

Planning Commission Minutes of the Proceedings

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, August 24, 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
Excused John Watkins

Approval of Minutes

1. Consideration of the Minutes of Proceedings for August 10, 2023.

[23 - 412](#)

Attachments: [PC 8.10.23 Minutes](#)

A motion was made by Jack Stadel, seconded by Mark Smith to approve the Minutes of the Proceedings for August 10, 2023. Vote 3-0.

Aye: Stadel, Smith, Caughey

Excused: Watkins

Land Use:Variances/Board App./Plats

2. PUBLIC HEARING regarding a Subdivision Permit and Plat for Hillsdale South Ranchettes, 2nd Filing, a replat of Tracts 12, 13, and 14, Hillsdale South Ranchettes, 1st Filing, Laramie County, WY.

[23 - 413](#)

Attachments: [LCPC 8.24.23 Staff Packet](#)

Cate Cundall, Planning, said that Jones Land Surveying, Inc. on behalf of Gary Schroeder, has submitted a Subdivision Permit and Plat application for Hillsdale South Ranchettes, 2nd Filing. The purpose of the application is to subdivide approximately 29.39-acres of vacant residential land into 5 residential tracts being 5.80-acres or larger. The subject property is currently platted as Tracts 12, 13, and 14, Hillsdale South Ranchettes, 1st Filing. Public Hearings had been postponed on April 28, 2022 and May 12, 2022 to resolve the vacate of a portion of West Road included in the Subdivision Permit and Plat. Now that the vacate is complete the owner has

asked that the project proceed.

Water and sewage disposal will be provided by individual well and septic systems. All proposed septic systems and wells must meet setback requirements from the property lines and floodplain. The proposed subdivision does lie within the FEMA 100-year Floodplain area.

Access to the tracts will be from West Road. A partial vacation of West Road is part of the proposed replat. The Board of County Commissioners approved the West Road Vacation Petition #507 Viewer Report on August 1, 2023.

The County Engineer has concurred with requests for waiver of drainage and traffic studies since the development will have minimal impacts to both.

Cotton Jones, applicants agent, was present to answer questions.

A motion was made by Jack Stadel, seconded by Mark Smith to recommend approval of the Subdivision Permit and Plat for Hillsdale South Ranchettes, 2nd Filing, to the Laramie County Board of Commissioners and adopt the findings of fact and conclusions of the staff report. Vote 3-0.

Aye: Stadel, Smith, Caughey

Excused: Watkins

3. Review and action on a Preliminary Development Plan and a Subdivision Permit and Plat for Eagle Ranch, Situated in a Portion of the E1/2 of Section 10, Township 13 North, Range 60 West of the 6th P.M., Laramie County, WY.

[23 - 414](#)

Attachments: [PZ-23-00088 & 89 Staff Report PKG LCPC 8.24.23](#)

Bryce Hamilton, Planning, said that Steil Surveying Services, LLC, on behalf of Mickey Edmond, has submitted Preliminary Development Plan and Subdivision Permit and Plat applications for property located on the west side of Road 164, approximately 4 miles south of Pine Bluffs. The application has been submitted to subdivide the 311.62-acre property into 20 residential lots of roughly 15.5-acres each.

Shane Hansen, owner's agent, was present to answer any questions.

This project comes to the Planning Commission as the second iteration of a Preliminary Development Plan, the first having been tabled by the Commission on February 24, 2022. This new PDP application of Eagle Ranch was treated as a new project and Planning recommends that the Planning Commission deny the original PDP for Eagle Ranch, PZ-22-00024.

The subject parcel is located both in AMEC Zone 2 and AMEC Zone 3. The line for the zones moves east to west in this area, and roughly straddles the dividing line between lots 14 and 16. The proposed lot sizes were based on averaging Zones 2 and 3. During reviews for this project, the County Attorney indicated that this is not the correct interpretation as the rules do not allow averaging between these two zones and each parcel created must meet the minimum size for the zone they lie in.

Mr. Hamilton said that based on evidence provided for the Preliminary Development Plan and the Subdivision Permit and Plat, staff finds that the Planning Commission May approve and recommend approval of the Subdivision Permit and Plat for Eagle Ranch to the Laramie County Board of Commissioners with the condition that lot sizes be reconfigured for each zone.

Chairman Caughey opened the hearing for PUBLIC COMMENT.

Speaking in opposition of the project were:

Bert Macy

Earl Spainhower

Sandra Spainhower

Concerns included water usage, minimum lot size of 22-acres for entire parcel, and land is inappropriate for residential use.

Hearing no further PUBLIC COMMENT, Chairman Caughey closed the hearing and called for a motion and discussion this the applications.

A motion was made by Jack Stadel, and seconded by Mark Smith to approve the Preliminary Development Plan for Eagle Ranch and adopt the finding of fact a of the staff report and with the condition that lot sizes be reconfigured.. Vote 2-1. Motion passed.

Aye: Stadel, Smith

Nay: Caughey

Excused: Watkins

A motion was made by Mark Smith, and seconded by Jack Stadel to deny PZ-22-00024, the Preliminary Development Plan for Eagle Ranch dated February 24, 2022. Vote - 3-0.

Aye: Stadel, Smith, Caughey

Excused: Watkins

A motion was made by Jack Stadel, seconded by Mark Smith to recommend approval of the Subdivision Permit and Plat for Eagle Ranch to the Laramie County Board of County Commissioners and adopt the findings of fact b and c of the staff report and with the conditions that the lot sizes be reconfigured to conform to AMEC zone district minimum lot sizes and an approved D.E.Q. Chapter 23 Permit is received. Vote 2-1. Motion passed.

Aye: Stadel, Smith

Nay: Caughey

Excused: Watkins

4. Review and action of a Variance for a setback requirement to thirteen (13) feet on the south side and six (6) feet on the west side of the tract to accommodate an addition to the existing accessory structure, located in a portion of the SW1/4 Section 10, T14N, R66W, 6th P.M., Laramie County, WY.

[23 - 415](#)

Attachments: [LCPC 8.24.23 Packet](#)

Dustin Waddle has withdrawn his application for a setback distance Variance for an accessory structure.

Adjournment

There being no further business Chairman Caughey adjourned the meeting at 4:04 p.m.