CITY OF LARAMIE
PARKS & RECREATION DEPARTMENT
P.O. Box C
Laramie, WY 82073

Parks Division: (307) 721-5264
Fax (307) 721-5256
Recreation Division: (307) 721-5269
Fax: (307) 721-5284
Facilities Mgmt Division: (307) 721-3585
TDD (307) 721-5295
Administration: (307) 721-3572

CITY OF LARAMIE
PARKS, TRAILS & RECREATION MASTER PLAN AD HOC ADVISORY COMMITTEE AGENDA

MEETING DATE: November 19, 2014
TIME: 11:30 am
LOCATION: Recreation Center large conference room – 920 Boulder Drive

Consent Agenda

1. Approval of the minutes from the October 22, 2014 meeting.
2. Acknowledge receipt of the draft minutes from the regular meeting of the Albany County Planning and Zoning Commission meeting of October 8, 2014.
3. Acknowledge receipt Paul Harrison's notes from the public comments received at the Albany County Planning and Zoning Commission meeting of October 8, 2014.

Motion by_____, seconded by_____, that the consent agenda be approved and that each specific action on the consent agenda be approved as indicated. (Items listed on the consent agenda are considered to be routine and will be enacted by one motion in the form listed above. There will be no separate discussion of these items unless a Committee Member or citizen so requests, in which case the item will be removed from the consent agenda and will be considered on the regular agenda.)

Regular Agenda:

1. Consideration of four options/alternatives for the removal of the proposed map symbols outside of the city limits within the extraterritorial one-mile buffer.

New business:

1. Public Comments

Next Meeting Date: December 3, 2014

CITY OF LARAMIE
PARKS, TRAILS & RECREATION MASTER PLAN AD HOC ADVISORY COMMITTEE
October 22, 2014
Minutes of Meeting

MEMBERS PRESENT: Amber Travsky, Amy Williamson, Bill Gribb, Dan McCoy, Dave Hammond, Evan O'Toole, Vicki Henry
MEMBERS NOT PRESENT: Joe Lord, Mike Moeller, Peggy McCrackin
CITY OF LARAMIE STAFF PRESENT: Paul Harrison, Parks & Recreation Director; Derek Teini, Senior Planner; Randy Hunt, Community Development Director; David Derragon, Assistant City Manager; David Schott, Parks Manager; Audem Gonzales, Assistant Planner; Mel Owen, Administrative Assistant
GUESTS: Joe Vitale, Thane McKinsey, Jennifer Nune, Marsha Ford, John Evans, Tom Schmidt, Thaddeus Mast, Stacy Snook, Monica Snook, Gay Deitrich-Maclean, Kimberly Starkey, Heidi Schutterle, Candy Hamaker, Ben, Kennedy Penn-O'Toole, Linda Dunlavy Johnson, David Gertsch (County Planner)

The regular meeting was called to order by Chair Dave Hammond at 11:38 a.m.

Consent Agenda:
1) **Approval of the minutes from the October 8, 2014 meeting.**
2) **Acknowledge receipt of the requests to remove all the map symbols on private property outside of the city limits.**
3) **Acknowledge receipt of the "Modes Less Traveled-Bicycling and Walking to Work in the United States: 2008-2012" American Community Survey Reports.**
4) **Acknowledge receipt of the Proposal for "Northeast Laramie Greenbelt-Connect, Open Space Project" Regional shortgrass prairie preserve and open space**

Motion by Williamson, second by Travsky, that the consent agenda be approved as presented. Motion carried 6-0, Henry absent.

Regular Agenda:

1) **Consideration to direct the staff to develop alternatives for the removal of the proposed map symbols outside of the city limits and within the one-mile buffer.**

Motion by Williamson, second by Gribb, to direct the staff to explore alternatives for the removal of the proposed map symbols outside of the city limits and within the one-mile buffer. Motion carried 7-0.

The Committee noted receipt of a petition regarding the City of Laramie's proposed recreation systems master plan and opened the floor to public comments.

-John Evans addressed the Committee and noted that he owns land and paddocks in the County and requests that all planning icons outside the City limits be completely removed and any area currently in the County not be included in the City's Parks and Recreation Master Plan.

-Stacy Snook addressed the Committee and stated that he has been attending the Committee meetings and keeping apprised of the process. Snook noted that he believed it would have been more in line with the Committee's goals to try to work with the residents of the County and see where they thought parks should be planned and where they are actually wanted.

-Bern Hinckley addressed the Committee and stated that he has reviewed the comments that have been included in previous Committee meeting packets and that he appreciates those being made available to the public online. Hinckley stated that he believes most of the comments stem from people not understanding that the proposed amenities are simply a vision of what might happen if property comes into the City. Hinckley suggested not taking any elements of the map but instead trying to educate people. Or alternatively, the Committee could create a map that shows private property and the current status of all amenities and the access, or lack thereof, to

the public. It would essentially be a map showing where you can't go but it would preserve the vision of the Committee and add to the utility of the plan.

-Candy Hamaker addressed the Committee and noted that there is mistrust of the Committee due to the fact that at previous meetings the group said specific icons would be removed from the maps and they have not been removed as of yet.
The Committee replied that staff had been waiting until the Committee finished a full and final review then all the changes and corrections stemming from the meetings would be made at one time. The Committee agreed to further discuss at the conclusion of the public comment period how the now outdated maps that are still on the website should be addressed in order to avoid any confusion.

-Kimberly Starkey asked the Committee to explain why virtually no discussion occurred prior to removing a trail shown on the Mountain West Farm Bureau property at a prior meeting. Starkey stated the letter Harvey Ridgeway sent to the Committee requested the removal of the trail due to it being on private property.
Staff noted that they believed the letter referenced the fact that the trail was in the building's fire lane and that the development of the parcel is governed under the Gateway plan.

-Tom Schmidt addressed the Committee and noted that he lives in West Laramie. Schmidt quoted from the Wilkie v. Robbins Supreme Court case on constitutional property rights and stated that the issue is really one of land rights along with the expectation of privacy and the right of land owners to exclude others from their property. Schmidt stated that with the property rights perspective prevalent in Wyoming he would have thought that the Committee would tread more lightly with putting amenities on a map. Schmidt stated that it would be easier to take the amenities off the maps rather than residents to call the Sheriff's Department for possible trespass issues.

The Committee clarified to the audience present that the City had no control over the small size of the room in which the County Planning and Zoning Commission was held and the fact that some people were unable to attend and participate in the meeting.

-Starkey questioned why Committee representatives did not defend the plan at the County Planning and Zoning Commission meeting.
The Committee replied that the two representatives who went to the meeting were unable to enter the room that the meeting was held in due to size constraints.

The Committee noted that as the motion stated, they wished to consider a variety of options for moving forward including ideas and suggestions from the public and the Committee as well as any ideas gleaned from the recent County meetings.

Staff noted that as the Committee requested some options had been prepared as a springboard for further discussion and could then be modified as the Committee wished. Staff presented Service Area 11 as an example with all amenities within the extra-territorial zone removed. Three different options were shown; all three had the amenities fully removed within the one-mile buffer but presented different options for how additional information was treated on the map and in the legend.

The Committee stated that the intent had always been that the conceptual amenities were entirely dependent upon the opportunities and constraints present if and when areas were incorporated into the City. The options presented did preserve the vision of planning for the future but removed any specific icons which should help to allay concerns that had been expressed by some County residents. The Committee noted that the options would be discussed further and stated that a full report from the County Planning and Zoning Commission meeting would also be helpful in facilitating discussion. The floor was opened again for public comments to receive feedback on the options presented.

-Snook addressed the Committee and stated that all three of the options presented were derived from a single idea offered at the County meeting. Snook noted that there were many other

voices at the meeting with ideas to evaluate and he would appreciate the Committee holding off on voting on the options until other ideas could be considered.
Staff noted that the minutes from the County Planning and Zoning Commission had been requested from the County and would be forwarded on to the Committee upon receipt for further consideration.

-Joe Vitale addressed the Committee and noted that potential zoning issues should be considered within the plan, as zoning will impact the type of activities available. Vitale stated he was glad to see the movement towards pocket parks, as they are an excellent concept. He recognized the difficulty in forecasting future zoning but it should be considered as should the needs of areas surrounding future school facilities.
The Committee noted that an evaluation of zoning and population growth had been undertaken and that more information could be found in chapter three of the draft plan.

-Hinckley addressed the Committee and stated he was disappointed with the three options because it does not honor the vision of long term planning and obscures some of the possible future elements by only referring to them in text. He stated that in order to continue developing parks and trails in the community this planning is needed. The options presented do not preserve the value of the plan by losing the specific planning the Committee has done. Hinckley noted that Laramie is a visionary type of community and many entrepreneurs and future residents will look to the plan to see what the vision of parks and recreation, and the community in general, will be in the future.

-Gay Deitrich-Maclean addressed the Committee and stated that she liked the options; they appear to be a good compromise. Deitrich-Maclean agreed with the desire for Laramie to have recreational options but the new directions being considered does not impact property owners that might be looking to sell their land or are worried about trespassers.

-Don Prehoda, an attorney attending on behalf of some rural land owners, addressed the Committee. Prehoda stated the options currently being considered by the Committee is a good direction. Prehoda referenced Statute 15.5016 and noted that if elements are removed from the one-mile buffer area then encumbrance upon property owners can be avoided, since property owners can then modify their own land as they choose and do not have to conform to the encumbrances of the plan.

-Linda Dunlavy-Johnson addressed the Committee and stated she like the options and as a landowner it gives her choices and knowledge. Dunlavy-Johnson said she felt like the previous maps were being foisted upon landowners but she feels much better about the three options presented.

The Committee requested that staff collect the public comments from the County meetings for the group to consider at the next meeting and to see if any comments produce other suggestions for the extra-territorial zone. The Committee discussed how to address the draft maps and plan documents that are still on the Committee's webpage while revisions are being considered.

Motion by Williamson, second by Travsky, to direct the staff to leave take down the large maps of proposed amenities that are currently on the website, pending further review and revision in order to avoid confusion; and to leave the chapters of the draft plan available on the website with a disclaimer which requires the user to acknowledge that this is a draft only and all recommended amenities are unavailable to the public prior to proceeding to the documents. Motion carried 7-0.

The Committee noted that after a decision is made on new options for the extra-territorial zone; staff will update the draft Parks and Recreation Master Plan accordingly. The updated plan would then be put on the website and public comments taken on the new draft before the plan moves forward in the approval process.

New Business

1) **Public Comments**
   None.

2) **Next Meeting Date:**
   November 12, 2014

Meeting adjourned at 12:51 pm.

Respectfully submitted,

Mel Owen
Administrative Assistant
Parks and Recreation - City of Laramie

Minutes
Regular Meeting
Albany County Planning and Zoning Commission
October 8, 2014

Albany County Commissioner's Room

A regular meeting of the Albany County Planning and Zoning Commission was held on October 8, 2014, at 7:00 p.m. in the Albany County Board of County Commissioner's Meeting Room of the Albany County Courthouse.

I. CALL TO ORDER/ROLL CALL

Members present: David Cunningham, Carl Miller, Brett Moline, Shaun Moore and John Spiegelberg

Staff present: Susan Adler and David Gertsch

County Engineer: None

Albany County Attorney Liaison: Jennifer Stone

Board of County Commissioners' Liaison: Tim Sullivan

Public Present: Terri E. Jones, Kimberly Starkey, Bob Starkey, Terry Cushatt, Diane and Gene Watson, Jerry and Jeanette Schmidt, William and Carrie Brumbough, Keith Woolf, Ron and Ruth Blake, Raymond A. Leach, Patricia Parker, Jody Nordin, Brenda Spiegelberg, Taylor and Millicent Leaming, Janet Talbott, Margery Richardson, Thyra Page, Bob and Ruthie Blake, Chariti and Blain Fisher, Glenn Moniz, John Patrick Murphy, Diana Marlow, LeRoy Gabriel, Sandra Eike, Reed Pedrick, Arnie and Wanda Willems, John M. Evans, George Heard, Joe Vitale, Larry Romsa, JD Romsa, Mark R. Gunnerson, Monica Snook, Stacy Snook, Gabrielle Tupper, Lynn Benson, Linda Johnson, Edith and Bill Jones, Gail Christensen, Justin Romero, Brian K. McGarvey, Matt and Susan Kay, Bob Corliss, Lew Vavra, Charmaine Tupper, Walter Tupper, R. Portugal, Connie Hathaway, Clyde Harnden, George Gill, Hugh Garver, Marsha A. Ford, Robert and Carol Bacon, Merl and Diane Raisbeck, Gary and JoAnn Spiegelberg, Steve Ford, Heber Richardson, Max Coulthard, Lori Coulthard, James R. Fisher, Gary J. Linford, Thane McKinsey, Tim Hale, Toni Abbott, Derek Tieni and Paul Harrison

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA – Mr. Gertsch requested the City of Laramie Parks and Recreation Master Plan discussion be moved above the Draft Zoning Resolution discussion. Chairman Moline indicated he would entertain a motion to accept the agenda as amended. **Mr. Cunningham made a motion to amend**

the agenda as suggested by staff. Mr. Miller seconded the motion. Mr. Cunningham made a motion to approve the October 8, 2014, Planning and Zoning Commission meeting agenda as amended. Mr. Spiegelberg seconded the motion. Motion carried on voice vote.

IV. **APPROVAL OF MINUTES** – Chairman Moline asked if there were any corrections to the meeting minutes for the September 10, 2014, Regular Meeting. **Mr. Miller made a motion to approve the minutes for the August 13, 2014, Regular Meeting as presented. Mr. Moore seconded the motion. Motion carried on voice vote.**

I. **DISCLOSURES** – Commissioner Moore indicated he owned property that will be affected by the City of Laramie Parks and Recreation Master Plan.

II. **OTHER ITEMS/ANNOUNCEMENTS**

A. **City of Laramie Parks and Recreation Master Plan -** - Paul Harrison, City of Laramie Parks and Recreation Director, presented a power point which outlined the process of developing the City of Laramie Parks and Recreation Master Plan and the changes to the document since the City Staff had presented it to the Planning and Zoning Commission. After the presentation, Mr. Harrison answered questions from the Commissioners.

Chairman Moline opened the floor for public comments. He requested anyone wanting to speak in favor of the City of Laramie Parks and Recreation Master Plan step up to the podium and state their name and address.

John Patrick Murphy, 3755 Hill Drive, Colorado Springs, Colorado – Mr. Murphy stated he is a partner in two different limited liability companies where the plan would affect their property. Our companies are in favor and willing to sell property to create this bridge. This plan is going to enhance property values for those closer to the proposed trail or park.

There were no further comments in favor, so the Chairman opened the floor for comments against the City of Laramie Parks and Recreation Master Plan.

Terry Jones, P. O. Box 1 – Ms. Jones indicated her family owns 25 acres adjacent to I-80 between Vista and Skyline. She feels that the City of Laramie Parks and Recreation Master Plan has opened their property to public use. She requested the icon be taken off their property.

George Heard, 2619 Berner Hill Road – Mr. Heard indicated he owns 73 acres east of Laramie and there is a 17 acre park on the plan and he does not like it.

Sandra Eike, 7214 Black Elk Trail - Ms. Eike indicated she had attended some of the Ad Hoc meetings and the county residents felt like everything they said fell on deaf ears. If the City had gone about this differently, then all these people would not be here voicing concerns against the plan.

Joe Vitale, 1708 W. Hill – Mr. Vitale indicated that in his opinion this meeting with the county residents should have happened at the beginning of the

process. The directive from the City Council was to look at the city and city owned property. He thought that since this is private property, those icons should have never been in the master plan unless those property owners agreed to have them there. The Ad Hoc Committee should have invited the people that are going to be affected in at the beginning, not three years later. He is upset about the process that was used.

Tim Hale, 815 Mitchell – Mr. Hale spoke against the City of Laramie Parks and Recreation Master Plan. He indicated he has attended the Ad Hoc meetings and did not agree with the plan.

Heber Richardson, 1321 Downey – Mr. Richardson indicated he felt the county lacked representation in the drafting of this plan. He urged the Planning and Zoning Commission to request the removal of the icons outside the city limits.

Taylor Leaming, 845 Howe Road, – Mr. Leaming stated his property has been earmarked with a trail along the west property line. He moved to the county to have open space which he feels is in jeopardy. He indicated that he in no way supports the City of Laramie Parks and Recreation Master Plan.

Glen Moniz, 2059 Riverside – Mr. Moniz made a formal request that all icons removed.

JD Hamaker, Centennial Valley Road – Mr. Hamaker asked if the Board of County Commissioners concurred with this plan if it would be applicable to county resident that develop. He indicated that if the answer is yes, he urged the Planning and Zoning Commission to request removal of the icons.

Ruben Portugal, 4540 Dome Road – Mr. Portugal indicated there was an icon going through his property. He stated that trespass is a problem and he did not buy his property to have a trail through it.

Leroy Gabriel, 2474 E. Park – Mr. Gabriel stated that he owns property on Soldiers Springs Road. The City of Laramie Parks and Recreation Master Plan has a trail right over the top of his domestic well and he can foresee problems with trespass.

Stacy Snook, 3901 Ft. Buford Lane – Mr. Snook indicated he had attended many of the Ad Hoc committee meetings. He felt the public comments were ignored. The citizens, who voice concerns, voiced them against the icons outside the city limits. The Ad Hoc committee voted to retain the icons. There was a year's worth of input ignored. When the city was inviting citizens to become members of the Ad Hoc Committee they went to special interest groups, like cyclists. He indicated the county citizens, who attended these meetings and spoke against the plan do not feel they weighed the comments equally and responded to them.

Gary Linford, 2921 Larkspur Lane – Mr. Linford stated that they already had trespass problems.

Toni Abbott, 396 Hayes – Ms. Abbott voiced her concerns against the City of Laramie Parks and Recreation Master Plan. The nature trail would bring unwanted traffic to their area where there is one way in and out.

Gene Watson, Centennial – Mr. Watson wanted to thank the Planning and Zoning Commission as they are the first line of defense for county residents. He agreed with the citizens speaking against the plan.

Max Couthard, 4815 Quarterhorse Drive – Mr. Couthard urged the Commissioners to vote against the icons. He indicated the Planning and Zoning Commission is the voice for the county residence.

Linda Johnson, 6620 pilot peak road – Ms. Johnson indicated the trail meets her property and she respectfully ask the Planning and Zoning Commission to ask for the icons to be removed.

Robert Starkey, 2215 Skyview lane – Mr. Starkey thanked the Planning and Zoning Commission for letting the citizens speak.

Kimberly Starkey, 2215 Skyview Lane – Ms. Starkey indicated she felt the City had misrepresented the facts because the public comments had been dismissed. She stated that it is clear the county residents do not want to be involved with the City of Laramie Parks and Recreation Master Plan. The Planning and Zoning Commission and Board of County Commissioners need to stand up to the city to represent the county residents.

Marion Griffin, 104 Corthell – Ms. Griffin indicated she felt the county should step up and take care of the county residents.

There were no more public comments and after discussion Mr. Spiegelberg requested a legal opinion from the County Attorney as to the question of eminent domain can be used to get a park. He also made a second request for the opinion on statutory requirement of county concurrence with the City of Laramie's Park and Recreation Master Plan. **Mr. Spiegelberg made a motion to recommend that the Board of County Commissioners request that the City of Laramie remove all icons on the City of Laramie's Draft Parks and Recreation Master Plan Maps (including maps on the website) that exist outside of the City of Laramie. Mr. Cunningham seconded the motion. Motion carried on voice vote with all voting in favor.** After further discussion, **Mr. Cunningham made a motion to recommend that without substantial changes the City of Laramie Parks and Recreation Master Plan the Board of County Commissioners NOT concur with this plan. Mr. Spiegelberg seconded the motion. Motion carried with all members voting in favor of the motion.**

III. CURRENT PLANNING PROJECTS

A. Zoning Resolution Discussion – Chairman Moline indicated he would entertain a motion to table the discussion on the Zoning Resolution until the November 12, 2014, meeting due to the late hour. **Mr. Miller made a motion to table the draft Zoning Resolution until the November Planning and Zoning Commission meeting. Mr. Spiegelberg seconded the motion. Motion carried on voice vote.**

IV. PUBLIC COMMENT

V. ADJOURNMENT

Chairman Moline adjourned the meeting at 10:00 p.m.

Minutes taken by Susan Adler, Assistant Planner

DRAFT

CITY OF LARAMIE
PARKS & RECREATION DEPARTMENT
P.O. Box C
Laramie, WY 82073

Parks Division: (307) 721-5264
Fax (307) 721-5256
Recreation Division: (307) 721-5269
Fax: (307) 721-5284
Facilities Mgmt Division: (307) 721-3585
TDD (307) 721-5295

Albany County Planning and Zoning Commission Meeting
October 8, 2014
Paul Harrison's notes from meeting

Positive Comments

1. Commented that the draft Parks and Recreation Master Plan is well drafted and he is in full support of the plan for Laramie and Albany County.

Negative Comments

1. Commented that they do not support the draft Parks and Recreation Master Plan and requested that all icons be taken off their property.
2. Commented that he does not support the draft Parks and Recreation Master Plan.
3. Commented that the Ad Hoc Committee has not addressed the concerns of County property owners and she does not support the draft Parks and Recreation Master Plan.
4. Commented that the conversation with the County P&Z should have occurred three years ago. The directive to the Ad Hoc Committee was to plan for city and city owned property. The icons should not have been placed on the map unless the property owners agreed to have them there.
5. Commented that he did not agree with the draft Parks and Recreation Master Plan.
6. Commented that the County Commissioners should request that all icons and symbols be removed from the maps and that this was the City's staff fault, not the Ad Hoc Committee.
7. Thanked the County Planning staff for sending the letters. He was conncerend for the lack of reguard for private property rights. Requested that he in no way approves or supports the Parks and Recreation Master Plan.
8. Requested that the County Commissioners request to the City that all icons/symbols be removed on private property within the County.
9. Commented that the icons and symbols on the maps were an encumbrance to private property and that the Councy Commissioner request that all icons be removed.
10. Commented that he purchased his property 20 years ago and does not want a trail running through his property.
11. P&Z Commission member stated that it was not an issue for the County Planning Office to send the letters to County propeorty owners, why did the City staff and Ad Hoc Committee notify property owners.
12. Commennted on who came up with the arbitrary lines on the maps; stating that there was a trail right over the top of his well.
13. Thanked the P&Z members for listening to their concerns. He felt that comments and requests to have the icons removed within the one mile buffer have been ignored by the Ad Hoc Committee. Noted that the previous City Attorney's comments were disingenuous. Noted that the Ad Hoc Committee has special interest groups represented with the majority being bicycle enthusiasts. Also noted that the Ad Hoc Committee sent a letter to the BLM commenting on the Rogers Canyon plan and within their vision statements they talk about protecting the aquifer and natural area east of town outside of their scope.
14. Commented on his trespass issues and the lack of response from the City Police Chief, City Attorney and County Attorney.

Negative Comments (continued)

15. Commented with concerns about the Master Plan that the nature trail is located on her dead end street and if someone wanted to bully her, she would be trapped.
16. Commented that the Albany County P&Z Committee was the first line of defense against this assault on private property rights.
17. Commented that the draft Master Plan is a lie and that the public opinion doesn't matter. He recommended that the County P&Z deny the whole plan, not just the areas outside the City.
18. Commented to ask that the East Gateway Trail at Pilot Peak Road be removed from her property.
19. Commented that the City Council is not a friendly environment and agreed with everything that was said by others.
20. Commented that public comment is not considered by the Ad Hoc Committee, particularly if the trail is on the Major Street and Highway Plan. Requested that the County P&Z vote to recommend to the County Commissioners that all icons and trails be removed along all roads. This Master Plan is a threat to all County residents.
21. Commented that the County P&Z and the County Commissioners are the last line of defense to the City's encroachment. The County Commissioners have the authority to ask the Albany County Legislators' to remove the one mile buffer around the City.
22. County P&Z Commission member asked the Assistant County Attorney if the City has the power to use "eminent domain" to take a bike path/trail in the County. Also the Commissioner asked the Assistant County Attorney if "concurrence" by the County was required or not.

End of public testimony.

Motion to recommend that the County Commissioners to tell the City to remove all icons on the City's draft Parks and Recreation Master Plan, including maps on the website that exist outside of the City of Laramie. Motion carried 5-0

Motion to recommend to the County Commissioners that without substantial changes the City of Laramie's Parks and Recreation Master Plan the County Commissioners not concur with this plan. Motion carried 5-0

Meeting adjourned at 10:00 p.m.

Paul Harrison

From: Bern Hinckley [bhinckley@aol.com]
Sent: Friday, November 07, 2014 10:09 AM
To: PTR Master Plan
Subject: Planning maps - county "icons"

Dear Committee:

For your November 4 meeting, in addition to the various alternatives presented by your staff, you received two maps that I suggested. These were both titled "Conceptual Draft 11/4/14"; one was also labeled "No County 'Icons'". They were prepared in response to your Oct. 22 invitation for public comment on the 3 map alternatives presented at that meeting.

As per my Oct. 22 comments, my objective is to illustrate the idea of trying to accommodate public concerns with planning elements appearing on private land, while preserving the considerable value of the maps in your draft plan. Please consider:

The map labeled "No County 'Icons'" is basically the map being suggested by some county residents. To my eye, that map looks like the city is surrounded by some sort of no-man's land, like the DMZ between North and South Korea, or the wagon train circled up to ward off the circling hostiles. In some folks' minds that's probably about right, but I think we can and should present a much more positive picture of our community.

The alternative map seeks to illustrate several important points:

1. The map shows that much of the area within the overall planning boundary is private property. Rather than the silence of the "no icons" versions (not very useful), this map clearly delineates both private property and public property. It is obvious to a would-be hiker or biker where they are and are not allowed to go without private property owner permission. The point is further emphasized by the specific notes on the "suggested future" features that are currently on private property. For those readers that get as far as the text in the corner, they are further alerted that "Permission is required to access private property".

And there is an important positive message as well. The map shows where there is nearby public property, on which folks are welcome to responsibly pursue their recreational interests.

The blank map provides neither the caution regarding private property, nor the invitation regarding public property.

Of course, trespassing is likely to continue at some level, as it has since long before this plan was begun. That's one of the downsides of owning land next to a city full of young, enthusiastic, outdoor enthusiasts. But I believe you can produce planning maps that help that situation, to the benefit of the potentially effected property owners.

2. The map suggests specific locations for recreational development if an area presently in the County seeks to be included in the City. Rather than a generalized description of a park "in the southern portion of Service Area 11, within an approximate radius of xxxx of a population of zzz, etc.", it says, "for example, right here". You're trying to get folks thinking about how these ideas could come to pass over the next 40 years - a map is clearly the best way to facilitate that creative thinking.

The maps are a visual invitation to current landowners - "We're thinking somewhere around about here would be a great place for a neighborhood park. If you ever decide to sell this piece, keep us in mind." You're doing the thoughtful homeowner a service to share your thinking. Maybe they'll say, "over my dead body" and promptly put the land into a permanent conservation easement - good thing you told them. Maybe they'll say, "hmm, something to think about - things would be pretty crowded around here before we got to that point, maybe I'd want to move." It's a matter of open communication, not conspiracy.

The maps are the visual illustration of what you're recommending, at least at the "examples" level. The alternative is what?: to NOT share your thinking with the potentially effected property owners?

3. The maps present a specific vision for the future, recognizing that things change in 40 years.

For example, the plan suggests a future bike path connecting the city to the large tracts of open space to the east. At

present, the suggested path is useless - it doesn't go anywhere. But everyone knows that a connection between the City and the large open tracts to the east has long been a popular goal, and those tracts have twice been offered to the City for sale by their private property owner in the last 6 years. It is not unreasonable to expect that sometime in the next 40 years, that sale might occur.

Before the park proposed for the southeast edge of Service Area 11 would ever happen, there would have to be a sewer system in that area. Otherwise, it could not support the population density to which the proposed park is responding, nor could it meet the requirements for city annexation. When the Sherman Hills Subdivision was laid out in 1968, that was the vision. Every lot sold includes the covenant that the owner will hook up to central sewer, at their own expense, as soon as it becomes available. Yet when a sewer system was proposed in 2008, there was a mini-revolution. Things change.

Part of the disinformation campaign about this plan is a threat of negative impacts on property values. But we all read real estate ads:

1 - home for sale - surrounded by private property; no public access.

2 - home for sale - adjacent to municipal trail network; abuts public open space.

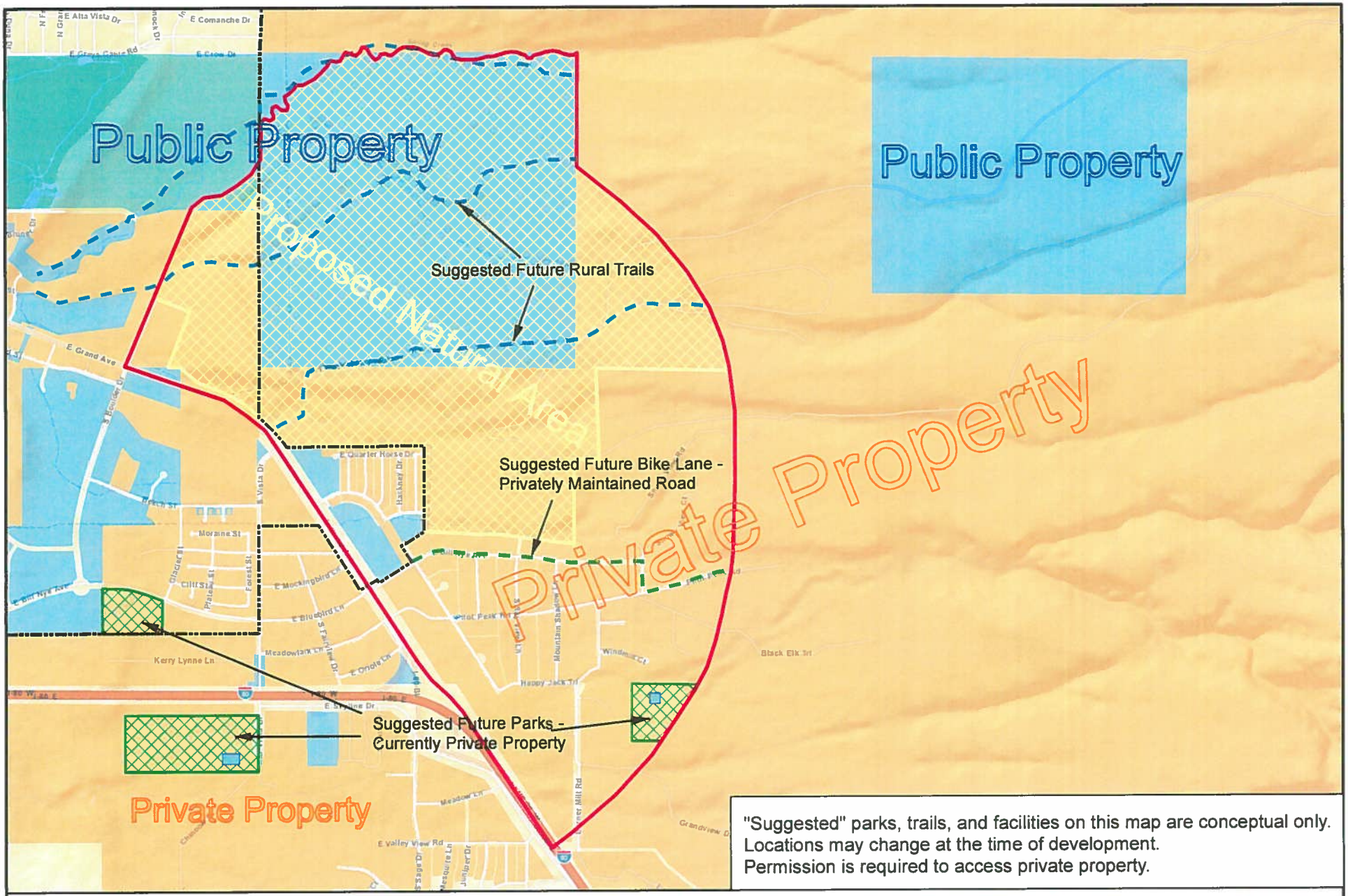
There's not a realtor on earth that would take the first ad over the second. Did anyone's property value ever go DOWN because they backed on the National Forest?!

Properly presented, this plan, with all its "icons", could be good for property values.

4. The maps provide specific guidance for a future developer. If someone decides to buy a piece of property, subdivide, and request annexation, they want as much information up front as they can get. Having to read a generalized description and try to figure out what the city really has in mind isn't near as useful as a map - showing "road here", "park there", "trail alongside here". That doesn't mean it has to go that exact way, but it's a great place to start, to try, at the stage of the developer's own visioning, to come up with something that fits. Why deprive the future developers of our city of this valuable tool?

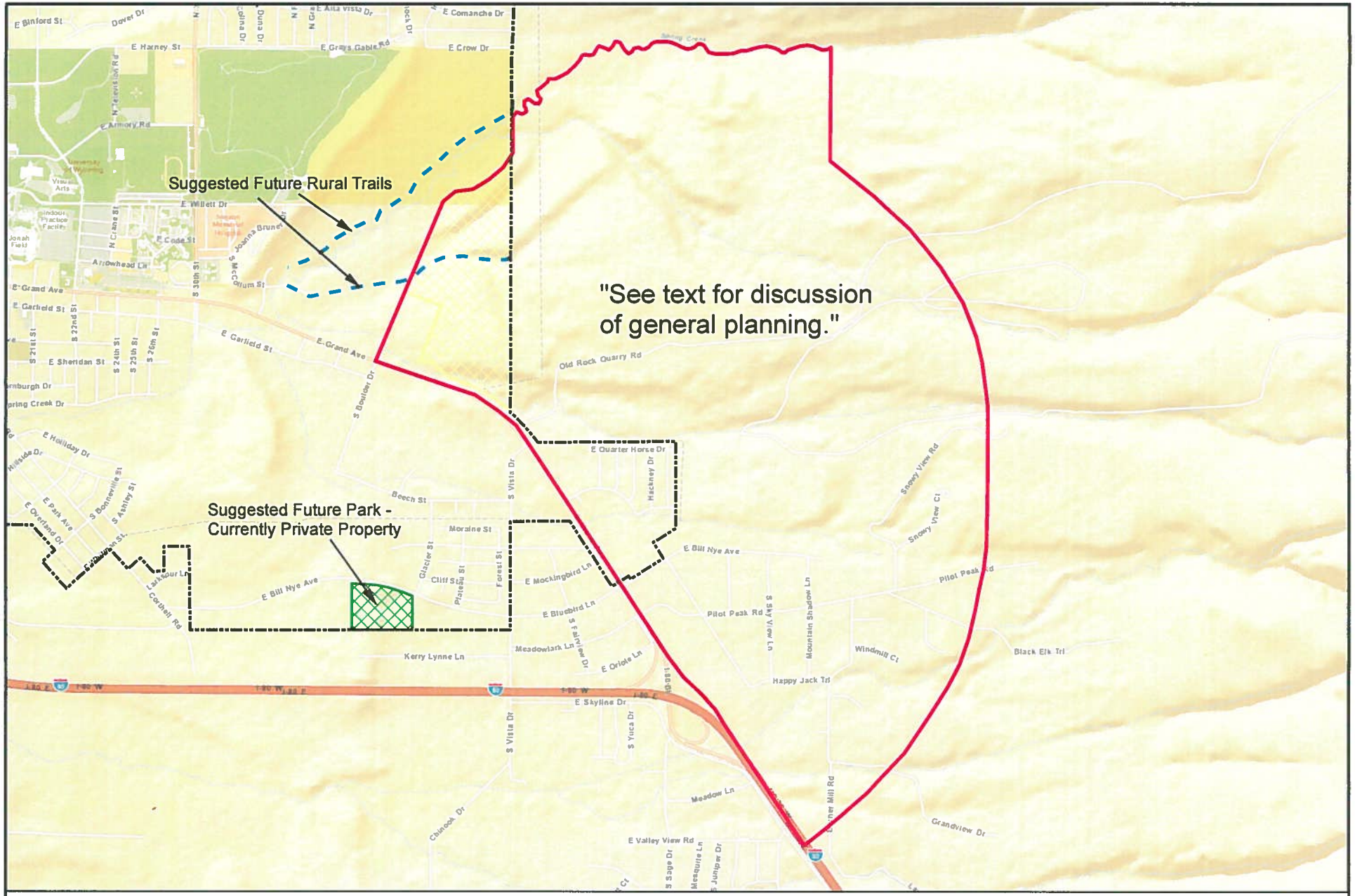
I continue to think you can come up with a way to present your good work, all of it, in a way that not only serves City's purposes, but is sensitive to the interests of our county neighbors as well.

- Bern Hinckley
508 S. 11th



Conceptual Draft 11/4/14

Laramie Parks and Trails Master Plan
Service Area 11



Conceptual Draft 11/4/14

No County "Icons"
Laramie Parks and Trails Master Plan
Service Area 11

Paul Harrison

From: Terri Jones [btjones@wyoming.com]
Sent: Wednesday, November 05, 2014 4:06 PM
To: Paul Harrison
Subject: PTR Master Plan

November 5, 2014

Terri E. Jones
3918 Chinook Dr. / PO Box 1, Laramie, WY 82073
Laramie, WY 82070
307-742-7003

Dear Paul Harrison and PTR Master Plan Committee:

Dale B. Jones and I own land south of I-80 which is included in the PTR Master Plan, Service Area 14.

Icons on private property whether pictures, lines or words are still a part of the 5 PTR Master Plan example maps. Private property is exactly that, private property, until what time the City of Laramie purchases a parcel of land. The only "icon" reference on the maps to private property should be "PRIVATE PROPERTY - TRESPASSERS MAY BE PROCECUTED."

Why if the City owns the land along Spring Creek has it not been developed as trails and bike paths? The Monolith Ranch has beautiful land along the Laramie River for trails and bike paths, this should be developed. The City owns land on the east side of Hwy 287 that could be developed for recreation. What Paul Harrison and the PRT Master Plan Committee are saying is," It is just fine for us to develop someone else's land, but leave the land owned by the City alone."

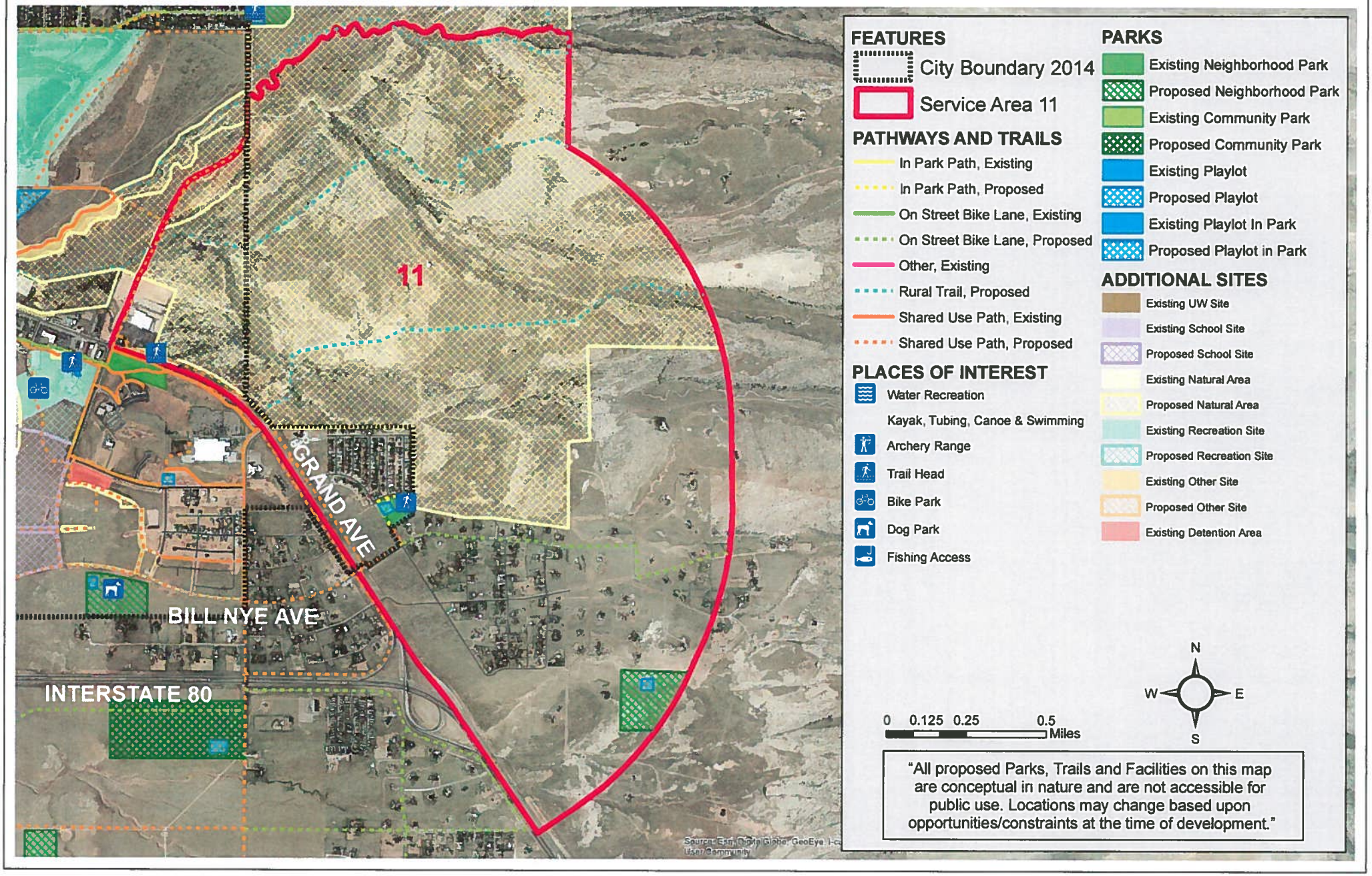
Paul Harrison and the PTR Master Plan Committee you demonstrate only arrogant and glaring disrespect toward Albany County's Private Property Rights, the Albany County Commissioners, and the Albany County Planning Board.

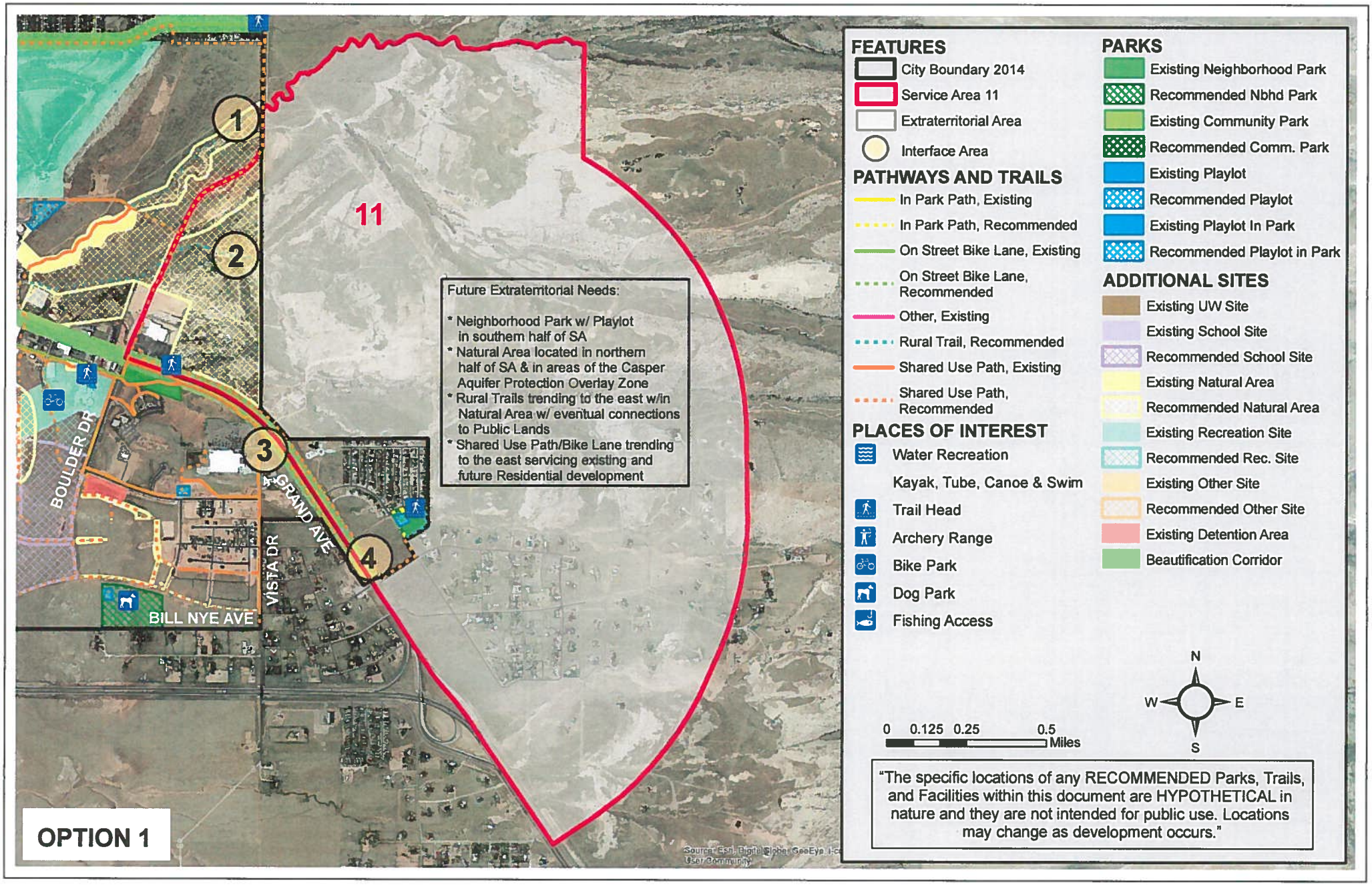
Now is the time for PRT Master Plan to be revised to ***exclude*** private property and *include* ALL land owned by the City of Laramie.

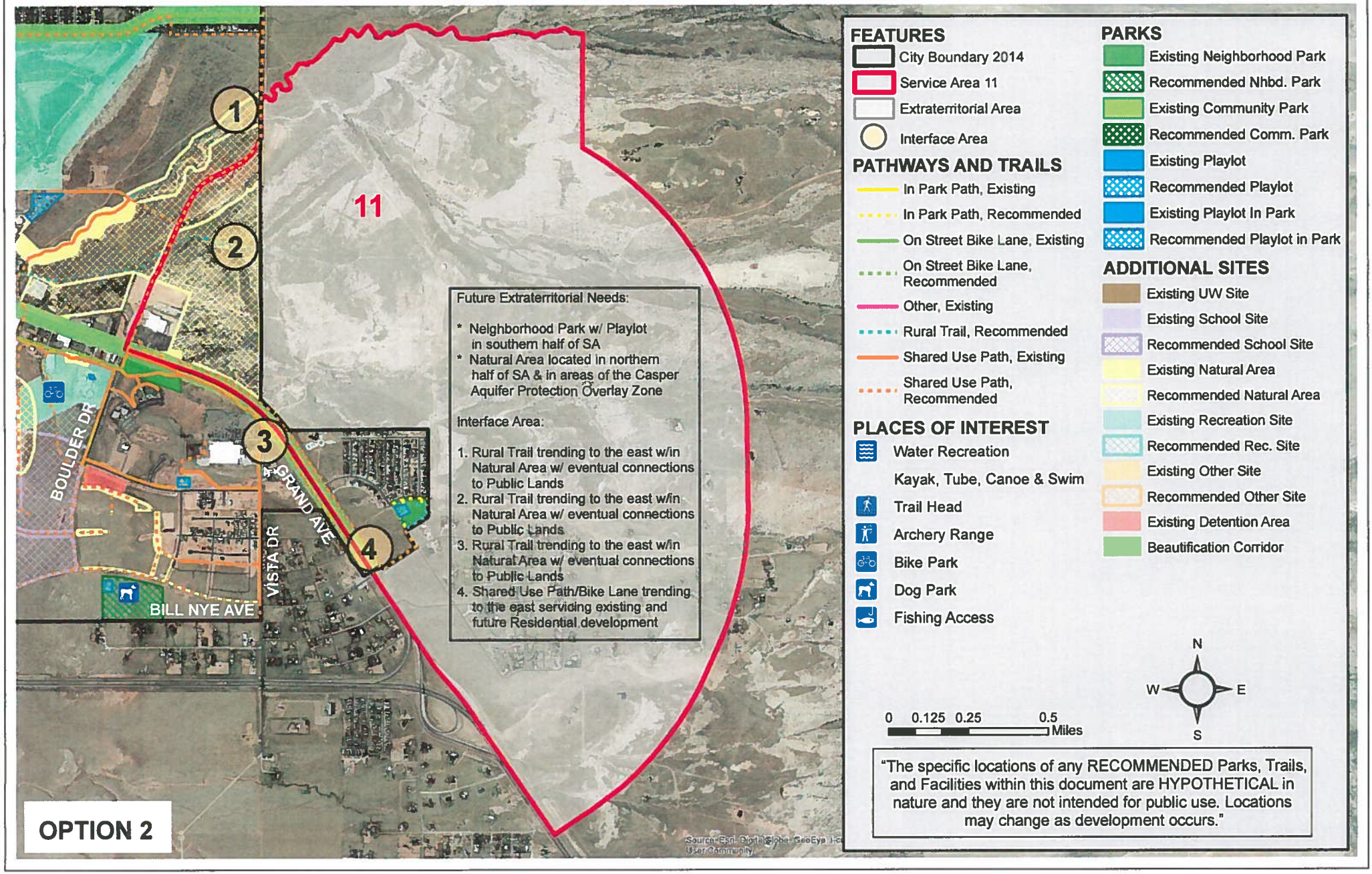
Very Sincerely,

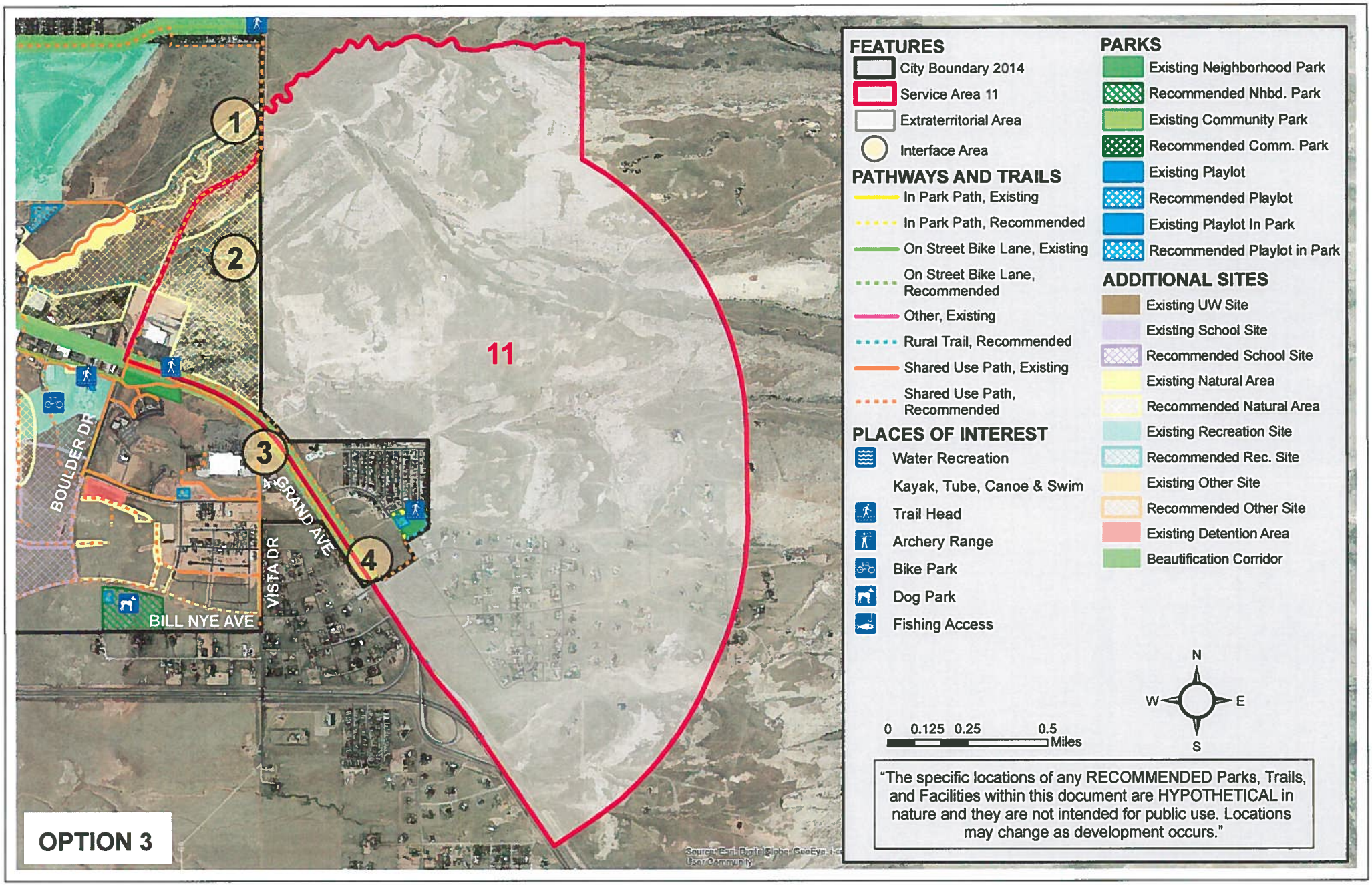
Terri E. Jones

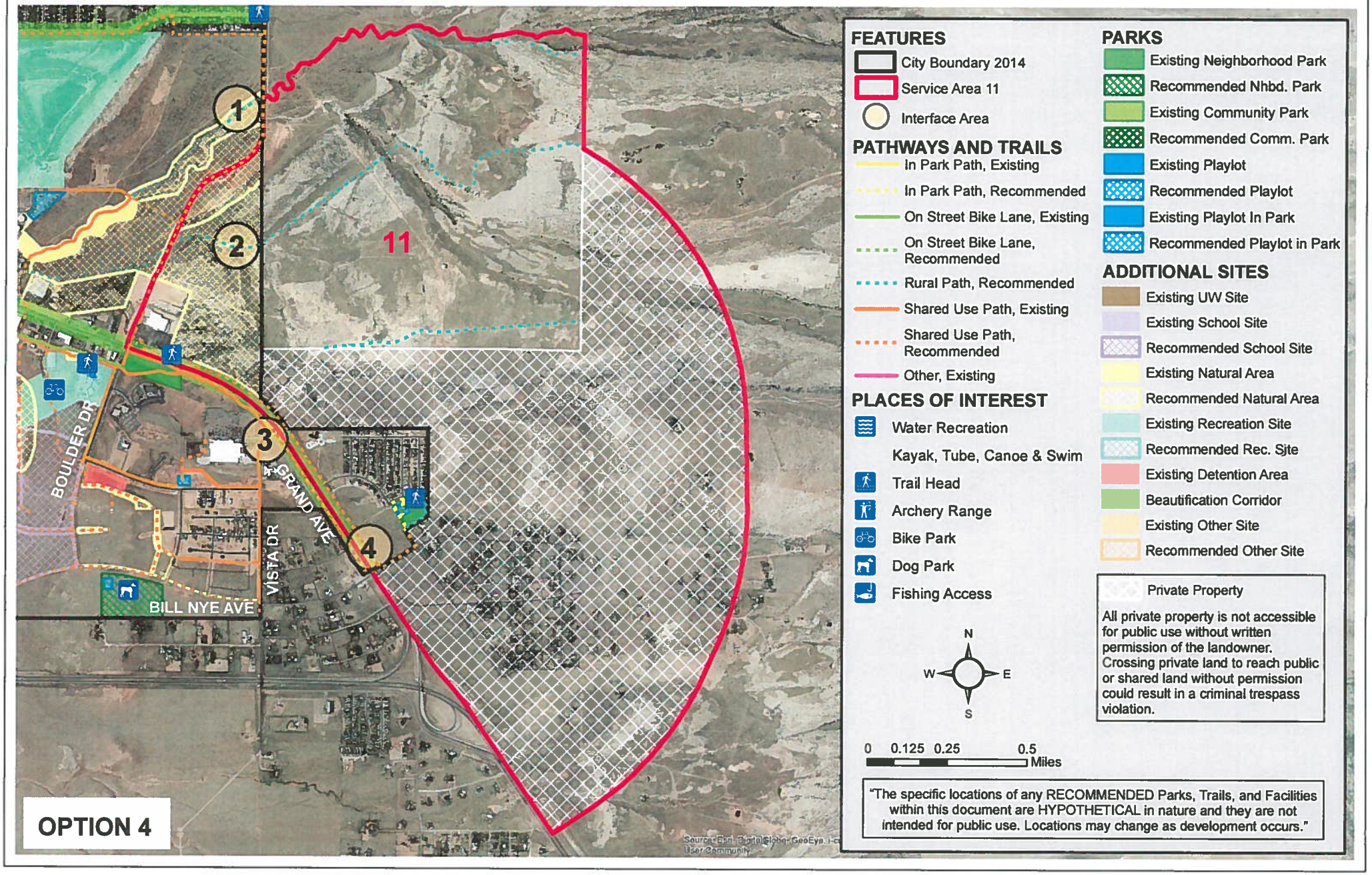
Cc: Albany County Commissioners and Albany County Planning Board

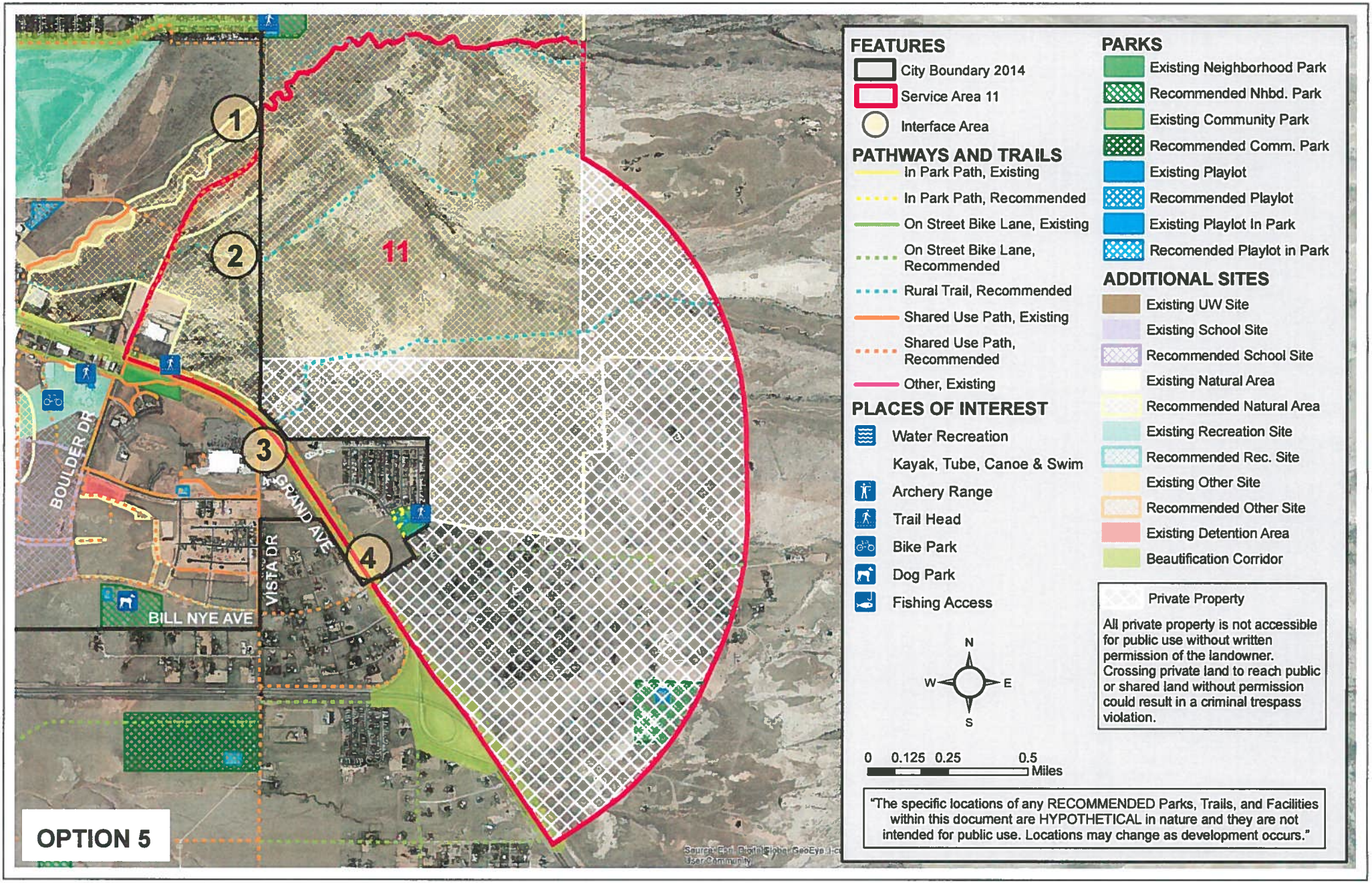

11
GRAND AVE
BILL NYE AVE
INTERSTATE 80
FEATURES
City Boundary 2014
Service Area 11
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Proposed
On Street Bike Lane, Existing
On Street Bike Lane, Proposed
Other, Existing
Rural Trail, Proposed
Shared Use Path, Existing
Shared Use Path, Proposed
PLACES OF INTEREST
Water Recreation
Kayak, Tubing, Canoe & Swimming
Archery Range
Trail Head
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Proposed Neighborhood Park
Existing Community Park
Proposed Community Park
Existing Playlot
Proposed Playlot
Existing Playlot In Park
Proposed Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Proposed School Site
Existing Natural Area
Proposed Natural Area
Existing Recreation Site
Proposed Recreation Site
Existing Other Site
Proposed Other Site
Existing Detention Area
N
W
E
S
0 0.125 0.25 0.5
Miles
"All proposed Parks, Trails and Facilities on this map are conceptual in nature and are not accessible for public use. Locations may change based upon opportunities/constraints at the time of development."


11
1
2
3
4
Future Extraterritorial Needs:
* Neighborhood Park w/ Playlot in southern half of SA
* Natural Area located in northern half of SA & in areas of the Casper Aquifer Protection Overlay Zone
* Rural Trails trending to the east w/in Natural Area w/ eventual connections to Public Lands
* Shared Use Path/Bike Lane trending to the east servicing existing and future Residential development
BOULDER DR
GRAND AVE
VISTA DR
BILL NYE AVE
FEATURES
City Boundary 2014
Service Area 11
Extraterritorial Area
Interface Area
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Recommended
On Street Bike Lane, Existing
On Street Bike Lane, Recommended
Other, Existing
Rural Trail, Recommended
Shared Use Path, Existing
Shared Use Path, Recommended
PLACES OF INTEREST
Water Recreation
Kayak, Tube, Canoe & Swim
Trail Head
Archery Range
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Recommended Nbhd Park
Existing Community Park
Recommended Comm. Park
Existing Playlot
Recommended Playlot
Existing Playlot In Park
Recommended Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Recommended School Site
Existing Natural Area
Recommended Natural Area
Existing Recreation Site
Recommended Rec. Site
Existing Other Site
Recommended Other Site
Existing Detention Area
Beautification Corridor
N
W
E
S
0 0.125 0.25 0.5 Miles
"The specific locations of any RECOMMENDED Parks, Trails, and Facilities within this document are HYPOTHETICAL in nature and they are not intended for public use. Locations may change as development occurs."
OPTION 1


11
1
2
3
4
BOULDER DR
GRAND AVE
VISTA DR
BILL NYE AVE
Future Extraterritorial Needs:
* Neighborhood Park w/ Playlot in southern half of SA
* Natural Area located in northern half of SA & in areas of the Casper Aquifer Protection Overlay Zone
Interface Area:
1. Rural Trail trending to the east w/in Natural Area w/ eventual connections to Public Lands
2. Rural Trail trending to the east w/in Natural Area w/ eventual connections to Public Lands
3. Rural Trail trending to the east w/in Natural Area w/ eventual connections to Public Lands
4. Shared Use Path/Bike Lane trending to the east servicing existing and future Residential development
FEATURES
City Boundary 2014
Service Area 11
Extraterritorial Area
Interface Area
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Recommended
On Street Bike Lane, Existing
On Street Bike Lane, Recommended
Other, Existing
Rural Trail, Recommended
Shared Use Path, Existing
Shared Use Path, Recommended
PLACES OF INTEREST
Water Recreation
Kayak, Tube, Canoe & Swim
Trail Head
Archery Range
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Recommended Nhbd. Park
Existing Community Park
Recommended Comm. Park
Existing Playlot
Recommended Playlot
Existing Playlot In Park
Recommended Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Recommended School Site
Existing Natural Area
Recommended Natural Area
Existing Recreation Site
Recommended Rec. Site
Existing Other Site
Recommended Other Site
Existing Detention Area
Beautification Corridor
0 0.125 0.25 0.5 Miles
N
W
E
S
"The specific locations of any RECOMMENDED Parks, Trails, and Facilities within this document are HYPOTHETICAL in nature and they are not intended for public use. Locations may change as development occurs."
OPTION 2


1
2
3
4
11
BOULDER DR
GRAND AVE
VISTA DR
BILL NYE AVE
OPTION 3
FEATURES
City Boundary 2014
Service Area 11
Extraterritorial Area
Interface Area
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Recommended
On Street Bike Lane, Existing
On Street Bike Lane, Recommended
Other, Existing
Rural Trail, Recommended
Shared Use Path, Existing
Shared Use Path, Recommended
PLACES OF INTEREST
Water Recreation
Kayak, Tube, Canoe & Swim
Trail Head
Archery Range
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Recommended Nhbd. Park
Existing Community Park
Recommended Comm. Park
Existing Playlot
Recommended Playlot
Existing Playlot In Park
Recommended Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Recommended School Site
Existing Natural Area
Recommended Natural Area
Existing Recreation Site
Recommended Rec. Site
Existing Other Site
Recommended Other Site
Existing Detention Area
Beautification Corridor
0 0.125 0.25 0.5 Miles
N
W
E
S
"The specific locations of any RECOMMENDED Parks, Trails, and Facilities within this document are HYPOTHETICAL in nature and they are not intended for public use. Locations may change as development occurs."


1
2
3
4
11
BOULDER DR
GRAND AVE
VISTA DR
BILL NYE AVE
OPTION 4
FEATURES
City Boundary 2014
Service Area 11
Interface Area
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Recommended
On Street Bike Lane, Existing
On Street Bike Lane, Recommended
Rural Path, Recommended
Shared Use Path, Existing
Shared Use Path, Recommended
Other, Existing
PLACES OF INTEREST
Water Recreation
Kayak, Tube, Canoe & Swim
Trail Head
Archery Range
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Recommended Nhbd. Park
Existing Community Park
Recommended Comm. Park
Existing Playlot
Recommended Playlot
Existing Playlot In Park
Recommended Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Recommended School Site
Existing Natural Area
Recommended Natural Area
Existing Recreation Site
Recommended Rec. Sjte
Existing Detention Area
Beautification Corridor
Existing Other Site
Recommended Other Site
Private Property
All private property is not accessible for public use without written permission of the landowner. Crossing private land to reach public or shared land without permission could result in a criminal trespass violation.
N
W
E
S
0 0.125 0.25 0.5
Miles
"The specific locations of any RECOMMENDED Parks, Trails, and Facilities within this document are HYPOTHETICAL in nature and they are not intended for public use. Locations may change as development occurs."


1
2
3
4
11
BOULDER DR
GRAND AVE
VISTA DR
BILL NYE AVE
OPTION 5
FEATURES
City Boundary 2014
Service Area 11
Interface Area
PATHWAYS AND TRAILS
In Park Path, Existing
In Park Path, Recommended
On Street Bike Lane, Existing
On Street Bike Lane, Recommended
Rural Trail, Recommended
Shared Use Path, Existing
Shared Use Path, Recommended
Other, Existing
PLACES OF INTEREST
Water Recreation
Kayak, Tube, Canoe & Swim
Archery Range
Trail Head
Bike Park
Dog Park
Fishing Access
PARKS
Existing Neighborhood Park
Recommended Nhbd. Park
Existing Community Park
Recommended Comm. Park
Existing Playlot
Recommended Playlot
Existing Playlot In Park
Recomended Playlot in Park
ADDITIONAL SITES
Existing UW Site
Existing School Site
Recommended School Site
Existing Natural Area
Recommended Natural Area
Existing Recreation Site
Recommended Rec. Site
Existing Other Site
Recommended Other Site
Existing Detention Area
Beautification Corridor
Private Property
All private property is not accessible for public use without written permission of the landowner. Crossing private land to reach public or shared land without permission could result in a criminal trespass violation.
N
W
E
S
0 0.125 0.25 0.5
Miles
"The specific locations of any RECOMMENDED Parks, Trails, and Facilities within this document are HYPOTHETICAL in nature and they are not intended for public use. Locations may change as development occurs."