

☞ Minutes ☞

Albany County Planning and Zoning Commission

May 10, 2006

Albany County Commissioners Room

A Regular meeting of the Albany County Planning and Zoning Commission was held on May 10, 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: Derek Teini, Charles Bloom and Susan Adler

Albany County Attorney Liaison: Richard Bohling

Board of County Commissioner's Liaison: Pat Gabriel

Public Present: Dave Hammond, Chuck Rodermel (Canyon Ranches), Janet C. Constantinides (Property Owner), William Walden, Ron Olsen, Chris Walrath, Sue Walden (Sage Drive Community Improvement District)

II. ATTENDANCE

Upon motion, the board excused absent member Terry Roark.

III. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

Chairman Jensen indicated Roger Martin would not be available to discuss the Comp Plan so it would be removed from the agenda.

IV. DISCLOSURES

Commissioner Frank advised she would be abstaining from voting on the Canyon Ranches Final Plat.

V. APPROVAL OF MINUTES

On motion by Mr. Rogers, seconded by Ms. Frank to approve the Minutes from March 30, 2006, meeting. Motion carried on voice vote.

On motion by Mr. Rogers, seconded by Ms. Frank to approve the Minutes from April 12, 2006, meeting correcting the location of the meeting. Motion carried on voice vote.

VI. OTHER ITEMS

CANYON RANCHES FINAL PLAT – Charles Bloom gave the staff report.

The applicant is Aspen Hills, LLC (Charles Rodermel), who has submitted a final plat for 72.77 acres to create 13 lots between 5.1 and 7.0 acres in size. Subject property has a land use classification of residential with residential

properties on all sides. The tracts will have individual wells and engineered 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. The applicant has entered into a road maintenance agreement with the Sage Drive Community Improvement and Service District. Ron Olson and Bill Walden, Sage Drive Community Improvement and Service District, provided information about Sage Drive access to the subdivision. Mr. Walden explained the District has entered into Road Maintenance Agreement with Mr. Rodermel to provide access to the subdivision and pay for the paving of Sage Drive, but it did not address future maintenance costs of Sage Drive. The District approached the Board of County Commissioners about the County maintaining Sage Drive in the future and were turned down. The District approached Mr. Rodermel about the future maintenance of Sage Drive. Mr. Rodermel and the District agreed a petition for enlargement of the district would be appropriate and the petition would be pursued with the Board of County Commissioners. The District would like the Planning and Zoning Commission's approval of the final plat to be contingent upon the enlargement of the district. Mr. Rodermel addressed the commission and said he agreed to petition for the inclusion into the District. Ms. Constantinides spoke of her concern with the enforcement of completion of the extension of Sage Drive and the bridge over the drainage ditch and subdivision traffic using Juniper Drive instead of Sage Drive to access the subdivision. She requested that no building permits be issued until completion of the Sage Drive bridge. Mr. Rogers made a motion to recommend approval of the Canyon Ranches Final Plat based on the findings of fact and conclusions of law outlined in the staff report and contingent upon the acceptance of the Petition for enlargement of the Sage Drive Community Improvement and Service District. Mr. Hurd seconded the motion. Motion carried on voice vote with Ms. Frank abstaining.

VI. CURRENT PLANNING PROJECTS

Amendments – The amendments were presented to the Commissioners for their review. County Attorney Richard Bohling said the amendments looked good to him and he felt this was a good move. Commissioner Hurd made a motion to accept the amendments contained in the February 3, 2006 memo to the Planning and Zoning Commission. Ms. Frank seconded the motion. Motion carried on voice vote.

Amendment – Travel trailer, RV, camp trailer – Mr. Teini presented a draft of an amendment to address travel trailer, RV, camp trailer space leases. With the pipe lines scheduled to come through Laramie in the next couple of years, there will be workers living in travel trailers. The first pipeline scheduled to

come through this summer is expected to bring approximately 300 to 500 workers with travel trailers. Rich Cortez, who owns 91 acres just south of the Port of Entry, was working with the pipeline company to put in a temporary travel trailer park. If this temporary park does not go through, there are no county regulations which would regulate parking of travel trailers within the county boundaries. Mr. Teini proposed language which would allow a travel trailer to be permitted on a parcel for a set number of months per year with sanitation and water addressed. After discussion, the Commission directed Staff to contact other planning offices and review their regulations to see how they handled the situation.

VII. ADJOURNMENT

- Chairman Jensen adjourned the meeting at 9:15 p.m.
- Minutes taken by Susan Adler, Office Manager/Administrative Assistant