



# City of Laramie

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## MINUTES Laramie Planning Commission

April 28, 2008 4:30 PM  
City Council Chambers  
406 Iverson, Laramie, WY  
(City Hall)

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*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.*

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### 1. CALL TO ORDER/ ROLL CALL

Meeting convened at 4:36 p.m.

Members present: Dave Paulekas, Kaye Willis, Anne Larsen, Scott Mullner, Tim Nyquist and Vicki Henry

Members absent: John Hester

There was a quorum present at all times with Anne Larsen and Tim Nyquist arriving late.

Council Liaison: Jodi Guerin (absent)

Staff present: Randy Hunt, Derek Teini and Sara Davis

Guest Speakers: Bob Routson, Dean Mercil, Bill Edwards and George Krell

### 2. APPROVAL OF AGENDA AND MINUTES

#### 2-A. Minutes of the February 25, 2008 meeting

Minutes were postponed until next meeting due to insufficient representation of members from the February 25, 2008 meeting to vote on the minutes.

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

No comments.

### 4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

Teini stated that the information provided to staff during the building permit process on the Ramada Inn sign variance was incorrect. Further, Teini stated that with the new information provided the variance was no longer needed; therefore, the variance will not be brought before the Planning Commission again.

Teini stated that Module 2 of the unified development code is complete. Teini stated that there will be a joint Planning Commission and City Council meeting to discuss Module 2 on May 29, 2008. Further, Teini stated that ZAC will also be holding a meeting on Thursday, May 29, 2008 to discuss Module 2.

Teini introduced the new senior planner, Randy Hunt.

### 5. DISCLOSURES

No disclosures.

### 6. CURRENT PLANNING PROJECTS

## **NEW BUSINESS:**

### **6-A. FP-07-10 Eastridge 2<sup>nd</sup> Filing Final Plat**

Teini presented the staff report.

Willis asked if the City was trying to get away from the use of cul-de-sacs. Teini stated that there is nothing within the subdivision regulations that forbids the use of cul-de-sacs. Teini added that the Comprehensive Plan emphasizes connectivity within subdivisions and this plan allows for pedestrian connectivity between the cul-de-sacs.

Willis asked if the drainage ditch will be within the pathway. Bob Routson, applicant, responded that the pathway will be next to the drainage ditch. Willis inquired if the pathway will be paved. Routson replied that the pathway will be paved with concrete or asphalt dependent upon City standards. Willis asked if the drainage ditch will be a depression. Routson replied that the drainage ditch will be designed based on required flow.

Henry asked what improvements are needed to Vista Drive. Routson replied that he is planning on making a one time investment on improvements to Vista Drive. Teini stated that Vista Drive is currently under Engineering Design. Teini explained that the City has requested a one time investment in the improvements of Vista Drive because if the improvements are made right now, the street will be dug up within a couple of years.

Paulekas asked for clarification on the location of the connectivity of the cul-de-sacs. Dean Mercil, applicant, stated the connectivity can be found on the final plat and is located at the end of Walsh Court.

MOTION BY Willis, seconded by Mullner "to recommend approval to the Laramie City Council of the Eastridge Subdivision 2<sup>nd</sup> Filing final plat based on findings of fact and conclusions of law and subject to all staff recommendations."

Ayes: Paulekas, Willis, Larsen, Mullner and Henry. Nays: None. Absent: Nyquist and Hester. MOTION CARRIED.

### **6-B. FPUD-07-01 Grand View Heights Final PUD Phase II**

Teini presented the staff report.

Mullner asked if there are bonds being held for the fence and trails. Teini responded that there are bonds being held based on the 1<sup>st</sup> Phase Open Space Agreement (performance bonds) which are held at 125% of the cost. However, the fence was not included in the Open Space Agreement. Mullner asked if we should add a condition for a performance bond for the fence. Teini responded that this is not feasible at this stage of the development. Teini added that they will be adding these types of conditions at the preliminary plat and/or PUD stage for future developments. Paulekas asked if the performance bond for the trail is for the development or for the property. Teini responded that one is for the land and one is for development of the trail system. Teini added that the Parks and Recreation Department is facilitating these bonds.

Larsen asked how many twin homes were in the preliminary PUD. Teini responded there was a mixture of twin homes and single family homes in the preliminary PUD. Teini added

that there was a request to modify their plans to change the twin homes to single family homes.

Bill Edwards, applicant, stated that the fence was never initially required by the developer, rather it was required by the residents. Edwards stated that he chose to put up the fence, so all the fences would match. Edwards added that he is ready to put up the fences.

Larsen questioned the cost difference between single family homes and twin homes. Edwards stated he moved away from twin home to single family due to demand. There will be no twin homes in 2<sup>nd</sup> filing. Larsen stated she thought the idea of PUD was for mixed use. Edwards stated that the only reason for him using a PUD was to get smaller road widths. Larsen reiterated that she thought the idea of a PUD was to provide mixed uses. Edwards stated that a PUD is used for plans that do not exactly conform to City standards.

MOTION BY HENRY, seconded by Willis "to recommend approval to the City Council the Grand View Heights Final PUD Phase II, Block 7, Lots 13-27; Block 8, Lots 15-21; Block 9, Lots 1-8; and Block 10, Lots 5-8."

Mullner suggested for future agreements to put all elements of the agreement in writing, such as the fence in this case.

Ayes: Paulekas, Willis, Mullner, Henry, and Nyquist. Nays: Larsen. Absent: Hester.  
MOTION CARRIED.

#### **6-C. PP-08-01 Laramie Regional Airport Professional Air and Research Park**

Teini submitted a new map, provided by the applicant, to the Planning Commission for the project. A copy of the map is included in the official minutes.

Teini presented the staff report. Teini announced that staff is requesting two supplementary conditions:

1. The MOU for Airport Road and any other issues relating to Airport Road be completed and resolved before the Final Plat is prepared;
2. The land located west of the most western north and south street (power line easement) be included in a lot, made a separate lot or be a dedicated easement to be privately maintained by an HOA or other private entity.

Larsen stated concern with Airport Road not being a City road. Teini stated the decision not to make this road a City road is under the discretion of the Public Works Department. Teini added that the Public Works Department stated that they do not want to maintain the road due to the remoteness of the location. Further, Teini stated that an MOU is being developed to address maintenance between the City, County, WYDOT and developer.

Willis asked if the new building currently under construction is part of this development. George Krell, chair of airport board, stated that it is part of the development. Henry asked if there is a road access to the building. Krell stated that there will be access to the building as development occurs. Krell added that the streets will be done by September.

Paulekas asked if properties need to be platted and approved before construction of a building. Teini clarified that they are allowed to build one building before platting.

Krell clarified that the road requiring an MOU is named General Brees Road and not Airport Road.

Larsen asked if the airport will be willing to maintain the road and lift station. Krell responded that the airport is willing to do so if need be. Krell added that some of the details need to be identified with the lift station before the airport can make an agreement.

Mullner asked Krell if the airport would be willing to maintain the electrical easement. Krell responded that he has already spoken with the City about this issue and has agreed.

MOTION BY LARSEN, seconded by Henry "to recommend approval to the Laramie City Council of the Laramie Regional Airport Preliminary Plat including a variance from undergrounding of existing overhead power lines subject to all staff's recommendations and conditions including items 15 and 16, 15 being issues with General Brees Road be completed prior to final plat" and 16 being that the property located beneath the electrical easement along the western property line be included within a lot or be maintained by a POA or other private entity.

Larsen stated that she would like the City to assure that the citizens of the community would have proper access to the airport and perhaps make the road a city road in the future.

Ayes: Paulekas, Willis, Larsen, Mullner, Henry, and Nyquist. Nays: None. Absent: Hester.  
MOTION CARRIED.

**OLD BUSINESS:**

No items.

**7. LONG RANGE PLANNING PROJECTS**

No items.

**8. ADJOURNMENT**

Mr. Paulekas adjourned the meeting at 5:53 p.m.

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Dave Paulekas, Planning Commission Chair

Date

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Respectfully submitted ~ Sara Davis, Administrative Assistant

Date