

1. DATE OF PROPOSED ACTION: March 17, 2015

3. DEPARTMENT: County Clerk

APPLICANT: **AGENT: Debbye Lathrop**

4. DESCRIPTION: Consideration of the Minutes of Proceedings for March 3, 2015.

Amount \$	From	To
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5. DOCUMENTATION: Originals

<u>Commissioner</u> Heath _____ Holmes _____ Thompson _____ Ash _____ Kailey _____ Action _____ Postponed/Tabled _____	<u>Clerks Use Only:</u>	<u>Signatures</u> Co Attny _____ Assist Co Attny _____ Grants Manager _____ Outside Agency _____
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**Minutes of the Proceedings
Board of County Commissioners
Prepared by the Office of the Clerk of Laramie County
Laramie County Wyoming**

Tuesday, March 03, 2015

150303 00 The Laramie County Commissioners met in regular session Tuesday, March 3, 2015 at 3:30 p.m. Those in attendance were Commissioner Amber Ash, Chairman; Commissioner K.N. Buck Holmes, Vice-Chairman; Commissioner Troy Thompson; Commissioner Linda Heath; Commissioner Ron Kailey; County Attorney Mark Voss; County Clerk Debbye Lathrop and Deputy County Clerk Rhonda Bush.

Those signing the register were Bonnie Reider, SCCDA; Seth Frentheway, CBTPE; Jim Cochran, LCCD; Gary M. Hickman, CLCHD/Environmental Health; Nick Trautner, CLCHD/Environmental Health; Sarah Cook, CLCHD/Environmental Health; Russ Dahlgren Dahlgren Consulting; George Moser, Wyoming SEO; Sandra Newland, Laramie County Grants; Todd Eldridge; Casey Palma, Steil Surveying; Mike Smith; Lucas High, Wyoming Tribune Eagle; Elizabeth Lanier

- 01** Commissioner Thompson moved to approve the Minutes of Proceedings for February 17, 2015. Commissioner Holmes seconded the motion, which passed unanimously.
- 02** Commissioner Heath moved to approve the following part-time salaries in the amount of \$27,986.82 for February 2015: Planning, \$630.00; Public Works, \$200.00; Shooting Sports Center, \$3,731.06; Buildings/ Grounds, \$13,617.74; Sheriff Operations, \$1,390.00; Detention Operations, \$6,685.62; Coroner, \$1,150.00; Drug Court, \$582.40. Commissioner Thompson seconded the motion, which passed unanimously.
- 03** Commissioner Heath moved to approve warrants in the amount of \$1,364,180.15 for February 2015. Commissioner Thompson seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 04** Commissioner Heath moved to approve the following fees collected by various County entities for January 2015: Clerk of District Court, \$9,265.55; Circuit Court, \$54,032.00; Planning and Development, \$32,797.12; County Clerk, \$130,130.71; Drug Court, \$475.00; DUI Court, \$760.00; Shooting Range, \$19,596.38; Sheriff's Department, \$202,308.99. Commissioner Thompson seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 05** Commissioner Heath moved to approve a Malt Beverage Permit submitted by Cheyenne Therapeutic Equestrian Center for a fund raiser to be held April 25, 2015 at the Archer Complex. Commissioner Thompson seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.

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- 06 Commissioner Heath moved to approve a Memorandum of Understanding among Laramie County, City of Cheyenne, and the Cheyenne Board of Public Utilities to continue coordination of the GIS services within the Cooperative GIS Program. Commissioner Thompson seconded the motion, which passed unanimously. The MOU is filed in central files with the County Clerk.
 - 07 Commissioner Heath moved to approve a resolution recommending the appointment of Rendy Lemke as an assistant public defender. Commissioner Thompson seconded the motion, which passed unanimously. The resolution is filed in central files with the County Clerk.
 - 08 Commissioner Heath moved to approve a Right-of-Way, Utility, and Railroad Certificate regarding the pavement overlay work on County Road 162 from the intersection of Highways 215 and 216 to the Goshen County Line. Commissioner Thompson seconded the motion, which passed unanimously. The certificate is filed in central files with the County Clerk.
 - 09 Commissioner Heath moved to approve an agreement between Laramie County and Safehouse Services, Inc. for the donation of a 1996 Ford Windstar van (VIN#2FMDA5147TBB60839) to Safehouse Services, Inc. Commissioner Thompson seconded the motion, which passed unanimously. The agreement is filed in central files with the County Clerk.
 - 10 Commissioner Holmes moved to approve a Grant Agreement between the State of Wyoming State Loan and Investment Board and Laramie County to increase grant funds for the Historic Courthouse Roof project in the amount of \$75,000 bringing the total grant funds to \$181,430 along with the \$20,000 from insurance funds to bring the total project balance to \$201,430. Commissioner Thompson seconded the motion, which passed unanimously. After obtaining all signatures, the agreement is to be filed in central files with the County Clerk.
 - 11 Commissioner Thompson moved to approve an addendum to agreement #140218-07 between Laramie County and the City of Cheyenne to increase the reimbursement amount of Laramie County's share of costs on the Polk Avenue Project for those portions that have not been annexed into the City by \$45,943.24, bringing the reimbursement amount from \$277,958.36 to \$323,901.60. Commissioner Holmes seconded the motion, which passed unanimously. The addendum is filed in central files with the County Clerk.
 - 12 Commissioner Heath moved to approve the Laramie County Liquor License fees for 2015/2016 as presented. Commissioner Thompson seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
 - 13 Brett Walker, Planning Manager, presented a Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East 1/2 of Section 31, T.15N., R.67W., of the 6th P.M., Laramie County, Wyoming. (located adjacent to and north of Horse Creek Road, east of County Road 118A) Mr. Walker reviewed the staff report that was originally presented at the previous Board meeting. Mr. Walker stated the department still recommends the following

conditions: 1) prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat; 2) Prior to signatures being affixed to the Final Plat, the applicant shall provide

"Proposed Road Construction Standards" for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works

Director; 3) Clerical errors on the plat shall be corrected, to include: all dates on the plat shall be changed to 2015, and metes and bounds surrounding the proposed platted area shall be added, prior to recordation. Casey Palma, agent for the applicant, stated that the density has been reduced on the revised plan and that the developer has met with Planning and Public Works on the road standards, but there is not yet anything in writing. He further stated that the southern most cul de sac adjacent to lots 2, 3, and 4 could be built to an 80-foot ROW. Commissioner Thompson stated that he does not believe the revised plat meets the recommended minimum lot size of 5.17 acres and asked if one more lot could be removed to meet the recommended standard. Mr. Palma stated he believed the reduction could be accomplished. Commissioners Kailey and Holmes asked about water usage. Mr. Jim Cochran, Laramie County Conservation District, stated their recommendation of a minimum lot size of 10 acres was only applicable to the Laramie County water control area. At the request of Commissioner Thompson, George Moser, State Engineer's Office, spoke to the AMAC memo about minimum lot size recommendation. Commissioner Thompson asked Mr. Moser to talk about the science and modeling behind the AMAC study. Mr. Moser stated the model is intended to address the control area, however, it can be applied to the geology and demands of wells placed into the aquifer with the intent of calibrating toward an estimated recharge.

Based on precipitation trends and geology, the model comes up with infiltration rates and they are then asked how the consumptive use demands in a rural setting could be offset by lot size. There are a number of assumptions that are noted in the AMAC memo based on consumptive uses if there was no water being used outside the home. However, the model indicated that an average size of five acres can be believable, but it is variable across the county. Commissioner Thompson asked if the AMAC memo is the best available data to use in reviewing subdivisions. Mr. Moser stated he supposed it is. Commissioner Holmes asked if the model took into account some average size of lawn area or livestock of any type. Mr. Moser stated the memo comes to the conclusion that the area to be watered is 6500 square feet with a one foot column of water, but no livestock watering. In response to a question about gray water infiltration into the ground water from Commissioner Kailey, Mr. Mosher stated he is not qualified to speak to water quality. Gary Hickman, Environmental Health, gave statistics on how septic tank size is determined. He further stated there is no gray water in the county, it is all black water. The Health Department/Environmental lot size recommendation comes from the amount of area needed to separate the well from the septic tank and at this time it is 5 acres gross, not net of rights

of way or other public space. Chairman Ash opened the meeting as a PUBLIC HEARING. Todd Eldridge referred to Chapter 23 of a report by Russ Dahlgren that stated there may be some nitrate infiltration into the water system and that there is expectation of contamination from the chloride and nitrate concentrations in North Cheyenne and that the area residents are asking for lot sizes to be between 7 and 8 acres to reduce the proximity of leech fields. Mr. Russ Dahlgren stated he had done the Chapter 23 feasibility report and some of the language in his report is CYA language and is included in all his reports. He stated there is at least 200 foot of soil to provide for adequate filtration of the effluent. He does not believe there is any more of an imminent threat to area homeowners than there own private water and sewer systems. The Ogallala formation is the best in the county and beneath it is the White River formation that does not have as much sand. He stated water supply really isn't an issue other than how deep a well might be drilled. Fairly typical is 500 or 600 foot deep. Commissioner Thompson asked about the existing wells on the property and Mr. Dahlgren stated those wells were studied and that the DEQ requires one percolation test per every three lots and those tests determine how the water goes into the soils for determining the size of the leech field. Hearing no further comment, the Chairman closed the PUBLIC HEARING. Commissioner Thompson moved to approve the Subdivision Permit and Plat for Meadowlark Ridge with the following conditions: 1) Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indication WYDEQ concurrence with the proposed plat; 2) Prior to signatures being affixed to the Final Plat, the applicant shall provide "Proposed Road Construction Standards" for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director. Furthermore, all access easements intended and constructed as private roads will be 80' wide and constructed to County standards; 3) Clerical errors on the plat shall be corrected, to include: all dates on the plat shall be changed to 2015, and metes and bounds surrounding the proposed platted area shall be added, prior to recordation; 4) The subdivision will contain 37 residential lots. Commissioner Holmes seconded the motion, which passed by a vote of three in favor and two opposed with Commissioners Heath and Kailey casting the dissenting vote.