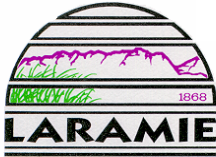


City of Laramie – Albany County

PLANNING DEPARTMENT



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MINUTES

Laramie Planning Commission

22 March 2006

4:00 PM

Nellie Iles - City Council Chambers

- I. **CALL TO ORDER/ROLL CALL** - meeting convened at 4:05 p.m.
Members present: Rick Moore, Dennis Dreher, John Hester, Annie Hilton, Dave Paulekas, Kaye Willis, Bob Bryant, Anne Larsen. There was a quorum present at all times.
Member(s) absent: None
Council Liaison: Jodi Guerin, Mayor.
Staff present: Doug Bryant, Roger Martin, Charles Bloom, Derek Teini, Janis Phelps.
Guests present: Bob Blake, Dean Mercil, Jim Cavalli, Paul Greaser, N’Kole and Chris Holp, James Johnson, Jay Deveraux.
- II. **APPROVAL OF AGENDA/MINUTES** – The agenda was changed to move item “D” to item “A” with the rest of the section following chronologically. Two items were added to the “Update” section: a discussion on packets for the new zoning handouts (c) and James Johnson would like feedback on consideration of a subdivision in the Corthell area (d).
- III. **CITIZEN COMMENTS – Non-Agenda Related Topics**
There were no comments made.
- IV. **DISCLOSURES**
Mr. Hester disclosed that he was on the design committee that inquired about an Historic District. It was agreed that this would not affect his ability to serve on the Commission. Chair Moore disclosed that his wife is on the board of director’s of Richard’s park homeowners association. There was no known position at this meeting.
- V. **CURRENT PLANNING PROJECTS**
 - A. N’Kole Daycare Conditional Use
Mr. Teini described the location as being currently zoned R2, limited family residential with the surrounding zoning being single family residential. The applicants are seeking to provide daycare for a total of ten children. Laramie Municipal Code Section 17.16.020 permits up to 12 children. Staff feels that this will not adversely affect the public interest and recommends approval. Mr. Dreher asked if the hours would be 7:30 to 5:30, to which the applicant assented. Ms. Willis motioned for approval of the conditional use subject to findings of fact and conclusions of law. Mr. Dreher seconded, motion passed unanimously.
 - B. Snowy Range West Addition – Preliminary and Final Plat

Mr. Bloom presented the staff report for the Preliminary Plat only; the Final Plat is on hold. This project is located in West Laramie, south and west of Franklin and Colorado Streets. He added that Commissioners recently saw applications for a Conditional Use and a zoning change pertaining to a Mobile Home Park. This is currently awaiting a public hearing at Council. Mr. Bloom went over the acreage and the capabilities of the infrastructure. He felt that all items in question could be addressed before being presented to Council. Chair asked why a larger area was not platted. Mr. Bloom described the neighboring areas and noted that Planning staff feels the area chosen was adequate. Discussion followed on the area and access to the proposed project. The question of a park could be addressed via the Conditional Use portion of this project. Mr. Paulekas moved to approve the preliminary plat for Snowy Range West Addition based on the findings of fact and conclusions of law found herein subject to the Engineer's Checklist. Seconded by Ms. Willis, passed unanimously.

C. Coughlin Pole Mountain 3rd Addition – Annexation and Zoning

Mr. Bloom noted the project is located northwest of Indian Paintbrush school. It consists of approximately 42 acres currently zoned as County Residential with the petitioners desiring R1 zoning for the annexed area. The applicants propose single-family development for the area. The Land Use Element refers to this area as area 22 or the "W Hill" area. Mr. Bloom noted schools, a fire station and arterial roads in the area. Adequate storm water detention will need to be in place and this will be addressed in a later plat. Staff routed this project to appropriate departments in September 2005; staff approves of this project. Discussion followed on the reasons for the peculiar shape of the area as well as street and highway plans. Paul Greaser, applicant, cannot speak to the plans for the adjacent seven acres, as he is not the owner. He added that the area had been platted since the early 90's but then expired; the current project is the result of a revision done 18 months ago. The applicant was urged to be prepared for questions about slope and topography when presenting the Final Plat. Mr. Paulekas motioned for approval of the Annexation and Zoning subject to the Engineer's Checklist, based upon findings of fact and conclusions of law found herein and described in the staff report. Mr. Hester seconded. The motion was amended to include, specifically, R1 zoning. Motion passed unanimously.

D. Coughlin Pole Mountain 3rd Addition - Rezoning

Mr. Bloom informed Commissioners that this project is in the area of the previous application, but is in the city limits. It is currently zoned R1, allowing for single family homes. The area in question is approximately 14 acres in size and R2 zoning is consistent with the recommendations for area 22 the LUE. Mr. Bloom mentioned that Public Works feels that runoff in the area is a concern and this will be addressed in the preliminary plat process. The Streets Department has not requested a traffic study. Mr. Hester motioned for rezoning of the property, currently R1, to R2 subject to the findings of fact and conclusions of law. Mr. B. Bryant seconded. Discussion followed on procedures for plats as well as setback requirements and density concerns. Staff concurred that this project did not consist of spot zoning. Mr. Hester expressed a desire for bringing some more parks into new projects, especially in this area. The motion passed unanimously.

VII. LONG RANGE PLANNING PROJECTS

Mr. Martin gave a brief status report of the Comprehensive Plan, stating that drafts will be out Monday and will also be posted on the Web. There is an upcoming CPAT meeting that Commissioners are welcome to attend.

VIII. UPDATE AND INFORMATION

A. Historical District

Discussion then turned to the possibility of creating an historic district for the downtown area. Mr. Bloom mentioned scenarios such as the elimination of parking, possibly establishing a design review committee or instituting an overlay based on national historic standards. He introduced Craig Auburn (check spelling of name), Chair of the Main Street Design Committee. Chair Moore stressed

