Minutes

Albany County Planning and Zoning Commission
January 11, 2006
Albany County Commissioners Room

A Regular meeting of the Albany County Planning and Zoning Commission was held on January 11, 2006, at 7:00 p.m. in the Commissioners Room of the Albany County Courthouse.

I. CALL TO ORDER/ROLL CALL

- Members present: Daryl Jensen, Jim Rogers, Carroll Hurd, Terry Roark and Cheri Frank
- Staff present: Doug Bryant, Roger Martin, Derek Teini, Charles Bloom and Susan Adler
- Albany County Attorney Liaison: Richard Bohling
- Board of County Commissioner's Liaison: None
- Public Present: Greg Von Krosigk, James Rinehart, Tom Brown, Oliver Hill, Megan Hanneman, Craig Jamison, S.W. Sullivan (Harvest Acres), Barney Horrell (Brett & Lindsey Moniz)
- Absent members: None

II. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

- Dr. Roark made a motion to move Item VII A (Other Items/Announcements) to A under VI (Current Planning Projects); to move VI B to item C under Current Planning Projects; and to add Election of Officers after III Disclosures. Mr. Rogers seconded the motion. The motion carried on voice vote.

I. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

- Chairman Jensen opened the floor for nomination for Chairman. Mr. Rogers made a motion to nominate Daryl Jensen as Chairman and Dr. Roark seconded. The motion carried on voice vote.

- Chairman Jensen opened the floor for nominations for Vice-chairman. Dr. Roark made a motion to nominate Jim Rogers as Vice-chairman and Ms. Frank seconded. The motion carried on voice vote.

DISCLOSURES

- None.

OTHER ITEMS

Moniz Subdivision – This is a final plat for Antler Ridge Subdivision located on Rogers Canyon Road. The applicant, Brett Moniz, wants to subdivide a 49.10 acre parcel into two (2) 25.55 acre parcels for residential zone use. The land to the

north, east and west is zoned residential, with agricultural zoned land to the south and exempt land to the southeast. The applicant has built a road which accesses both parcels and has signed a road maintenance agreement. Albany County Road and Bridge has inspected the road finding it meets the county road standards. Each parcel will have individual septic and wells installed on them. The Albany County Fire Warden has inspected the cistern and found it meets county fire protection standards. The applicant has requested waiver of the preliminary plat. Richard Bohling stated he has the same concerns as were stated in his memo about the waiver of the preliminary plat. He indicates that the preliminary plat cannot be waived using Section 9 of the General Provisions Chapter. As a result, the applicant does not have a completed application and cannot move forward. Mr. Bryant stated that waiver of the preliminary plat has been historically done in the past and he feels it is still valid to do so. It makes smaller subdivisions less complicated for the one time developer. After much discussion, Dr Roark made a motion for the applicant to file a preliminary plat and come back at a special meeting with the preliminary plat and final plat as soon as possible. Mr. Rogers seconded the motion. Motion carried on voice vote.

PUBLIC HEARINGS –

Harvest Acres Subdivision – This application was brought before the Board of County Commissioners on December 6, 2005. The Planning and Zoning Commission discussed the fire protection issues at its December 14, 2005 meeting. In addition, the waiver of a preliminary plat was discussed. Staff's memo has set out findings of fact and conclusions of law for this subdivision. Staff would encourage the Planning and Zoning Commission recommend approval of the final plat according to the findings of fact and conclusions of law. Mr. Greg Von Krosigk, attorney for Harvest Acres, spoke in favor of the recommendation. He said that the application had been approved by the Planning and Zoning Commission and sent to the Board of County Commissioners to be heard at their December 6, 2005 meeting. At that meeting, the Board of County Commissioners meeting asked the Planning and Zoning Commission to look at the application again in relation to fire protection. The application was not sent back because it did not have a preliminary plat. Since this application has already been approved, the Planning and Zoning Commission's recommendation should be to approve with the recommendation of the Albany County Fire Warden and the Laramie Fire Chief. Scott Davis, Albany County Fire Warden, stated that in his opinion the hydrant located 5/8 of a mile from the proposed subdivision is adequate for fire protection. He said the fire department would take the known source when responding to a fire. If the applicant put in a cistern, the fire department will still go to the hydrant as the known source. Mr. Davis said the Fire Chief was pretty clear in his opinion that the hydrant was sufficient. After discussion, Mr. Rogers made a motion to send the application back to the Board of County Commissioners with the express written recommendations of the Albany County Fire Warden and the Fire Chief. Dr. Roark seconded the motion. Motion carried on voice vote.

CURRENT PLANNING PROJECTS

➢ Comp Plan Discussion – Mr. Martin said that currently the City plan had chapters 1, 2, 3, and 4 out for review. At this time, the City is experiencing some slow-downs due to revisions of the chapters. There has been a lot of public outreach, including 42 community type meetings. In trying to get youths involved, staff is going to have an essay contest to have them tell about what they see Laramie like in 20 years. The agreement with the consultants and the County is still on the table. There are some issues with the consultants that need to be worked through, prior to contracting with the County for their comp plan.

➢ Application condition deadline – Mr. Bryant presented language drafted by Mr. Bryant and Mr. Bohling to be added to the Platting & Subdivision Resolution, Chapter IV, Section 3, and Zoning Resolution, Chapter I that would require the applicant to complete any recommended conditions prior to the final plat moving forward to the Board of County Commissioners, or for an extension to be granted by the Planning and Zoning Board. Mr. Hurd suggested language be added to make the request for the extension the responsibility of the applicant. After discussion, Dr. Roark made a motion to recommend the amendment of the regulations as presented with the added language requiring the applicant to request an extension. Mr. Hurd seconded the motion. Motion carried on voice vote.

OTHER ITEMS/ANNOUNCMENTS

➢Mr. Bryant said the south Laramie Sewer Study was moving forward and they would be meeting with the South of Laramie Water & Sewer District to discuss funding.

ADJOURNMENT

➢ Chairman Jensen adjourned the meeting at 10:15 p.m.

➢Minutes taken by Susan Adler, Office Manager/Administrative Assistant