

**⌘ Minutes ⌘**  
**Regular Meeting**  
**Albany County Planning and Zoning Commission**  
**March 11, 2015**

**Albany County Commissioner's Room**

A regular meeting of the Albany County Planning and Zoning Commission was held on March 11, 2015, at 7:00 p.m. in the Albany County Board of County Commissioner's Meeting Room in the Albany County Courthouse.

**I. 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:** Bill Gorman

**Albany County Attorney Liaison:** Peggy Trent

**Board of County Commissioners' Liaison:** None

**Public Present:** Cliff Asay, Kimberly Starkey, and Candy Hamaker

**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 March 11, 2015, Planning and Zoning Commission Meeting agenda as presented. Mr. Miller 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 February 11, 2015, Regular Meeting. **Mr. Cunningham made a motion to approve the minutes for the February 11, 2015, Regular Meeting as presented. Mr. Miller seconded the motion. Motion carried on voice vote.**

**V. DISCLOSURES** – Brett Moline announced he is a neighbor to Cliff Asay, but did not feel that it caused a conflict. He indicated that if any of the other Commissioners felt it was, he would abstain from voting. No one spoke up with an objection.

## VI. PUBLIC APPLICATIONS

### A. Albany County Conditional Use Permit Application (CU-01-15)

Susan Adler, Assistant Planner, provided the staff report. The Applicant is Albany County who is represented by the County Engineer, Bill Gorman. She indicated this is an application for a temporary gravel pit located on Fetterman Road approximately four miles north of the Palmer Canyon Road intersection. The County will be using approximately ten acres of the 7,302.12 acre parcel in Section 25, Township 23 North, Range 75 West. The property is currently agricultural and has no structures on the property. The parcel is surrounded by agricultural property and the nearest residential lot is approximately two miles to the south. The gravel pit will be accessed from Fetterman Road, an existing County road. The Albany County Fire Warden and the Laramie Rivers Conservation District Director indicated there were no issues with this application. The Wyoming Game and Fish Department indicated there were no terrestrial wildlife concerns. This is a temporary use and will not change the current use of the area. Applicant will be required to obtain a D.E.Q. air quality permit and must follow its requirements. The site is not near any streams, rivers, lakes or within 1000 feet of existing water rights. The nearest residence is more than half a mile from the site. Because of the remote location there will be no need for screening. Traffic will access the site from the adjacent existing County Road, Fetterman Road, and parking will be accommodated on the parcel. Staff indicated the applicant had met the Albany County Zoning requirements and recommends to the Planning and Zoning Commission a recommendation of approval of the Conditional Use Permit Application adopting and incorporating the Finding of Facts and Conclusions of Law listed in the Staff report.

Chairman Moline opened the public hearing and asked anyone wishing to speak for or against the Albany County Conditional Use Application to approach the lectern. There were no public comments provided and the Chairman closed the public hearing. After discussion, **a motion was made by Mr. Spiegelberg and seconded by Mr. Moore to certify to the Board of County Commissioners a recommendation of approval of the Albany County Conditional Use Application CU-01-15 based upon the findings of fact and conclusions of law as listed in the staff report. The motion carried with Commissioners Miller, Moore, Spiegelberg, Moline and Cunningham voting in favor.**

**B. Asay Springs Subdivision Final Plat (SD-03-14) –** David Gertsch, Planning Director, gave the staff report. The Applicant, Cliff Asay, was present to answer any questions. This is a 35 acre parcel located on the east side of Soldier Springs Road just south of Rosedale Road. The Board of County Commissioners

recently approved a land use change for this property to change the zoning to residential and the preliminary plat. There is an existing access from Soldier Springs Road, a paved county road. This subdivision falls within the one mile of the city and the final plat will be considered by the City Council at their May 5, 2015 meeting. Staff has received no substantial comments. This plat is consistent with other developments in the area. The drainage study indicates that Lot 4 has wet area/drainage. It might be difficult to locate a residence on this lot. The developer is proposing wildlife friendly fences. Each lot will develop individual well and septic systems. The study on the water and sewer water shows high amounts of sulfates which can be removed by reverse osmosis system. The subdivision will have one interior road, Shilo Springs Road, that access from Soldier Springs Road. Road maintenance for Shilo Springs Road is addressed in the covenants. Fire protection will be provided by a cistern in accordance with regulations. Wyoming Department of Environmental Quality reviewed this application and issued a non-adverse recommendation.

Chairman Moline opened the public hearing advising anyone wishing to speak for or against the Asay Springs Subdivision Final Plat to approach the lectern. There were no public comments and the Chairman closed the public hearing.

After discussion, **Mr. Miller made a motion to certify to the Board of County Commissioners a recommendation for approval of the proposed Asay Springs Subdivision Final Plat SD-03-14 based upon and incorporating the findings of fact and conclusions of law listed in the staff report. Mr. Spiegelberg seconded the motion. Motion carried on voice vote.**

## **VII. CURRENT PLANNING PROJECTS**

A. **Draft Zoning Resolution** – Mr. Gertsch indicated he would like to update the maps to reflect the recent land use changes. The Commission indicated staff should go ahead with the update.

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

A. **Letter from City of Laramie Reference the City of Laramie Parks and Recreation Master Plan** – The Planning and Zoning Commission received a letter from Paul Harrison indicating the “icons” had been removed from the maps for the City of Laramie Parks and Recreation Master Plan. Mr. Spiegelberg indicated he was still not satisfied with the actions of the City in respect to the icons and test within the master plan dealing with property outside the city limits. He stated he would like the Planning and Zoning Commission to send another letter outlining the objections and requesting the City present the plan to the County for concurrence. After discussion staff was directed to draft a letter to be presented to the Board of County Commissioners

for their approval and signature. Kimberly Starkey and Candy Hamaker expressed their thoughts of the information provided by the City.

**IX. PUBLIC COMMENT**

**X. ADJOURNMENT**

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

Minutes taken by Susan Adler, Administrative Assistant/Assistant Planner