

☞ Minutes ☞
Albany County Planning and Zoning Commission
September 20, 2006
Albany County Commissioners Room

A regular meeting of the Albany County Planning and Zoning Commission was held on September 20, 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, Terry Roark, Jim Rogers and Cheri Frank

Staff present: Doug Bryant, Erica Saunders and Susan Adler

Albany County Attorney Liaison: None present

Board of County Commissioners' Liaison: Pat Gabriel

Public Present: Mark Rehwaldt and Brad Emmons

II. ATTENDANCE

Upon motion, the board excused absent member Carroll Hurd.

III. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

None

IV. APPROVAL OF MINUTES

A motion by Dr. Roark, seconded by Ms. Frank, to approve the Minutes from August 9, 2006 was made. Motion carried on voice vote.

V. DISCLOSURES

Dr. Roark advised he would abstain from discussion and vote on the CB North Subdivision since Western Research Institute property bordered the proposed subdivision on the north and he is currently the interim CEO of WRI.

VI. PUBLIC APPLICATIONS

CB North Subdivision Preliminary and Final Plats - Mr. Bryant gave the staff report. This is a preliminary and final plat for CB North Subdivision located on PFE Road north of Laramie between U.S. Highway 287 and the railroad tracks. This property is surrounded by industrial or agricultural zoned properties with a small residential property contiguous to the southwest portion of the proposed subdivision. Water will be supplied by individual wells. Sewer will be by individual septic systems or if property is annexed into the City will be by connection to the City sewer line. Fire protection will be provided by the fire hydrant 100' from the southwest corner

of the proposed subdivision. There might be further fire protection requirements if and when the property is annexed into the City. The preliminary plat was approved by the City Planning Commission on August 23, 2006. The final plat will be presented to the City Planning Commission on September 27, 2006. Staff recommends approval of the preliminary and final plats based upon the findings of facts and conclusions of laws stated in the staff report.

Mr. Rogers made a motion to recommend approval of the CB North Subdivision preliminary and final plats based upon the findings fact and conclusions of law. Ms. Frank seconded the motion, motion carried on voice vote with Dr. Roark abstaining.

Sherman Mountain Acres Preliminary and Final Plats - Mr. Bryant gave the staff report. This is a preliminary and final plat for Sherman Mountain Acres Subdivision located near the Vedauwoo Exit on I-80. The surrounding properties are large tract (35+ acres) residential lots within Sherman Mountain Ranches and Summer Rain developments, also a cell tower property on the eastside. West Vedauwoo Road, Spruce Springs Road and Hunter Lane provide access from the lots to the I-80 interchange. Individual wells and wastewater systems will be the responsibility of individual lot developers. Utility access easements are combined with road rights-of-way. Adequate drainage is indicated in the drainage analysis prepared by AVI, PC, an engineering firm located in Cheyenne. The soil is sandy loam with rock outcrops; no known geologic hazards. County Fire Warden, Scott Davis, recommended compliance with the County's rural fire safety requirements. Gene Fischer owns an adjacent 35 acre tract and is in the process of subdividing it into 3 lots. Mr. Fischer has donated a 5 acre parcel to the Albany County Fire District No. 1 for the Vedauwoo Volunteer Fire Department to build a fire station. This facility will have a 28,000 gallon storage tank which will be adequate to supply fire protection to the Sherman Mountain Acres Subdivision. If this donation does not happen, a 6,000 gallon tank, minimum capacity, should be installed and the location noted on the final plat. The LRCO recommends approval following their review. District staff do recommend, however, that quick revegetation occur for disturbed soils and that wildlife-friendly range fence be utilized. Fourteen (14) day notice was mailed to property owners within 300' of the subject property by Planning staff. One letter was received requesting any covenants be followed.

Brad Emmons, AVI, PC of Cheyenne was present representing the applicant. He said there were no covenants filed with the Albany County Clerk's Office. He also indicated he had been in contact with Mr. Fischer and he was in the process of donating the land for the fire station.

A motion was made by Dr. Roark, and seconded by Mr. Rogers, to recommend approval of the preliminary and final plat for Sherman Mountain Acres contingent upon the applicant meeting the rural fire safety requirement outlined in Chapter VI, Section 6, Subsection E(2)((a) &(b)) for water storage. However, the requirements should be waived if an agreement is entered into between the owner and the Vedauwoo Volunteer Fire Department and/or the Albany County Fire District No. 1, within 6 months which agreement shall provide for cash or in-kind services to assist with installation of water storage facilities and fire department buildings at the proposed Vedauwoo Volunteer Fire Department site on Tract 1 of Sherman Mountain Ranch plat. If an agreement is not reached, or if the terms of the agreement are not complied with, the subdivision shall come back to the Planning & Zoning Commission and the Board of County Commissioners for further review as to fire safety requirements. Motion carried on voice vote.

VII. CURRENT PLANNING PROJECTS

Temporary Tower Permitting –Mr. Bryant indicated staff was waiting for the County Attorney to provide comments on the proposed temporary tower permitting process. Chairman Jensen suggested tabling the proposed amendment until comments are received from the County Attorney.

Comprehensive Plan – Erica Saunders reported that the deadline for RFP is September 22nd and the selection committee would be meeting next week to choose a consultant. The selection committee is comprised of: Doug Bryant, Daryl Jensen, Jim Rogers, Alan Frank, Peter Wysocki and Jeff Hamerlinck. It was mentioned that Roger Martin, the planner working on the City's Comprehensive plan, had tendered his resignation to the City.

VIII. OTHER ITEMS/ANNOUNCEMENTS

Mr. Bryant reviewed pending subdivisions with the Board. He indicated there were 5 pending; 4 south of Laramie and 1 north. There are a couple of subdivisions that have not been filed yet, but that are in the works, both south of the interstate.

IX. ADJOURNMENT

Chairman Jensen adjourned the meeting at 8:21 p.m.

Minutes taken by Susan Adler, Office Manager/Administrative Assistant