

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

Thursday, March 08, 2012

- 120308 00** The Laramie County Planning Commission met in regular session on Thursday, March 8, 2012 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioner Paula Qualls, Vice Chairman; Commissioners Frank Cole, Jim Ward and Bert Macy; Abby Yenco, Senior Planner; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Jim and Rachel Frauendienst, Leaning Tree Homes, Cheyenne, WY; Roy Kroeger, City/County Environmental Health; Lisa Pafford, Cheyenne Building & Development Office; Brad Emmons, AVI, PC; Nancy Olson, Cheyenne MPO Office.

- 01** Review and action of a Subdivision Permit and Plat for the Country Homes Subdivision, Third Filing, located in all of Lot 4, Block 5 of the Country Homes Subdivision, First Filing, Laramie County, WY.

Brad Emmons, agent for the applicant, came to the podium and explained that this application was postponed at the February 9, 2012 Planning Commission hearing, as the commission members wanted to wait on recommending approval of the plat until it had been revised with any conditions made at the City Planning hearing, which was to be held on March 6, 2012. The result of that meeting was a 10 foot access easement being added to the north and south of the hammerhead in Country Homes Subdivision, 2nd filing, in lieu of the 26 foot right of way that the City had originally requested.

Abby Yenco gave an overview of the staff report, and stated that the Planning Commission's concern for the face of the plat to be amended and then submitted for final review by the Planning Commission resulted in the vote to postpone at the February 9, 2012 hearing. Staff suggested the Planning Commission recommend approval with the same conditions, as this was basically the same application as presented on February 9th, and added that the 10 foot access easement would be recorded separately.

Commissioner Cole stated he attended Monday's City Council meeting, and went out to the site to look at Peach Street and the general area. He questioned who would build the extension of Peach Street if that were to happen, and added that the 10 foot access easement/walkway belonged on the plat for Country Homes Subdivision, 2nd Filing, as he thought the separately recorded document might be missed during research.

Commissioner Cole moved to recommend approval of the plat as presented; Commissioner Qualls seconded the motion. Commissioner Ward asked if that

recommendation included conditions 1 - 4 as listed in the staff report and adopting the facts? Commissioner Cole referred to the staff report, and stated that the conditions didn't really apply anymore.

Commissioner Clark opened the hearing to the public; and with no comments being presented, the public hearing was closed.

Commissioner Cole motioned to recommend approval without conditions and adopt the finding of facts a and b; Commissioner Qualls seconded, and the motion passed by a vote of 5 - 0.

- 02** Withdrawal of the application for a change in zone district from MU (Mixed Use) to CB (Community Business) for the property located in all of the East 119.5 feet of Lots 1 and 2, Block 1, Prairie Hills Addition, Laramie County, WY.

Abby Yenco explained the applicants had requested the withdrawal of this application, as they did not want to pursue the zone change.

Commissioner Qualls moved to withdraw the zone change application; Commissioner Ward seconded, and the motion passed by a vote of 5 - 0.

- 03** Review and action of a Variance in front setback distance from a minimum of 25 feet to a minimum of 15 feet for the property located in all of Tract 67, Cowboy Country, Third Filing, Laramie County, WY.

James Frauendienst, the owner of Leaning Tree Homes, residing at 2541 Falling Star Loop, represented the applicant, and stated that this variance was being requested in order that an addition could be made to the home, as it was located close to the road, and the property behind the house had steep topography. He asked that the front setback be reduced to 15 feet.

Abby Yenco reviewed the purpose of the application, explaining it was to allow for a 20 x 24 addition to the lower level of the home. PlanCheyenne described this area as best suited for rural residential development, and the land use and variance were in conformance. She explained that in order to grant the variance, the Planning Commission needed to find that the criteria was met as described in the staff report, and added that staff found there would be no significant detriment to the neighborhood. Ms. Yenco clarified that if the variance was approved, the applicant would also need approval from the Environmental Health Department, with regard to the septic system size due to the addition of living quarters, before the building permit would be issued.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public hearing was closed.

Commissioner Cole moved to approve the reduction the front setback distance to 15 feet with no conditions. Commissioner Qualls seconded the motion, and added that usually she has reservations about granting this type of variance - as once they are established, they can set precedence -- but believes this request is appropriate. The motion was passed by a vote 5 - 0.

Ms. Yenco reminded the members about the joint City/County meeting in the City Council Chambers on March 19, 2012 at 6 p.m.

The meeting was adjourned at 3:45 p.m.