



City of Laramie

Community Development Department
P.O. Box C
Laramie, WY 82073

Code Administration: (307) 721-5271
Engineering: (307) 721-5291
Planning: (307) 721-5207
Fax: (307) 721-5248

MINUTES

Laramie Planning Commission

Monday, February 8, 2016 at 4:30 PM

City Council Chambers, City Hall

406 Ivinson Avenue, Laramie, WY

The Planning Commission meetings are open to the public. Requests from person with disabilities must be made to the Community Development Department 24 hours in advance of the meeting.

1. CALL TO ORDER

Meeting convened at 4:30 PM

Members present: Jim McGrath, Ben McKay, Brandon Reynolds, Randy Vickers, and Kaye Willis (Chair)

Members absent: Kathe Carlton and Justin Piccorelli

There was a quorum present at all times.

Council Liaison: Bryan Shuster (present)

Staff Present: Charles Bloom, Eric Conner, Randy Hunt, Jason Loos, Derek Teini and Kathleen Wickersham

2. APPROVAL OF AGENDA AND MINUTES

2-A. Changes and Approval of Agenda

Agenda was approved as written.

2-B. Monday, January 25, 2016 Planning Commission Meeting Minutes

MOTION BY MCKAY, seconded by Reynolds, to approve the Minutes from the Monday, January 25, 2016 Planning Commission meeting.

Aye: 5

Nay: 0

Motion carried.

3. CITIZEN COMMENTS - Non-Agenda Related Topics – No Action Can Be Taken

No citizen comments.

4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

On February 9th at 6 PM City Council will be holding a work session to discuss the Bill Nye Western Corridor Study. Commissioners are invited. The Study is also on the City's website for you to review and provide comments.

City Attorney Jason Loos briefly reviewed the Open Meetings Acts with the Commission and answered questions.

Principal Planner Bloom informed the Commission that City staff will hold a listening session at Fire Station 2, on Wednesday, February 17th from 6:30 to 7:30 PM to take public comments on the

Manufactured Home Park Ordinance Revisions. The Manufactured Home Park Ordinance will be before City Council on March 1st for the third and final reading.

5. DISCLOSURES — Ex-parte communications; potential conflicts of interest

Commissioner McKay stated that he knows the applicant, April Bateman who is requesting a conditional use permit to operation of a Type 2 Child Care Home under agenda item 6-A. His knowledge of her will not affect his decision in this matter.

6. CURRENT PLANNING PROJECTS

OLD BUSINESS:

No items

NEW BUSINESS:

6-A. CUP-16-01 1405 Boswell Drive – Type 2 Child Care Home

Associate Planner Conner reviewed the staff report with the Commission. The applicant, April Bateman requested a conditional use permit to operation of a Type 2 Child Care Home in the location of 1405 Boswell Drive.

The applicant April Bateman was available to answer questions.

MOTION BY VICKERS, seconded by McGrath, to approve a Conditional Use Permit for operation of a Type 2 Child Care Home at 1405 Boswell Drive zoned R2 (Limited Multi-Family District), based on findings of fact and conclusions of law and subject to all staff's recommended conditions.

Aye: 5

Nay: 0

Motion carried.

6-B. FP-15-05 Branch Subdivision Final Plat

Principal Planner Bloom provided highlights of the staff report with the Commission. The applicant, Gertsch-Baker Engineering & Design has requested a Final Plat creating two (2) commercial lots on a five (5) acre tract of land, located at 3025 Fort Sanders, in unincorporated Albany County, within the City's one-mile extraterritorial jurisdiction.

The applicant's representative, Christie Roberts addressed the Commission to provide answers to the Commissioner's inquiries.

MOTION BY MCKAY, seconded by Reynolds, to recommend approval to the City Council of the Branch Subdivision Final Plat, based on findings of fact and conclusions of law.

Aye: 5

Nay: 0

Motion carried.

6-C. A-15-01 Annexation: Northeast corner of I-80 and Curtis Street

Principal Planner Teini presented the staff report to the Commission. The applicant, Turning Leaf Realty (Kristen Peterson) requested the Annexation of an area approximately 93 acres in size generally located on the northeast corner of I-80 and Curtis Street.

The applicant's representative Steve Walters, Real Estate Project Manager for Love's Travel Center addressed the Commission to provide additional information and answer questions.

The following citizen spoke on this matter:

Brett Glass, Laramie

MOTION BY MCGRATH, seconded by McKay, to recommend approval to the City Council of the annexation of an approximate 93 acre area of land generally located on the northeast corner of I-80 and Curtis Street, based on findings of fact and conclusions of law.

Aye: 5

Nay: 0

Motion carried.

6-D. CPA-16-01 Amendment to the Laramie Comprehensive Plan 2007, Future Land Use Map (Map 3.2)

Principal Planner Teini gave a brief review of the staff report. The applicant, Turning Leaf Realty (Kristen Peterson) requested a Land Use Plan Amendment from Agriculture to Auto-Urban Commercial for an area approximately 40 acres in size, generally located on the northeast corner of I-80 and Curtis Street.

The applicant's representative, Steve Walters Real Estate Project Manager for Love's Travel Center addressed the Commission to answer questions.

The following citizen spoke on this matter:

Bryan Shuster, Laramie City Council Member

MOTION BY REYNOLDS, seconded by McKay, to approve Planning Commission Resolution 2016-01, amending Future Land Use Map (Map 3.2) of the Comprehensive Plan for the property described in the Resolution, generally located on the northern portion of a site located on the northeast corner of I-80 and Curtis Street for an area approximately 40 acres in size, by changing the Future Land Use Designation from AG (Agriculture) to AUC (Auto-Urban Commercial) category, based on findings of fact and conclusions of law, and to forward the item to City Council for certification.

Roll call showed:

Aye: Reynolds, Vickers, McKay, McGrath and Willis (5)

Nay: 0

Motion carried.

6-E. Z-15-07 Northeast Corner of I-80 and Curtis Street (Love's Travel Center)

Principal Planner Teini shared the staff report with the Commission. The applicant, Turning Leaf Realty (Kristen Peterson) requested the establishment of B2 (Business) District zoning for a property approximately 93 acres in size, to coincide with a proposed Annexation and Comprehensive Plan Amendment. The land is generally located on the northeast corner of I-80 and Curtis Street.

The applicant's representative, Steve Walters Real Estate Project Manager for Love's Travel Center addressed the Commission to share additional information and answer questions.

MOTION BY VICKERS, seconded by McKay, to recommend approval to the City Council of the establishment of B2 (Business) District zoning for an area of land approximately 93 acres in size

Laramie Planning Commission

February 8, 2016

Page 3 of 4

located generally at the northeast corner of I-80 and Curtis Street, based on findings of fact and conclusions of law.

Aye: 5

Nay: 0

Motion carried.

7. LONG RANGE PLANNING PROJECTS

No items

8. VARIANCES (sitting as Board of Adjustment)

8-A. VAR-15-06 1710 Boulder Drive (Parking Lot Development Requirements and Street Development Standards)

Ed Goetz, Business Manager of the Albany County School District #1 filed a letter with staff on Tuesday, January 26, 2016 withdrawing the request for a variance. The variance request was for the parking lot paving requirements for a triangular lot (#5) on the far west side of the new Laramie High School that was discussed and tabled at the January 25th Planning Commission meeting.

MOTION BY MCKAY, seconded by Reynolds, to accept the withdraw for the variances of the parking paving requirements for a triangular lot (#5) on the far west side of the new Laramie High School along Turner Drive.

Aye: 5

Nay: 0

Motion carried.

9. ADJOURN

MOTION BY MCGRATH, seconded by Reynolds, to adjourn the meeting.

Aye: 5

Nay: 0

Motion carried.

Meeting adjourned at 5:46 PM.

VALIDATED:

KAYE WILLIS	02/22/2016
Kaye Willis, Planning Commission Chair	Date

KATHLEEN WICKERSHAM	02/22/2016
Kathleen Wickersham, Planning Commission Secretary and Clerk	Date

The original Minutes were approved and signed on February 22, 2016.
The signed document is on file.