

☞ Minutes ☞
Albany County Planning and Zoning Commission
November 8, 2006
Albany County Commissioners Room

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

Staff present: Doug Bryant, Erica Saunders and Susan Adler

Albany County Attorney Liaison: Richard Bohling

Board of County Commissioners' Liaison: None present

Public Present: LeRoy Gabriel (Landowner), Greg Weisz (Gene Fischer), Joe Morotti (RTC/Self) and James W. Johnson (Equine Meadows)

II. ATTENDANCE

No members were absent.

III. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

The date of the agenda was changed from October to November.

IV. APPROVAL OF MINUTES

A motion by Dr. Roark, seconded by Mr. Rogers, to approve the Minutes from September 20, 2006 was made. Motion carried on voice vote.

V. DISCLOSURES

None.

VI. PUBLIC APPLICATIONS

Sherman Mountain Estates Subdivision Preliminary and Final Plats - Mr. Bryant gave the staff report. This is a preliminary and final plat for Sherman Mountain Estates 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. Applicant is donating a 5 acre parcel to the Albany County Fire District Number 1 for the Vedauwoo Volunteer Fire Department to build a fire house on. This facility will have a 28,000 gallon storage tank which will be adequate to supply fire protection to the Sherman Mountain Acres Subdivision as well as the proposed subdivision. West Vedauwoo Road and

the I-80 service road provides 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. The LRCD 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. No comments were received.

Greg Weisz, Pence & MacMillan, P.C was present representing the applicant and offered to answer any questions the Commissioners had.

A motion was made by Dr. Roark, and seconded by Mr. Rogers, to recommend approval of the preliminary and final plat for Sherman Mountain Estates contingent upon the transfer of the land to the Albany County Fire District Number 1 and the installation of the cistern within six months from the date the Board of County Commissioners acts on the subdivision. The motion carried on voice vote.

Equine Meadows Subdivision Preliminary Plat - Mr. Bryant gave the staff report. This is a preliminary plat for Equine Meadows Subdivision located ½ mile south of the City limits on Soldier Springs Road. Applicant is proposing 52 residential lots ranging from ½ to 1 acre in size. Additionally, three lots are created for park, water detention, and wastewater system purposes. Surround the property is residential and commercial development to the north and south, Union Pacific rail lines to the west across Soldier Springs Road; vacant grassland to the east. Soldier Springs Road and provides paved and maintained road access along the west frontage of the property. The developer is proposing two accesses into the subdivision. A centralized water distribution system, utilizing a well, is proposed. The water system will be required to be permitted by Wyoming Department of Environmental Quality. City staff recommended meeting City standards in case the subdivision system is connected to the City in the future. A sewer system using an enhanced treatment method is proposed. The application was reviewed by P.P. & L. (now Rocky Mountain Energy), Qwest and Kinder Morgan. The need for lot line easements (interior lots) was commented on. Qwest presently has a buried line within an easement that runs north-south and bisects lots 6 & 7 in block 5. There appears to be adequate buildable space remaining on these lots. Adequate drainage is indicated in the drainage analysis prepared by Johnson Engineering. Stormwater detention sites are located on the common lots. Stormwater is conveyed via the roadway drainage ditches. Soils are thin with low moisture content. Presently

rangeland grasses are in good condition. Percolation testing indicates standard septic systems would likely be appropriate. However, as noted above, enhanced treatment methods are being proposed and reviewed by WDEQ. Residents will be responsible for disposal of solid waste to the landfill unless collection arrangements are made by each lot owner. A 500 gallons per minute flow rate to supply fire hydrants is recommended by the County Fire Warden. City of Laramie Fire Department recommends hydrant spacing no more than 800' apart. Road right-of-way width is proposed at 60' widths. The width is less than the standard County R.O.W. width at 80'. Because the subdivision is within the one mile area around the City, the County may defer to the City standard of 60', which conforms to city width for local streets. County and City planning staff recommend 28' paved surface. This recommendation is based on proximity to the City, density, and access off of a paved roadway (Soldier Springs Road). The LRCD recommends approval and suggests that quick revegetation occur for disturbed soils and that wildlife-friendly range fence be utilized. Wyoming Game and Fish Department review recommends best management practices for erosion control, especially during the construction phase. Notice was mailed to property owners within 300' of the subject property. One notice was personally delivered. No comments have been received. Publication of notice of intent to subdivide was complied with. The City Planning Commission reviewed the preliminary plat application at its October 11, 2006 meeting. The Commission recommended approval with a list of conditions. The City cannot presently provide water and sewer.

LeRoy Gabriel, 2474 E. Park Avenue, Laramie, Wyoming expressed his concerns with the depth to the water table, waste from the horses, and drainage of storm run off.

Joe Morotti, 2931 Soldier Springs Road, Laramie, Wyoming expressed his concern about traffic flow and the waste from the horses.

A motion was made by Dr. Roark, and seconded by Mr. Rogers, to recommend approval of the preliminary plat for Equine Meadows subject to the City of Laramie Planning Commission list of conditions, based on the findings of fact and conclusions of law. Further, the motion was conditioned upon the applicant addressing, during the final platting process, vehicle speed and traffic flow on Soldier Spring Road, estimated number of horses to be boarded and restrictions or prohibitions as to horses owned by non-residents of the proposed subdivision. Motion carried on voice vote, with Mr. Hurd abstaining from voting.

VII. CURRENT PLANNING PROJECTS

Temporary Tower Permitting –Mr. Bryant explained the County Attorney had suggested adding the temporary tower as a permitted use with

conditions similar to the approval for a home business. A proposed amendment was presented to the Commissioners for their approval. Mr. Hurd stated a possible need to insert wording allowing for the applicant to apply for an extension. Mr. Rogers made a motion to recommend approval to the Board of County Commissioners of the proposed amendment as presented. Motion carried on voice vote with Mr. Hurd voting against the amendment.

Contiguous Lot amendment is pending with the County attorney's Office.

Comprehensive Plan – Erica Saunders reported the contract has been signed with Winston Associates, Inc. and the County Attorney's office is working on the contract with the University of Wyoming. On November 14, 2006 there will be an organizational meeting for the Citizen's Advisory Committee and the Technical Advisory Committee. There will be 16 members for the CAC. There is an organizational meeting scheduled for Monday, November 13th with Winston Associates and the staff from UW.

OTHER ITEMS/ANNOUNCEMENTS

Mr. Bryant reviewed pending subdivisions with the Board. He indicated Griffin Gate and El Dorado will be before the Commissioner within the next couple of months.

Aquifer Protection Area – update - Mr. Bryant reported the City was moving ahead with an amendment to the Aquifer Protection Plan and a 90 day moratorium for development in the APOZ. He thought the Planning & Zoning Commission and the Board of County Commissioners would be seeing this soon.

VIII. ADJOURNMENT

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

Minutes taken by Susan Adler, Office Manager/Administrative Assistant