

**☞ Minutes ☞**  
**Albany County Planning and Zoning Commission**  
June 14, 2006  
Albany County Commissioners Room

A Regular meeting of the Albany County Planning and Zoning Commission was held on June 14, 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, Derek Teini, Roger Martin and Susan Adler

Albany County Attorney Liaison: None present

Board of County Commissioner's Liaison: None present

Public Present: Bill Taylor (Associated Pipeline), Susan Dunnebeck (Property Owner)

**II. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA**

Ms. Adler asked the "Amended" be stricken from the heading of "Agenda". Commissioner Hurd requested the addition of road maintenance agreement summary be added to "Other Items/Announcements". Mr. Rogers made a motion to accept the additions or subtractions to/from the agenda. Dr. Roark seconded the motion. Motion carried on voice vote.

**III. APPROVAL OF MINUTES**

On motion by Mr. Rogers, seconded by Ms. Frank to approve the Minutes from May 10, 2006. Motion carried on voice vote.

**IV. DISCLOSURES**

None

**V. PUBLIC APPLICATIONS**

**ENTREGA PIPELINE CONDITIONAL USE PERMIT** – Derek Teini gave the staff report. The applicant is Associated Pipeline Contractors, Inc. Bill Taylor was present as a representative. The applicant is requesting a conditional use to allow for a temporary construction contractor's yard, temporary construction staging area, pipe-off loading site and pipe equipment storage area on a 20 acre, agriculturally zoned property, owned by the City of Laramie. The project site of 20 acres, will have 6 mobile units located at the site. These units require building permits through the planning office. Five trailers will be for office personnel and 1 trailer for equipment storage.

Overall the site will contain a temporary contractor's yard, staging area, pipe-off loading site and pipe equipment storage area. No manufacturing of any type will occur on the property. This project is temporary and will be finished by February 28, 2007 as stated in the contract signed with the City of Laramie. When the property is vacated the property will be restored to prior condition with no remnants or debris from the project left. At the site and during the operation of the site dust control will be mitigated through the use of water trucks and rock. Runoff will be controlled by silt fences. Areas with hazardous liquids such as oil will be located in containment areas. Any lighting needed in the morning or evening will be directed toward the yard although work is not typically done in the yard and construction activities are conducted primarily during regular daylight hours. Traffic will flow into the yard off of Dirt Farm Rd., there will be a full time safety coordinator on site and an emergency site evacuation plan. The safety coordinator will oversee the placement of traffic warning signs. The safety coordinator's activities are also monitored by a third party safety inspector. Refuse will be contained by roll-off commercial dumpsters, along with trash cans in parking areas for employee use. A sign of 25 sq./ft. will be located at the entrance along with traffic warning signs located 1000 feet from the entrance to the site per DEQ regulations. In addition, this project is overseen by a third party environmental company who specializes in environmental impact of construction projects. Staff recommends approval of the conditional use permit based upon findings of fact and conclusions of law stated in the staff report.

Bill Taylor, Associated Pipeline Contractors, Inc. spoke in favor of the application. He stated they would have two watchman who would be responsible for security 24 hours a day.

Susan Dunnebeck, 1120 Huron, spoke about her concerns in reference to the workers camp proposed off of Huron. She suggested the workers camp be located in the same area as the construction yard. After some discussion, Dr. Roark made a motion to recommend approval of the Entrega Pipeline Conditional Use Permit 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.

## **VI. CURRENT PLANNING PROJECTS**

Comprehensive Plan – Roger Martin gave a update on the status. He indicated chapters 1 through 8 were presently available on the City of Laramie's website. There was a work session with the Laramie City Council on June 13, 2006 and it went well. There are still a couple of more chapters to be written on public safety and implementation. Doug Bryant advised the county has not yet finalized the budget for the '06-07 fiscal year, but he is

hopeful that the County Commissioners will give the office the funds to go ahead with the County Comprehensive Plan.

Amendment – Travel trailer, RV, camp trailer – Mr. Teini brought back the topic of travel trailer, RV, camp trailer space leases. He would like to see this more in line with mobile home park regulations. He suggested developing a process for temporary permits that would allow short term parking of camp trailers. After discussion, the Commission directed Staff to contact other planning offices and review their regulations to see how they handled the situation.

Amendment – Contiguous Lots – Mr. Bryant explained that the intent of this regulation was to take two nonconforming undersized contiguous lots owned by the same person, and make them one lot to bring them closer to the current 5 acre minimum required to build on. This does not treat all land owners fairly. If undersized lots are owned by different owners, the different owners are allowed to each build a house on their lot. If the lots are owned by the same person, owners are prevented from building on each lot because the lots are effectively combined. Owners must still show they can meet the set backs for wastewater. They would be allowed to build providing they are able to show the lots were platted prior to August 1997 when the County regulations were adopted. After discussion, Ms. Frank volunteered to work with Mr. Bryant to come up with some proposed language.

## **VII. OTHER ITEMS/ANNOUNCEMENTS**

Office move to 1002 South Third Street – Mr. Bryant announced that the Albany County Planning Department would be moving to 1002 South Third Street on June 29 & 30. This is brought about by the split of the City and County Planning offices.

Flood Plain mapping request to Wyoming Homeland Security – At the Board of County Commissioners meeting they passed a motion to submit a request to Wyoming Homeland Security for funds for floodplain mapping out to the east of City of Laramie. Presently, the maps show no floodplain outside of the eastern corporate limits.

Discussion with State Lands Office about section east of Laramie – there is a State land section 36, school section. These lands have been used by citizens of Laramie for walking and bike riding even though they are not designated for that purpose. The land is getting torn up a bit since Warren Livestock put up the fence. The State Lands office said there were things that could be done to designate the land for walking and biking. There is a interest in preserving this section open to public use.

Road Maintenance Agreement – Mr. Hurd said that he has researched the question of enforcement of a road maintenance agreement. He is not finding a

lot of guidance. This seems to be a consistent problem with subdivisions. He is going to work with Richard Bohling on proposed language for consideration and will supply a written report to the Commissioners.

## **VIII. ADJOURNMENT**

Chairman Jensen adjourned the meeting at 9:30 p.m.

Minutes taken by Susan Adler, Office Manager/Administrative Assistant