

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

Thursday, April 22, 2010

- 100422 00** Those in attendance were Commissioner Jody Clark, Chairman; Commissioners Bert Macy and Jim Ward; Planning & Development Director Gary Kranse; and Recording Secretary Nancy Trimble.

The meeting register was signed by Scott Sutherland, Cheyenne Leads; Peggy Patterson, Cheyenne Development Office; Tom Mason, Cheyenne MPO; and Brad Emmons, AVI, PC.

- 01** Brad Emmons, of AVI, PC, on behalf of Clear Creek Land Company and Swan Ranch, LLC, presented the request for postponement of the hearing of the application for the Swan Ranch Rail Park Final Plat and Subdivision Permit until the May 13, 2010 Planning Commission meeting. He gave a progress report that the well had been drilled, water samples had been sent to Casper, and the test results should be forwarded by May 3rd to the Wyoming DEQ Office. Therefore, he felt that postponement to the May 13th meeting was within a reasonable time frame. Mr. Emmons also brought up the concerns expressed by Duck Creek Grazing Association with regards to retaining access to their property, and presented a copy of the letter dated April 16, 2010 from Dan Guerttman with Granite Peak Development, LLC to the aforementioned association affirming commitment to provide access to their property in a yet-to-be-determined manner.

Commissioner Clark asked for a motion to approve postponement to the May 13, 2010 meeting. Commissioner Macy motioned the approval, with a second by Commissioner Ward. Motion to approve postponement was passed unanimously with a vote of 3 - 0.

- 02** Brad Emmons of AVI, PC, on behalf of Cheyenne Leads, presented the North Range Business Park, 4th Filing Final Plat, stating that this application was for a replat to allow for NCAR's new site. He brought up the Assessor and Real Estate Offices' comments regarding ownership of the land, and stated that Cheyenne LEADS will maintain ownership of the open land. He also stated that easements on the plat referred to as BOPU easements will be relabeled as Utility easements.

Commissioner Clark asked for the staff report from the Planning staff. Gary Kranse, Director of Planning & Development, read the staff report, and emphasized that the plan was in conformance with the approved North Range Business Park PUD and Master Final Plat. He stated that the PUD had covered the overall drainage, therefore this plan was in conformance. Having confirmed that conditions a - c in the staff report had been addressed, Mr. Kranse asked that the action move forward with no conditions, except the relabeling of the utility easements on the plat.

Commissioner Clark invited the public to come forward with any concerns. Scott Sutherland with Cheyenne LEADS came forward to answer any questions. None were presented at that time.

Mr. Kranse stated that a meeting had taken place with the General Contractor of the NCAR project, and they were planning to break ground on June 1, 2010.

Commissioner Clark closed the public comments portion of the meeting, and asked for a motion. Commissioner Ward motioned for approval with conditions a-c in the staff report; Commissioner Macy seconded the motion; and the motion passed unanimously with a vote of 3 - 0.

The Planning Commission Meeting was adjourned at 3:41 p.m.