

☞ Minutes ☞
Regular Meeting
Albany County Planning and Zoning Commission
June 11, 2014

Albany County Commissioner's Room

A regular meeting of the Albany County Planning and Zoning Commission was held on June 11, 2014, at 7:00 p.m. in the Albany County Board of County Commissioner's Meeting Room of the Albany County Courthouse.

I. CALL TO ORDER/ROLL CALL

Members present: David Cunningham, Carl Miller, Shaun Moore, Brett Moline and John Spiegelberg

Staff present: Susan Adler and David Gertsch

County Engineer: None

Albany County Attorney Liaison: Jennifer Stone

Board of County Commissioners' Liaison: None

Public Present: Candy Hamaker, John Erickson and Kimberly Starkey

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA – Chairman Moline indicated he would entertain a motion to accept the agenda as presented. **Mr. Cunningham made a motion to approve the June 11, 2014, Planning and Zoning Commission meeting agenda as presented. Mr. Miller seconded the motion. Motion carried on voice vote.**

IV. APPROVAL OF MINUTES – Chairman Moline asked if there were any corrections to the meeting minutes for the May 14, 2014, Regular Meeting. **Mr. Miller made a motion to approve the Minutes for the May 14, 2014, Regular Meeting as presented. Mr. Moore seconded the motion. Motion carried on voice vote.**

V. DISCLOSURES – There were no disclosures.

VI. PUBLIC APPLICATIONS

A. Royal View Subdivision – Preliminary Plat SD-01-14 - This is a 10.42 acre tract of land located in Government Lot 6, Section 3, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming. This property is within one

mile of the City of Laramie and requires their review and approval. The property is zoned residential and currently has no structures. There is a 16" City transmission line running across the property and as part of the platting process a 30 foot wide easement will be dedicated to the City on the final plat. Surrounding properties are used for residential purposes. Access to the proposed subdivision is presently from the southerly terminus of 19th Street through the existing access easement recorded in Albany County Land Records. A new cul-de-sac, Royal View Court, is proposed at the future extension of 21st Street when it is platted with Silver Sage Estates Final Plat. Bill Gorman, the County Engineer, provided comments which were resolved to his satisfaction. The applicant provided updated plats and reports. Mr. Gorman has reviewed and approved the updated information. Laramie Rivers Conservation District Director Tony Hoch has no issues with this proposal. The Laramie Planning Commission met on June 9, 2014, to review and made a recommendation to approve the preliminary plat to the Laramie City Council. Water will be provided by individual on-site wells. Individual on-site wastewater systems are proposed. Power, telephone, natural gas, television cable and postal service are available to each lot. A cul-de-sac will be constructed to Albany County standards as part of the proposed subdivision. This subdivision is within a Priority Growth Area 3. These areas "have been identified as relatively growth efficient places to direct future development". Overall this subdivision is consistent with the Albany County Comprehensive Plan. A Storm Drainage Plan was submitted by the applicant and reviewed and approved by the County Engineer. The Fire Warden had no comments for this subdivision. The Applicant intends to provide fire protection as directed by the County. The nearest existing fire hydrant is located approximately 650 feet north of the property boundary at the intersection of Barratt and 19th Streets. The existing fire hydrant will provide fire protection for the proposed two lots. The information on the plat appears to be complete and all other required reports and information have been received. Staff recommendations approval to the Planning and Zoning Commission incorporating the findings of fact and conclusions of law as listed in the staff report.

Chairman Moline opened the public hearing. There being no public comments, Chairman Moline closed the public hearing.

After discussion, Mr. Cunningham made a motion to certify to the Board of County Commissioners a recommendation for approval of

the proposed Royal View Subdivision Preliminary Plat, application SD-01-14, based upon and incorporating the Findings of Fact and Conclusions of Law stated in the staff report. Mr. Miller seconded the motion. Motion carried with all members voting in favor.

VII. CURRENT PLANNING PROJECTS

- A. Zoning Resolution Discussion – The Planning and Zoning Commission discussed the draft Zoning Map, **Mr. Cunningham made a motion to accept and incorporate the edits discussed June 11, 2014, into the Zoning Map. Mr. Spiegelberg seconded the motion. Motion carried on voice vote.**

IX. OTHER ITEMS/ANNOUNCEMENTS

- A. Discuss Request to Present and Take Comments on the Final Version of City Parks and Recreation Master Plan by City of Laramie Staff - Staff advised the City Planning Staff requested to be placed on the agenda for the Planning and Zoning Commission July 9, 2014, meeting. After discussion, the Planning and Zoning Commission decided to deny the request but extend an invitation for September or October meeting.
- B. Mr. Moore indicated he continues to be concerned with the problem with Howe Road.

X. PUBLIC COMMENT

XI. ADJOURNMENT

Chairman Moline adjourned the meeting at 8:24 p.m.

Minutes taken by Susan Adler, Assistant Planner