

☞ Minutes ☞
Albany County Planning and Zoning Commission
December 13, 2006
Albany County Commissioners Room

A regular meeting of the Albany County Planning and Zoning Commission was held on December 13, 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 and Susan Adler

Albany County Attorney Liaison: none present

Board of County Commissioners' Liaison: Pat Gabriel

Public Present: James Johnson, Marion Griffin, Frank Falen (Griffin's Gate and El Dorado Estates), Joel Brannan, Tim Quarles, Scott Landguth, Mitch Edward, Phil Nicholas (Pete Lien & Sons), and Leslie Creamer (El Dorado Estates)

II. ATTENDANCE

No members were absent.

III. ADDITIONS OR SUBTRACTIONS TO/FROM AGENDA

On motion and unanimous vote, the agenda was approved as presented.

IV. APPROVAL OF MINUTES

A motion by Mr. Rogers, seconded by Ms. Frank, to approve the Minutes from November 8, 2006 meeting was made. Motion carried on voice vote.

V. DISCLOSURES

None.

VI. PUBLIC APPLICATIONS

Griffin's Gate Subdivision Preliminary Plat - Mr. Bryant gave the staff report. This is a preliminary plat for Griffin's Gate Subdivision located just south of the city limits on Highway 287. Subdivision will be accessed off of Huron Street. This is a 35 acre tract of land to be subdivided into 14 lots of approximately 2+ acres each. The subdivision will be connected to the South of Laramie Water and Sewer District and the board has advised they have capacity to supply the subdivision. This proposed subdivision is within one mile of the City and the City Planning Commission reviewed the preliminary

plat at their December meeting. The recommendation of the City Planning Commission is for paved interior roadways and for the developer to pave Huron, which is owned by the Wyoming state government. At present, the homeowners along the road maintain it. Griffin's Gate will have an easement from WYDOT for use of the road for access to the subdivision. At this time the preliminary plat meets the County requirements. Staff is recommending approval of the preliminary plat based on findings of fact and conclusions of law.

James Johnson, Johnson Engineering, spoke on behalf of Griffin's Gate and also El Dorado Estates which is a mirror subdivision directly east of Griffin's Gate. He indicated the requirement of paving was not cost effective for his clients and that it would cost more to maintain.

Frank Falen, attorney for Griffin and Creamer (El Dorado Estates), spoke on the paving requirement. He indicated this would drive the cost of each lot up, where developers in the City have more lots to ease the cost of paving.

Mr. Bryant indicated the issue of paving was not something the preliminary plat process addressed. This would be addressed in the final plat process.

A motion was made by Dr. Roark, and seconded by Mr. Rogers, to recommend approval of the preliminary plat for Griffin's Gate Subdivision based on the findings of fact and conclusions of law presented in the staff report. Motion carried on voice vote.

VII. CURRENT PLANNING PROJECTS

Pete Lien & Sons – Mining Operation – Phil Nicolas, attorney for Pete Lien & Sons, made a presentation on the proposed limestone mining operation planned north of Laramie on U.S. Highway 287/30 North. This operation would be three miles northeast of Antelope Ridge subdivision. The route the trucks hauling the limestone would take would be south on U.S. Highway 287/30 North to Curtis street to I-80 to U.S. Highway 287 South, the trucks would not be traveling through town. Discussion followed about the reclamation process and the planning process prior to start of operations.

Contiguous Lot amendment – Mr. Bryant indicated he would like to forward this amendment on to the Board of County Commissioners. The language had not changed since the last time the Planning and Zoning Commission reviewed it. Mr. Hurd made a motion which was seconded by Ms. Frank, to recommend the amended language to the Board of County Commissioners. Motion carried on voice vote.

OTHER ITEMS/ANNOUNCEMENTS

Aquifer Protection Area – update - Mr. Bryant reported the City had changed the schedule for the ordinance requiring an environmental review. He

indicated the 3rd reading of the new ordinance would be before the City Council on February 6, 2007. The Board of County Commissioners will see what comes out of the City. The Planning and Zoning Commission and the Environmental Advisory Committee would review the changes for the Board of County Commissioners.

One-mile “donut” – The Planning and Zoning Commission directed the Planner to seek an opinion from the County Attorney and/or the Attorney General on the City’s jurisdiction and authority within the one-mile donut area.

VIII. ADJOURNMENT

Chairman Jensen adjourned the meeting at 9:31 p.m.

Minutes taken by Susan Adler, Office Manager/Administrative Assistant