

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

Thursday, April 11, 2013

- 130411 00** The Laramie County Planning Commission met in regular session on Thursday, April 11, 2013 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole and Bert Macy; John Shepard, Senior Planner; Barbara Kloth, Associate Planner; Nancy Trimble, Recording Secretary; Amber Dancliff, Recording Secretary Support.

The meeting register was signed by: Linda Heath, 4031 Winterset Drive, Burns, WY; James MacNeil, Cheyenne, WY.

- 01** Review and action of a Subdivision Permit and Plat for Riata Ranch at Campstool Third Filing located within Lots 4 through 9 Record of Survey for Riata Ranch in Section 5, T. 13 N, R. 64 W, of the 6th P.M., Laramie County, WY.

John Shepard, Senior Planner, stated that this application was continued at the March 28, 2013 Planning Commission meeting, and introduced Justin Beckner, as agent for the applicant.

Justin Beckner, Beckner Consulting Services, came forward to give a summary of the application. He explained the applicant proposed to split Tract A of Riata Ranch at Campstool Second Filing. He expressed the applicant's concern with condition 1 noted on the March 28, 2013 Planning Commission staff report, which stated no further division of the property would be allowed. Mr. Beckner stated this concern resulted in the revised condition on the current staff report, which allowed proposed Tract A-1 to be subdivided, providing no lot be less than 15 acres in size.

Commissioner Cole expressed that he would like to see more information on the Third Filing plat. He stated there was a line running through the center of lots 26 through 28 which is labeled a section line, although it does not state which section. He had concerns that the survey notations were not sufficiently described, and it appeared many items needed to be corrected. He had also looked back at the Second Filing plat, which reflected many of the same mistakes, and felt that plat should not be recorded until it was corrected also. He said he motioned to continue this application until the correct maps were submitted.

Commissioner Clark asked for the staff report. Mr. Shepard reiterated this application was continued from the March 28th meeting, and explained the proposed Third Filing was to subdivide Tract A, which was a remainder tract on the Second Filing. The original condition on the March 28th staff report had been modified as suggested, to allow Tract A-1 to be subdivided, providing no lot be less than 15 acres in size.

Commissioner Cole said the surveyor had to sign the plat before the Planning Commission can recommend approval to the Board. Mr. Shepard responded the current staff report did discuss the requirements, and read the following text addressing the concern: "While certification by a Wyoming Professional Land Surveyor is required, the timing of their stamp and signature is typically completed after the plat has been approved by the BOCC so that any changes that might be made during the approval hearings can be reflect on the final mylar plat".

Commissioner Clark opened the hearing to the public. Justin Beckner returned to the podium to clarify the requested information had been provided, and stated he did not understand the delay, as the County Engineer had reviewed the plat and responded that it appeared to meet the County plat requirements. Mr. Beckner said this continuation seemed unnecessary and was an inconvenience to his client. Commissioner Cole said it should be a big concern, since there were mistakes on the Second Filing, and the Third Filing was based on the Second Filing. He said he felt the Second Filing should be corrected before it was recorded, if it had not been recorded, because if the Third Filing was corrected, then the corrections would not carry over to correct the Second Filing. Commissioner Clark asked Nancy Trimble, Recording Secretary, what was the status of the Second Filing plat. Ms. Trimble responded the client had not recorded the plat yet. Commissioner Clark asked if it could be recalled, to correct prior to recordation.

Mr. Beckner responded he would like to talk to the surveyor, and if he concurred with Commissioner Cole's comments, Mr. Beckner would be happy to have the Second Filing plat corrected, and then have it re-signed prior to recordation. Mr. Beckner said the corners were listed on the plat; Commissioner Macy said there were not full descriptions. Mr. Beckner referred the members to the legend on the plat. Commissioner Cole reiterated his issues with the quality of information provided by the surveyor.

John Shepard directed the members to the aerial view of the property on the County parcel viewer, which showed the section lines. Commissioner Cole said the plat did not reflect them, and the section lines needed to be referred to in the description, as well.

Mr. Shepard responded the concerns were understandable, and the Planning Commission could place a condition to correct the issues prior to recordation. Commissioner Cole said the motion was to table, in order to provide time to look at the plat for the Second Filing. Commissioner Clark stated this action could not take place, as the Second filing was already approved by the Laramie County Board of Commissioners. Mr. Shepard confirmed the Second Filing was outside the purview of today's hearing.

Commissioner Clark closed the public hearing portion of the meeting. Commissioner Cole motioned to table the application for two weeks to correct the plat, with the suggestion that a Wyoming surveyor review the plat. Mr. Beckner responded the surveyor was from Casper, Wyoming. Commissioner Macy seconded the motion to table until the April 25, 2013 Planning Commission meeting, and the motion passed with a vote of 3 – 0.

The meeting was closed at 3:55 p.m.