

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

Thursday, November 10, 2016

- 161110 00** The Laramie County Planning Commission met in regular session at 3:30 p.m. on Thursday, November 10, 2016.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Jason Caughey, Bert Macy, Pat Moffett, and Joe Patterson; Dan Cooley, Planning Director; Pepper McClenahan, Planning Manager; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Tom Cobb, 1103 Old Town Lane, #101, Cheyenne; Nancy Olson, 2101 O'Neil Avenue, Cheyenne; Tom Mason, 2101 O'Neil Avenue, Cheyenne; Seth Lloyd, 2101 O'Neil Avenue, Cheyenne; Gary Hickman, 100 Central Avenue, Cheyenne; Bruce Perryman, 1103 Old Town Lane, #101, Cheyenne.

- 01** Review and action on a Zone Change from MU (Mixed Use) to MR (Medium Density Residential) for Lot 8 and the S1/2 of Lot 1, Block 4, Country Homes Subdivision, Laramie County, WY.

Commissioner Clark recommended hearing items 1 and 2 together, as they are related to the same property, with separate motions required.

Nancy Trimble, Associate Planner, introduced items 1 and 2, and Bruce Perryman of AVI, as agent for the applicant. Mr. Perryman stated the purpose of the applications. Ms. Trimble gave an overview of the staff reports.

Commissioner Clark opened the hearing for public comment. Seth Lloyd, City Planner, came forward and asked the commission members if there were any questions he could answer for them. Commissioner Moffett asked what the City's perspective was on the plat. Mr. Lloyd responded the plat was recommended for approval with one condition – that a general note be added to the plat indicating stormwater detention would be on Lot 1, Block 1 of Country Homes 5th Filing. He added the City had no other concerns.

Hearing no further comment, the public portion of the hearing was closed. The item was opened for discussion and motions. Commissioner Moffett expressed his excitement for the development going on in that area of the County.

Commissioner Moffett moved to recommend approval of the zone change; Commissioner Patterson seconded the motion, and it passed with a vote of 5 – 0.

- 02** Review and action on a Subdivision Permit and Plat for Barta Subdivision, a replat Lot 8 and the S1/2 of Lot 1, Block 4, Country Homes Subdivision, Laramie County, WY.

This item was related to Item 1, and heard concurrently. (refer to Barta Zone Change)

Commissioner Patterson moved to recommend approval of the subdivision permit & plat with conditions 1 through 5; Commissioner Caughey seconded the motion, and it passed with a vote of 5 – 0.

- 03** Review and action on a Zone Change from CB (Community Business) to MR (Medium Density Residential) for a Portion of the NE1/4 NW1/4 Section 17, T13N, R66W, of the 6th P.M., Laramie County, WY.

Commissioner Clark recommended hearing items 3 and 4 together, as they are related to the same property, with separate motions required.

Nancy Trimble, Associate Planner, introduced items 3 and 4, and Bruce Perryman of AVI, as agent for the applicant. Mr. Perryman stated the purpose of the applications. Ms. Trimble gave an overview of the staff reports.

Commissioner Clark opened the hearing for public comment. Seth Lloyd, City Planner, came forward. He stated the final plat submitted to the City had conditions which have been satisfied. City Planning recommended approval on Monday with one condition, which was to provide a drainage easement over Lot 1, Block 1 of Country Homes 5th Filing.

Commissioner Caughey asked if Apricot Street would have to go through the subdivision. Mr. Lloyd responded the street would not go through Barta Subdivision. Commissioner Macy asked what kind of easement was being required. Mr. Lloyd responded it was a drainage easement.

Bruce Perryman said he agreed with the condition for the drainage easement, and it would be addressed on the plat.

Hearing no further comment, the public portion of the hearing was closed. The item was opened for discussion and motions.

Commissioner Macy moved to recommend approval of the zone change; Commissioner Caughey seconded the motion, and it passed with a vote of 5 – 0.

- 04** Review and action on a Subdivision Permit and Plat for Country Homes 5th Filing, in a Portion of the NE1/4 NW1/4 Section 17, T13N, R66W, of the 6th P.M., Laramie County, WY.

This item was related to Item 3, and heard concurrently. (refer to Country Homes 5th Filing Zone Change)

Commissioner Moffett moved to recommend approval of the subdivision permit & plat with conditions 1 through 6; Commissioner Caughey seconded the motion, and it passed with a vote of 5 – 0.

05 Review and action for Adoption of the 2015 edition of the International Building Codes.

Dan Cooley, Director of Planning, explained this process was to replace the 2012 International Building Codes, and gave a brief history of the County Building Dept. and Building Codes. The State of Wyoming adopted the 2015 version of the codes in November 2015, and required local jurisdictions to follow suit.

Commissioner Clark opened the hearing to the public. Bruce Perryman, AVI PC, asked if there were any amendments recommended or proposed. Mr. Cooley responded there were some minor amendments, most were to change the wording to allow Laramie County to administer the codes. A change to the residential codes was proposed to not require sprinkler systems in residential buildings. Other amendments would provide consistency with the City, which would make it easier for contractors. Mr. Cooley also explained there was no action taken to adopt the energy code, adding there were no major changes from the 2012 codes.

Hearing no further comment, the public portion of the heard was closed.

Commissioner Caughey acknowledged the effort spent on the amendments, and recommended consideration of sprinkler systems for certain size residential structures. Commissioner Patterson noted there was an energy efficient section in the 2012 International Residential Code, asking why there was concern with adopting the energy code. Mr. Cooley responded the Board of Commissioners did not impose new codes at this time. Commissioner Patterson stated it was the only section of code requiring insulation, weather stripping, etc., and thought it shouldn't be stricken. Mr. Cooley acknowledged it was a good point. He added that recommendation could be made, but he had received divided opinions. There did not appear to be any desire at this time.

Commissioner Caughey recommended adoption of the 2015 International Building Codes to the Board; Commissioner Patterson seconded the motion, and it passed with a vote of 5 – 0.

06 Review and recommendations on the High Plains Road Corridor 35% Design Plan.

This item was heard first due to the late arrival of the agent for the applicant on Agenda items 1 through 4.

Nancy Olson, Cheyenne MPO, introduced the item. AVI PC was commissioned

in 2014 to work on this plan. Tom Cobb, AVI PC, covered the elements of the study, purpose, goals, and objectives. This was the 35% design plan presentation.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Moffett moved to recommend approval to the Board; Commissioner Macy seconded the motion, and it passed with a vote of 5 – 0.

The meeting was adjourned at 4:34 p.m.