

**⌘ Minutes ⌘**  
**Special Meeting**  
**Albany County Planning and Zoning Commission**  
**August 19, 2015**

**Albany County Commissioner's Room**

A special meeting of the Albany County Planning and Zoning Commission was held on August 19, 2015, at 4:30 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:** Bernard and Marie Bisson, Ken and Polly Costello, Michael J. Higgins and Beth and Vern Bentley

**III. APPROVAL OF AGENDA** – Chairman Moline indicated he would entertain a motion to accept the agenda as presented. **Mr. Spiegelberg made a motion to approve the August 19, 2015, Planning and Zoning Commission Meeting agenda as presented. Mr. Moore seconded the motion. Motion carried on voice vote.**

**IV. DISCLOSURES** – Mr. Moore disclosed the real estate company he works for has been involved with listing of the Bisson property, but did not feel he had a conflict because of his employment.

**V. PUBLIC APPLICATIONS**

- A. Bisson Land Use Change** – Susan Adler, Assistant Planner gave the staff report. This land use change is located at 58 Eagle Ridge Road just to the south of Centennial. The parcel is a 35 acre parcel that the Applicant intends to divide into two lots. The Applicants, Bernard and Marie Bisson were present to answer any question the Commission may have. The request is to change the land use from Agricultural to Residential. The surrounding land use is residential with a common area to the south. The applicant addressed potential impacts, noting there would be little impact since the use is not actually changing. The lots will be serviced by individual wells and wastewater systems. Lot one has an existing residence, well and septic system. There were no substantial comments from the Fire Warden, Laramie Rivers Conservation District or the Wyoming Game and Fish. This land use change is consistent with the Albany County Comprehensive Plan's guidance

for priority growth area three. Staff recommends the Planning and Zoning Commission make a recommendation of approval of the Bisson Land Use Change based upon and incorporating the Finding of Facts and Conclusions of Law listed in the Staff report.

Chairman Moline opened the public hearing. Michael Higgins addressed the commission with the concern about further subdivision of the land. Mr. Bisson indicated his deed restricted further subdivision. There being no further 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 Bisson Land Use Change, LUC-04-15, based upon and incorporating the findings of fact and conclusions of law listed in the staff report. Mr. Miller seconded the motion. Motion carried on voice vote.**

**B. Bisson Subdivision Preliminary and Final Plat** - – Susan Adler, Assistant Planner gave the staff report. This subdivision is located at 58 Eagle Ridge Road just to the south of Centennial. The parcel is a 35 acre parcel to be divided into two lots. The Applicants, Bernard and Marie Bisson were present to answer any question the Commission may have. The lots will be serviced by individual wells and wastewater systems. Lot one has an existing residence, well and septic system. There were no substantial comments from the Fire Warden, Laramie Rivers Conservation District or the Wyoming Game and Fish. The Applicant has entered into a road maintenance agreement and signed covenant for the subdivision which address road maintenance. This subdivision is consistent with the Albany County Comprehensive Plan's guidance for priority growth area three. Staff recommended the Planning and Zoning Commission make a recommendation for approval of the proposed Bisson Subdivision Preliminary and Final Plats SD-03-15 based upon and incorporating the findings of fact and conclusions of law listed in the staff report.

Chairman Moline opened the public hearing asking parties to approach the lectern. There being no comments, the Chairman 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 Bisson Subdivision Preliminary and Final Plats SD-03-15 based upon and incorporating the findings of fact and conclusions of law listed in the staff report.

## **VIII. OTHER ITEMS/ANNOUNCEMENTS**

- a.** Peggy Trent, Albany County Attorney, addressed the Commission with information on drafting Animal Control Regulations. She asked if the Planning and Zoning Commission would be interested in reviewing these prior to adoption by the Board of County Commissioners. The Planning and Zoning Commission indicated they would like the chance to review the draft. Ms. Trent advised she would have that for the September meeting. Ms.

Trent also asked if the Commission would like her to present information on the intergovernmental rules. The Commission agreed this would be good training and information.

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**

Chairman Moline adjourned the meeting at 5:01 p.m.

Minutes taken by Susan Adler, Administrative Assistant/Assistant Planner