

**LARAMIE COUNTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM PROCESSING FORM**

**1. DATE OF PROPOSED ACTION:** February 5, 2013

**2. AGENDA ITEM:** ☐ Appointments ☐ Bids/Purchase ☐ Claims  
☐ Contracts/Agreements/lease ☐ Grants ☐ Land Use: Variances/Board App/Plats  
☐ Proclamations ☐ Public Hearings/Rules & Reg's ☐ Reports & Public Petitions  
☐ Resolutions ☐ Other \_\_\_\_\_

**3. DEPARTMENT:** County Clerk

**APPLICANT:** \_\_\_\_\_ **AGENT:** Debbye Lathrop

**4. DESCRIPTION :** Consideration of the Minutes of Proceedings for January 22, 2013.

Amount \$ \_\_\_\_\_ From \_\_\_\_\_ to \_\_\_\_\_

**5. DOCUMENTATION:** \_\_\_\_\_ Originals

**Clerks Use Only:**

**Commissioner**

Ash \_\_\_\_\_  
Hasenauer \_\_\_\_\_  
Holmes \_\_\_\_\_  
Humphrey \_\_\_\_\_  
Thompson \_\_\_\_\_  
Action \_\_\_\_\_  
Postponed/Tabled \_\_\_\_\_

**Signatures**

Co Attny \_\_\_\_\_  
Assist Co Attny \_\_\_\_\_  
Grants Manager \_\_\_\_\_  
Outside Agency \_\_\_\_\_

**Minutes of the Proceedings  
Board of County Commissioners  
Prepared by the Office of the Clerk of Laramie County  
Laramie County Wyoming**

Tuesday, January 22, 2013

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- 130122 00** The Laramie County Commissioners met in regular session Tuesday, January 22, 2013 at 3:30 p.m. Those in attendance were Commissioner Troy Thompson, Chairman; Commissioner K.N. Buck Holmes, Vice-Chairman; Commissioner Diane Humphrey; Commissioner Amber Ash; Commissioner Moses Hasenauer; County Attorney Mark Voss and Deputy Clerk Recording Secretary Valerie Roybal.

Those signing the register were Linda Heath; Ken Ball; Kevin Christopherson; Sandra Newland, Laramie County Grants; Andy Wearin; Charlene Smith, Pine Bluffs Post; Chris Wegner, Laramie County Grounds; Tom Glause; Don Beard, Laramie County Public Works; Rick Keslar, Visit Cheyenne; Mike Raneri; Heather Rudy, Laramie County Human Resources; Fred Heil, Laramie County School District #1; Tom Mason, MPO; Dave Bartlett, LCSD #1; Jayne Thompson; Nancy Olson, MPO; Brad Emmons, AVI; Lorraine Grigsby, Western R & D; Bonnie Reider; Heather Sisneros; Lisa Pafford, City Development; Casey Palma, Steil Surveying.

- 01** Recognition of the outstanding performance by Seth Glause who placed second in bull riding at the National Finals Rodeo held in Las Vegas, Nevada, December 2012.
- 02** Commissioner Humphrey moved to approve the Minutes of Proceedings for January 7 and 8, 2013. Commissioner Holmes seconded the motion, which passed unanimously.
- 03** Commissioner Holmes moved to approve the Staffing Agreement between Laramie County and Express Personnel. Commissioner Humphrey seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 04** Commissioner Holmes moved to approve a Petition for Tax Refund for tax year, 2012, application 12-01, for a refund of \$496.65 submitted by Murdoff Construction. (The erroneously assessed property was the result of an improvement picked up on the wrong parcel number.) Commissioner Humphrey seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 05** Commissioner Humphrey moved to approve an extension to a board member's term (Bob Nelson) on the Cheyenne Area Convention & Visitors Bureau until June 30, 2013. Commissioner Hasenauer second the motion, which passed unanimously. Once the original is notarized, documentation will be filed with the County Clerk.
- 06** Commissioner Holmes moved to approve an extension to a board member's

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term (Steve Farkas) on the Cheyenne Area Convention & Visitors Bureau until June 30, 2013. Commissioner Hasenauer second the motion, which passed unanimously. Once the original is notarized, documentation will be filed with the County Clerk.

- 07** Human Resource Director Heather Rudy presented an agreement and addendum between Laramie County and Public Sector Personnel consultants to update the salary survey in an amount not to exceed \$5,000. Commissioner Holmes moved to approve the agreement and addendum. Commissioner Ash seconded the motion, which passed by a vote of four in favor and one opposed, with Commissioner Hassenauer casting the opposing vote. Documentation is filed in central files with the County Clerk.
- 08** Deputy Clerk Valerie Roybal presented an application for a new County Retail Liquor License submitted by Wearin Brothers Cattle Co d/b/a Riata Ranch Event Center located at 822 Arena Lane. Chairman Troy Thompson opened the meeting as a PUBLIC HEARING. Linda Health voiced her concern of the underage drinking and ask the applicant how he plans to handle it. Andy Wearin replied saying that he has older sons and is quite aware of the underage drinking and doesn't want any trouble. He plans on taking care of it. Hearing no other public comment, Chairman Thompson closed the PUBLIC HEARING. Commissioner Hasenauer moved to approve the County Retail Liquor License. Commissioner Humphrey seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 09** Casey Palma, Steil Surveying, agent for the applicant, presented a request for a change in zone district on behalf of Cheyenne Power Park, LLC, for a portion of the NW 1/4 of Section 29, T.13N., R.66W., of the 6th P.M., Laramie County, WY, located South of High Plains Road and West of Division Avenue in Laramie County, WY. The purpose of this application is to change the current zoning of the Winchester Hills Planned Unit Development to a new Planned Unit Development Zone for this property. Gary Kransé, Planning and Development Director, presented the staff report and recommended approval with the following conditions: 1) Detailed Traffic Studies and Drainage Plans shall be submitted for review with subsequent Subdivision Permit and Plat applications; 2) The recommended edits from the Laramie County Planning and Development Office shall be submitted prior to final recordation. Commissioner Hasenauer asked if Black Hawk would connect to High Plains Road and be used for truck traffic. Mr. Palma replied that Black Hawk will terminate in a cul-de-sac at the property line of the Cheyenne Power Park. Commissioner Hasenauer also asked if the setbacks could be increased; Mr. Kransé replied that the setbacks have already been established. Commissioner Humphrey asked about the 201 Agreement. Gary said that during the Planning Commission meeting, Cheyenne/Laramie County Health Department Environmental Health Manager Gary Hickman stated that the property is in the 201 district; however, there is no public water and sewer available for the area and the water and sewer district cannot be expanded at this time. The 201 does not force them to be a district. Chairman Thompson opened the PUBLIC

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HEARING. The following area residents voiced concerns about potential light pollution: Mike Raneri, 5091 Division Ave; Robert Vancleave, owner of Lot 83; and Heather Sisneros, 672 Dayshia Lane. Ms. Sisneros also voiced concerns about disturbance of wildlife and increased traffic in the area. Hearing no further public comment, the Chairman closed the PUBLIC HEARING. Gary Kranse addressed the light issue saying the County does not have authority to regulate lighting, but it could be a provision in the PUD. Mr. Palma also commented that they could write something about the lighting in the code. Chairman Thompson asked Mr. Kranse for proposed wording and Mr. Kranse recommended a statement that the lighting would have to be downcast and would not be cast past existing property lines. Kevin Christopherson, owner of the property, indicated he doesn't have a problem with the putting in down cast lighting. Chairman Thompson asked County Attorney Mark Voss to help Mr. Kranse with the language. Commissioner Holmes moved to approve the Cheyenne Power Park PUD for a change in Zone District from the Winchester Hills PUD (Planned Unit Development) to the Cheyenne Power Park PUD (Planned Unit Development) with conditions 1 and 2 and adopt the finding of fact a of the staff report and add as conditions the following: lights will be down cast; no heavy traffic to the West until the road is built to County standards; access to Black Hawk only be from the South. Commissioner Humphrey seconded the motion. Commissioner Hasenauer moved to amend the motion to include a condition that the setback in the SR area be doubled. The motion to amend died due to a lack of a second. The original motion passed unanimously. Documentation is filed in central files with the County Clerk.

- 10 Brad Emmons, AVI, presented a application for a Zone Change for Lots 1 and 12, Block 3 of the Niobrara Energy Park Subdivision. As the agent for the applicant, Mr. Emmons asked for a change in the zone district from LI (Light Industrial) to P (Public), for the property located directly east of 1216 Reiner Court (Arp Elementary School). Gary Kranse, County Planner, presented the staff report and recommended approval with no conditions. Chairman Thompson opened the meeting as a PUBLIC HEARING. Hearing no public comment, the Chairman closed the PUBLIC HEARING. Commissioner Humphrey moved to approve the change in zone district from LI (Light Industrial) to P (Public) for Lots 1 and 12, Block 3, Niobrara Energy with no conditions, and adopt the findings of fact a of the staff report. Commissioner Ash seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.
- 11 Brad Emmons, AVI, presented an application for a Subdivision Permit and Plat for Arp Elementary School, First Filing. The application is proposed to consolidate three lots located in a portion of Section 9, T.13 N., R. 66W. of the 6th P.M., Laramie County, WY, and Lots 1 and 12, Block 3 of the Niobrara Energy Park Subdivision, located at 1216 Reiner Court (Arp Elementary School) and the two lots immediately to the East. Gary Kranse, County Planner, presented the staff report and recommended approval with the following condition: 1) The County Engineer's comments shall be addressed prior to recordation. Chairman Thompson opened the meeting as a PUBLIC HEARING. Hearing no public comment, the Chairman closed the

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PUBLIC HEARING. Commissioner Ash moved to approve the Arp Elementary School, First Filing, Subdivision Permit and Plat with condition 1, and adopt the findings of facts a and b of the staff report. Commissioner Hasenauer seconded the motion, which passed unanimously. Documentation is filed in central files with the County Clerk.

Meeting adjourned at 4:55 p.m.

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**CERTIFICATION**

I, Debra K Lathrop, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Tuesday, January 22, 2013

**SEAL**

Approved by : \_\_\_\_\_

Debra K. Lathrop  
County Clerk

Reviewed by : \_\_\_\_\_

Troy Thompson, Chairman  
Board of County Commissioners

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources, 310 West 19th Street, Cheyenne, WY 82001, (307)633-4355 within a reasonable time.