

Minutes

Albany County Planning and Zoning Commission
February 8, 2006
Albany County Commissioners Room

A Regular meeting of the Albany County Planning and Zoning Commission was held on February 8, 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 and Cheri Frank
- Staff present: Doug Bryant, Charles Bloom and Susan Adler
- Albany County Attorney Liaison: Richard Bohling
- Board of County Commissioner's Liaison: None
- Public Present: Dave Hammond (Canyon Ranches), Maxine Weaver (Landowner) Wayne & Peggy Callaway (Landowner), Bill & Sue Walden (Landowner), Herb Pownall (Landowner), Jim & Connie Petrie (Landowner), Dave Coffey, Coffey Engineering (Wagner Subdivision), Ken & Tamsen Hert (Landowner), John Buhr (Harney Creek Land), Chris & Dave Walrath (Landowner), M. Coleen Wagner (Wagner Subdivision) and Wes Bressler (Landowner)
- Absent member: Terry Roark

II. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

- None.

DISCLOSURES

- Commissioner Frank advised she would abstain from voting on the Canyon Ranches Preliminary Plat.

ATTENDANCE

- Upon motion, the board excused absent member Terry Roark.

OTHER ITEMS

PUBLIC HEARINGS –

Wagner Subdivision – This is a preliminary and final plat for Wagner Subdivision located south of Laramie on US HWY 287. The applicant, M. Coleen Wagner, wants to subdivide a 28 acre parcel into two lots. One lot will be commercial use for a cell phone tower. The other lot will remain residential. The 28 acre parcel has a cell phone tower, a permitted mobile home park and an existing residence on it now. The subdivision will not affect the easements for utilities. There is an existing septic system and well on the property. The property is surrounded by agricultural properties, with the exception of commercial immediately west and residential immediately southwest of the property. Further southwest of the property is

additional commercial land. The adjacent commercial and residential lands front Highway 287. The Albany County Fire Warden will not require fire safety facilities as called for Chapter 4 Section 6, Subsection B5 of the Albany County Platting and Subdivision regulations. Laramie River Conservation District recommends the Wagner Subdivision be approved. Surrounding property owners within 300 feet were notified and no feedback has been received. Staff recommends approval of the Preliminary Plat for the Wagner Subdivision based on the above findings of fact and conclusions of law. Dave Coffey was present and spoke in favor of the application. He stated the reason for the subdivision was to allow the cell tower company to own the property. Maxine Weaver, Weaver Ranch, owns the property to the north, east and south, of the proposed subdivision. She stated they did not object to the subdivision, but had concerns with the mobile home park. She said she would contact the planning office in regard to the mobile home park. After much discussion, Mr. Hurd made a motion to recommend approval of the Wagner Subdivision. Mr. Rogers seconded the motion. Motion carried on voice vote.

Canyon Ranches Subdivision - The applicant is Aspen Hills, LLC (Charles Rodermel), who has submitted a preliminary plat for 72.77 acres to create 13 lots between 5.1 acres and 7.0 acres in size. This land has most recently been proposed for a subdivision in 2004. The final plat was tabled because completion of a road maintenance agreement for Summit and Evergreen Drives for the subdivision. The applicant is now coming back with a different access route to the subdivision. The applicant has signed an agreement with the Sage Drive Community Improvement and Service District for road maintenance. Subject property has a land use classification of residential with residential properties on all sides. The tracts will have individual on-site wells and septic systems. The proposed subdivision lies within the Aquifer Protection Zone. Enhanced wastewater treatment systems are proposed by the applicant. Language reflecting the comments from Wyoming DEQ and the State Engineer's Office has been included on the face of the final plat. Dave Hammond spoke briefly on the revised application. He indicated the information from DEQ for the previous plat still applied and could transfer to the current preliminary plat.

Bill Walden, 3428 Sage Drive, representing the Sage Drive Community Improvement and Service District spoke about the road maintenance agreement. He stated that they had come to an agreement with Mr. Rodermel on road maintenance for Sage Drive. Mr. Rodermel would be responsible for the road and bridge connecting Sage Drive to his subdivision. He said that the District was of the opinion that the County preferred the use of Sage Drive over any other route and for that reason the County should contribute to the maintenance of Sage Drive. He said the District was not against the subdivision, but felt there were three issues that need to be addressed by the County: 1) County payment for use of road and take over maintenance; 2) traffic enforcement; and 3) creating a second access to the area.

Mr. Bryant responded to Mr. Walden's concerns. He stated this was suggested as the preferred access to the subdivision, but the developer can choose to use another access if this is not feasible. The County did not say the developer had to use the preferred route. At this time there is a long term plan for roads in the area.

According to the Major Street and Highway Plan, Rosedale will be extended to meet with I-80 in the future. Wes Bressler mentioned he had seen a copy of the agreement with Sage Drive District and he wanted to know if this document needed to be recorded with the Albany County Clerk Land Records. The Chair indicated that yes, the agreement would need to be recorded with the County Clerk. There was discussion about the final plat that had been tabled at the September 14, 2004 meeting and how to proceed. Mr. Hurd made a motion to bring the final plat for Canyon Ranches subdivision off the table. Mr. Rogers seconded the motion. Motion carried on voice vote with Ms. Frank abstaining from voting. Mr. Rogers made a motion to ask that the applicant revise the final plat as originally submitted to conform to the now existing preliminary plat as currently before the commission. Mr. Hurd seconded the motion. Motion carried on voice vote with Ms. Frank abstaining from voting.

CURRENT PLANNING PROJECTS

- Amendments – Mr. Bryant stated that in the Commissioner’s packets they would find pages from the Platting and Subdivision regulations which show the changes agreed upon at the Commission’s work session. It would clarify the regulations dealing with fire protection and the surban lot requirement. It was decided to bring this for discussion when there was a full board.

OTHER ITEMS/ANNOUNCEMENTS

ADJOURNMENT

- Chairman Jensen adjourned the meeting at 10:01 p.m.
- Minutes taken by Susan Adler, Office Manager/Administrative Assistant