

Planning Commission Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001

Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County, Wyoming

Thursday, September 14, 2023

3:30 PM

Commissioners Board Room

Call To Order

Chairman Caughey called the meeting to order at 3:30 p.m. Attendees joined in the Pledge of Allegiance and were welcomed to the meeting.

Roll Call

Present	Jack Stadel, Mark Smith, Jason Caughey, Natacha Gaspar
Excused	John Watkins

Approval of Minutes

1. Consideration of the Minutes of Proceeding for August 24, 2023.

[23 - 437](#)

Attachments: [PC 8.24.23 Minutes](#)

A motion was made by Jack Stadel, seconded by Mark Smith to approve the Minutes of the Proceedings for August 24, 2023. Vote 4-0.

Aye: Stadel, Smith, Caughey, Gaspar

Excused: Watkins

Land Use:Variances/Board App./Plats

2. PUBLIC HEARING regarding a Subdivision Permit and Plat for Country Homes, 7th Filing, a replat of Lots 6 and 7, Block 1, Country Homes Subdivision, Laramie County, WY.

[23 - 438](#)

Attachments: [LCPC 9.14.23 Report Packet](#)

Cate Cundall, Planning, said that AVI, PC on behalf of Rodney Stein, has submitted a Subdivision Permit and Plat for Country Homes Subdivision, 7th Filing. The purpose of the application is to subdivide approximately 1.02-acres into three (3) residential tracts being 14,816 square feet each. The subject property is currently platted as Lots 6 and 7, Block 1, Country Homes Subdivision.

Water and sewage disposal will be provided by the South Cheyenne Water and Sewer District. The proposed subdivision does lie within the FEMA 500-year Floodplain area which is not regulated by NFIP so therefore will not require a floodplain permit when construction commences. Access to the lots will be from Cherry Street.

The City of Cheyenne commented that they had no items of disagreement with the application. The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both. The applicant acknowledged that the community facility fees and public safety fees must be paid prior to plat recordation.

Cate Cundall, Planning, said that AVI, PC, on behalf of Rodney Stein, has submitted a Subdivision Permit and Plat application for Country Homes Subdivision, 7th Filing located at 604 and 608 Cherry Street, Cheyenne, WY. The application has been submitted to subdivide approximately 1.02-acres of vacant residential land into three (3) residential tracts being 14,816 square feet each.

The subject property is currently platted as Lots 6 and 7, Block 1, Country Homes Subdivision. The proposed subdivision is bordered by Country Homes, 3rd, 4th & 5th Filing, Subdivisions. These residential developments' lot sizes range from 6,200 square feet to 7,900 square feet.

Water and sewage disposal will be provided by the South Cheyenne Water and Sewer District. The proposed subdivision does lie within the FEMA 500-year Floodplain area which is not regulated by NFIP, so therefore no floodplain permits will be required when construction commences. Access to the lots will be from Cherry Street.

The City of Cheyenne commented that they had no items of disagreement with the application. The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both. The applicant acknowledged that the community facility fees, and public safety fees must be paid prior to plat recordation

Agency review comments have been addressed and the plat updated to reflect the changes. Public notice was provided per Section 1-2-104 of the Land Use Regulations. One public comment was received regarding participation by the applicant in the HOA for Country Homes Subdivision, 2nd Filing which maintains Cherry Street. Kelly Schroeder said that the applicant was told of the HOA comments. Justin Arnold, Planning Manager, said this was a private matter between the parties to discuss.

Based on evidence provided, staff recommends the Planning Commission find that this application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

A motion was made by Mark Smith, seconded by Jack Stadel to recommend approval of the Subdivision Permit and Plat for Country Homes Subdivision, 7th Filing, to the Laramie County Board of Commissioners and adopt the findings of fact a of the staff report. Vote 4-0.

Aye: Stadel, Smith, Caughey, Gaspar

Excused: Watkins

Adjournment

There being no further business Chairman Caughey adjourned the meeting at 3:44 p.m.

CERTIFICATION

True and correct copy of the Minutes of the
Proceedings for Thursday, September 14, 2023.

Approved by: Jason Caughey, Chairman