

⌘ Minutes ⌘
Regular Meeting
Albany County Planning and Zoning Commission
June 10, 2015

Albany County Commissioner's Room

A regular meeting of the Albany County Planning and Zoning Commission was held on May 13, 2015, at 7:00 p.m. in the Albany County Board of County Commissioner's Meeting Room in the Albany County Courthouse.

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER/ROLL CALL

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

Staff present: David Gertsch, Susan Adler

County Engineer: None

Albany County Attorney Liaison: Peggy Trent

Board of County Commissioners' Liaison: None

Public Present: Mitchell Edwards, Zondra Markle, Mike Markle, Bill Gorman, Shelby Dietzel and Brandon Markle

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 10, 2015, Planning and Zoning Commission Meeting agenda as presented. Mr. Spiegelberg seconded the motion. Motion carried on voice vote.**

IV. APPROVAL OF MINUTES – The Chairman asked if there were any corrections to the meeting minutes for the April 15, 2015, Special Meeting and the May 13, 2015, Regular Meeting. **Mr. Miller made a motion to approve the minutes for the April 15, 2015, Special Meeting and the May 13, 2015, Regular Meeting as presented. Mr. Moore seconded the motion. Motion carried on voice vote.**

V. DISCLOSURES – None

VI. PUBLIC APPLICATIONS

- A. Vista Buttes Subdivision Preliminary Plat (SD-01-15)** – David Gertsch, Planning Director, gave the staff report. The Applicant is Brandon Markle who was present to answer any questions for the Commission. Mr. Gertsch explained this is for the recommendation of approval for the preliminary plat application. The final plat will follow. The land is vacant land and will be accessed from Vista Drive. This subdivision falls within one mile of the City boundary and will need the City's approval. The County Fire Warden

recommends a second access; Tony Hoch, Laramie Rivers Conservation District Director, had no substantive comments. The Acting County Engineer, James Johnson, noted a couple of items to be added during the final plat stage. Wyoming Department of Transportation's District Engineer, Randy Griesbach, reviewed the subdivision indicating the traffic assessment volumes are at the minimum level and will pose no problems. He indicated there needed to be a detention storm runoff and drainage area west of the property and under the road. The applicant has filed the required materials with WYDEQ for their review. The Albany County Comprehensive Plan discusses transportation in Chapter 10 indicating there should be plans for transportation corridors with connecting roads. Water and sewer systems will be individual on-site. Solid waste removal will be provided by a contract company and utilities will be provided. Road right-of-way will be to City standards with 100 feet for Skyline Drive. Road maintenance will be addressed in the final platting stage. There will be a 12,000 gallon water storage tank for fire protection. The application notification was completed as directed in the County regulations. The applicant has met the county requirement set forth in the Platting and Subdivision Regulations. Staff recommends approval of the preliminary plat based upon the Finding of Facts and Conclusions of Law and including the conditions listed in the Staff report.

Chairman Moline opened the public hearing asking parties to approach the lectern. Brandon Markle, 650 US Highway 130, the Applicant, spoke in favor of the plat and answered question from the Commission. There were no more public comments provided and the Chairman closed the public hearing. After discussion, **a motion was made by Mr. Moore and seconded by Mr. Spiegelberg to certify to the Board of County Commissioners a recommendation of approval of the Vista Buttes Subdivision Preliminary Plat SD-01-15, based upon the Findings of Fact and Conclusions of Law as listed in the staff report along with the following contingencies:**

- **Concerns with the drainage study noted by WYDOT and the Acting County Engineer are resolved prior to submittal of a final plat application.**
- **Issues with Skyline Drive are negotiated and settled with the County prior to approval of the final plat.**
- **Road names be reviewed and approved by the Addressing Coordinator prior to submittal of a final plat application.**
- **Application is made for a land use/zoning change to rezone Commercial property south of Skyline Drive to Residential with the submittal of a final plat application.**
- **Minor changes to the preliminary plat are made prior to the Board of County Commissioner meeting.**

The motion carried on voice vote.

VII. CURRENT PLANNING PROJECTS

A. Request from Board of County Commissioners to review staff's definition of a building/structure requiring a zoning certificate –David Gertsch, Planning Director, explained the Board of County Commissioners requested review of an interpretation made by staff of what constitutes a building requiring a zoning certificate. As per regulations any appeal of staff interpretations must go through the Planning and Zoning Commission for a recommendation and then to the Board of County Commissioners for a decision. He indicated this is related to TD Enterprises (Skyline Storage) moving a large number of storage pods on their property without obtaining zoning certificates from the County. A representative of TD Enterprises informed the Board of County Commissioners that concrete pads have been installed where a number of storage pods have been placed permanently. Staff considers each of the structures (pods) as an individual "building" and therefore each unit requires a zoning certificate. Mr. Gertsch posed two questions:

1. Does the Planning and Zoning Commission agree with Staff's interpretation in this situation? **The Planning and Zoning Commission's answer was Yes.**

2. Should the placing of storage pods permanently on the same concrete pad/formation be considered one building, requiring only one application per concrete pad/foundation? **The Planning and Zoning Commission's answer was No.**

After further discussion, the Commission requested staff draft some language for the new Zoning Resolution addressing storage pods on commercial property.

Discussion on Platting and Subdivision update of Fire Safety Sections - David Gertsch, Planning Director, indicated staff is in the process of drafting an amendment to the fire safety requirements. As soon as these are ready, staff will bring them to the Planning and Zoning Commission for review.

VIII. OTHER ITEMS/ANNOUNCEMENTS

IX. PUBLIC COMMENT

X. ADJOURNMENT

Chairman Moline adjourned the meeting at 8:44 p.m.

Minutes taken by Susan Adler, Administrative Assistant/Assistant Planner