concerned with water surfacing on his property, that care be taken so as not to cause additional water to surface. Commissioner Clark responded that the Greater Cheyenne Greenway & Public Works were addressing these concerns. Commissioner Ward commented that he though he recalled there was a low spot in Jefferson Road. Commissioner Clark stated the detention pond situation would be addressed for drainage issues.

Mr. Wallace again stated that he was concerned that new hard surface would funnel more water to the properties off Jefferson. Commissioner Clark asked Ms. Yenco to address the concerns regarding traffic studies, and Ms. Yenco stated that preliminary studies were done. She also stated that the pedestrian concerns would be addressed on final plat. Ms. Yenco then deferred the drainage concerns to Kelly Hafner.

Commissioner Clark asked if there was anyone else who wished to come forward. Craig Henning came forward, and stated he was the owner of the property to the west of the south portion of the proposed development, and that his property was about 30' above the adjoining property. Mr. Henning stated he was worried about erosion, and that there should be a retaining wall construction, and fencing proposed to prohibit pedestrians from crossing his property as a shortcut. He wondered how it would affect his commercial property with regard to future selling value having residential property next to it. Commissioner Clark deferred the question regarding the retaining wall to Kelly Hafner, and stated that property value was usually a gamble. Commissioner Clark asked Commissioner Ward to address the concern of property value. Commissioner Ward stated that it could be a benefit to have residential or not, that it could go either way, and that the future can't be predicted.

Commissioner Clark asked if there was anyone else. When no one else responded, she asked Mr. Hafner to come up to address the concerns that had been brought up. With regard to pedestrian access, he stated that there were no current sidewalks or pedestrian access of any kind, and that one way to approach the situation would be to try to look at some form of bus turnout. Mr. Hafner brought up the Greenway, and mentioned that by possibly utilizing the easement areas (which are non-buildable), there could be a plan for some kind of trail network, both internally and by improvements along the frontage areas. He stated that the biggest issue is that the sides of Fox Farm and Jefferson Roads are basically drainage ditches. Mr. Hafner hoped to have better information to address the school traffic issues in the coming actions. He stated that Public Works should address the fencing issue to mitigate noise, and with regard to retaining walls, they were not far enough into the development, but it was a possibility. Mr. Hafner added that zoning impacts would not change as there has been no zone change requested.

Commissioner Clark addressed Craig Henning, asking what he felt could be done to cutoff the shortcut to Safeway across his property. Mr. Henning answered he was more worried about erosion than vehicles cutting across the property; therefore, he would like to see a retaining wall. Commissioner Ward asked what distance of approach it took to hit the 30' elevation difference, and Mr. Henning stated about 25', that it was fairly steep. Mr. Hafner pointed out that there was a pretty good size retaining wall along the east and south borders of the storage area, and that he would be willing to meet the property owner on-site to see the conditions. Mr. Henning added that the property to the north of his is another 15' higher.

Mr. Hafner addressed the drainage concerns, stating that from the northwest of the site, the drainage runs through the property, and also is managed through the detention area in the middle of the storage area. He said he expected flooding into this property, where the detention ponds would be located, as they would have to include the detention ponds to pick up the substantial flow. Mr. Hafner pointed out that a lot of vertical relief is provided. He said that geotechnical testing has been done, and these issues have been considered.

Commissioner Clark closed the public hearing portion of the meeting, and opened it up to the commission members for discussion.

Commissioner Ward asked how fast BenchMark planned on moving on to the final plat. Mr. Hafner stated that they have to go through the City and County process, so it could take 12 months. He said that the South Cheyenne Water & Sewer District was to pursue the water/sewer issues. Commissioner Ward asked if they could postpone for a couple weeks so that the commission members could have more time to do homework on this action.

Commissioner Cole replied that the main idea was the street network. Abby Yenco requested a list of questions, so we would know what the applicant needs to research to warrant the postponement. Commissioner Macy said he would like to see the addressing of the drainage issues. Commissioner Ward said he would like to see the elevations of the discussed properties so they could know what they're talking about. Mr. Hafner agreed to prepare maps in order to meet with the property owner. Commissioner Clark reiterated the commission members would like to see elevations, and to meet with the landowner to review the drainage situation. Ms. Yenco stated that there was the opportunity to add or subtract conditions, instead of holding up the process. Commissioner Clark asked commission members if they could just add 2 more conditions.

Commissioner Cole motioned to recommend approval with conditions 1-5 and the addition of condition 6 being neighboring property elevations be provided to the Commission members, and condition 7 being the applicant should meet with Mr. Henning to review drainage issues between his property and the proposed development. Commissioner Macy seconded the motion, members voted to pass the motion with a vote of 4-0.

Meeting was adjourned at 4:15 pm.