

☞ **Minutes** ☞

Albany County Planning and Zoning Commission

March 30, 2006

Albany County Commissioners Room

A Special meeting of the Albany County Planning and Zoning Commission was held on March 30, 2006, at 7:00 p.m. in Albany County Circuit Court Room.

I. PUBLIC HEARINGS

A public hearing was held at 7:00 p.m. to discuss a 21.75 acre small subdivision in the South ½ of Section 15, Township 15 North, Range 73 West from Jon James Sweckard. The subdivision would divide the land into 3 lot averaging 7.25 acres each. Access for the subdivision will be off of Pope Spring Road. No comments were made. The public hearing was closed at 7:01.

A public hearing was held at 7:01 p.m. to discuss a 27.98 acre small subdivision in Section 35, Township 14 North, Range 73 West from M. Coleen Wagner. The subdivision would divide the land into 2 lots. Access for the subdivision will be off of Stevenson Road. No comments were made. The public hearing was closed at 7:02.

A public hearing was held at 7:03 p.m. to discuss a 72.77 acre subdivision in the South ½ of Section 12, Township 15 North, Range 72 West from Aspen Hills, LLC (signed by Charles Rodermel) . The subdivision would divide the land into 13 lots. Public comments were made in reference to the newspaper publication incorrectly identifying the subdivision as a “small” subdivision. The public hearing was closed at 7:04.

II. CALL TO ORDER/ROLL CALL

Members present: Daryl Jensen, Jim Rogers, Terry Roark, Carroll Hurd and Cheri Frank

Staff present: Charles Bloom and Susan Adler

Albany County Attorney Liaison: None

Board of County Commissioner’s Liaison: Pat Gabriel

Public Present: Dave Hammond (Canyon Ranches & Mesa Verde), Janet Constantinides (Landowner), Donna Barnes (Landowner), Mark Rehwaldt, Coffey Engineering (Wagner Subdivision) and M. Coleen Wagner (Wagner Subdivision)

III. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

None.

IV. APPROVAL OF MINUTES

On motion by Dr. Roark, seconded by Ms. Frank to approve the Minutes from February 1, 2006, meeting. Motion carried on voice vote.

Chairman Jensen said there were two corrections he would like made to the February 8, 2006 minutes (Wagner Preliminary Plat was heard and not the Final Plat, change "bridge" to "drainage crossing" in the discussion on Canyon Ranches). On motion by Mr. Rogers, seconded by Mr. Hurd to approve the Minutes from February 8, 2006, meeting as amended. Motion carried on voice vote.

V. DISCLOSURES

Commissioner Frank advised she would abstain from voting on the Canyon Ranches Preliminary Plat. Chairman Jensen advised he would abstain from voting on the Mesa Verde Preliminary and Final Plat.

VI. OTHER ITEMS

Mesa Verde Subdivision – This is a preliminary and final plat for Mesa Verde Subdivision located south of Laramie off of Soldier Spring Road. The applicant, Jon James Sweckard, wants to subdivide a 21.75 acre parcel into three lots. The three lots will be approximately 7 acres each. The parcels will have a land use classification of residential. Each lot will have its own well and septic system. The Albany County Fire Warden had indicated that the 6000 gallon tank water storage tank would not be needed because of the close proximity to an existing known water source at the intersection of Soldier Springs Road and Skyline Drive. The property is surrounded by residential and agriculture zoned property. Laramie River Conservation District recommends the Mesa Verde Subdivision be approved. Surrounding property owners within 300 feet were notified and no written feedback was received. Staff recommends approval of the Preliminary and Final Plat for the Mesa Verde Subdivision based on the above findings of fact and conclusions of law. Dave Hammond was present and spoke in favor of the application. After discussion, Mr. Rogers made a motion to recommend approval of the Mesa Verde Subdivision based on the findings of fact and conclusions of law outlined in the staff report. Dr. Roark seconded the motion. Motion carried on voice vote.

Wagner Subdivision – This is a 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 in 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. Mr. Hurd made a motion to recommend approval of the Wagner Subdivision based on the findings of fact and conclusions of law outlined in the staff report. Mr. Rogers seconded the motion. Motion carried on voice vote.

Canyon Ranches Subdivision - The applicant, Aspen Hills, LLC (Charles Rodermel), has submitted a preliminary plat for 72.77 acres to create 13 lots between 5.1 acres and 7.0 acres in size. The applicant has signed a road maintenance 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 road maintenance agreement had been recorded in the Albany County Clerks Office as required by the Platting and Subdivision regulations. Commissioner Hurd expressed his frustration with the road maintenance agreements which did not seem to outline a remedy for non-compliance. After some discussion, Dr. Roark made a motion to approve the preliminary plat for Canyon Ranches subdivision based on the findings of fact and conclusions of law outlined in the staff report. Mr. Rogers seconded the motion. Motion carried on voice vote with Ms. Frank abstaining from voting and Mr. Hurd voting against.

VII. CURRENT PLANNING PROJECTS

Comp Plan – Commissioner Roark stated that he felt this was a good time for the County to get serious about completing the County Comp Plan. This is especially important for the 1 mile joint jurisdiction. County Commissioner Gabriel said they were setting priorities for funding and would take this information into consideration.

Amendments – The amendments to the regulations would be discussed at the April 12th Planning and Zoning Commission.

VIII. OTHER ITEMS/ANNOUNCEMENTS

Planning Director, Doug Bryant will be taking a leave of absence until May 1, 2006.

IX. ADJOURNMENT

- Chairman Jensen adjourned the meeting at 8:53 p.m.
- Minutes taken by Susan Adler, Office Manager/Administrative Assistant