



City of Laramie

Community Development Department
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MINUTES

Laramie Planning Commission

August 9, 2006 4:00 PM
City Council Chambers
1012 South 6th Street, Laramie, WY
(Nellie Iles Building)

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/ ROLL CALL** – Meeting convened at 4:05 PM
Members present: Dave Paulekas, Kaye Willis, Bob Bryant, John Hester, and Ann Larsen
Members absent: Dennis Dreher, Anne Hilton, and Scott Mullner
There was a quorum present at all times.
Council Liaison: Jodi Guerin
Staff present: Peter Wysocki and LaDene Culver
Guests present: Charles Lowham
- 2. APPROVAL OF AGENDA AND MINUTES**
Mr. Hester requested he be able to report what he observed from Scott Day's visit, concerning Third Street and the Viaduct. This is covered under new business.

Mr. Paulekas declared due to the difficulty of having all the Laramie Planning Commission (LPC) members present to vote on any certain set of minutes, the majority of the members present at a meeting could vote on those minutes. Those who did not attend said meeting should abstain.

Ms. Larsen observed there was a quorum present for all minutes presented.

Minutes of June 14, 2006 meeting - Mr. Bryant moved to accept the June 14th minutes. Ms. Willis seconded. Motion carried, with Mr. Hester abstaining.

Minutes of July 12, 2006 meeting – Mr. Bryant moved to accept the July 12th minutes. Ms. Hilton seconded. Motion carried, with Mr. Paulekas abstaining.

Minutes of July 26, 2006 meeting – Mr. Bryant moved to accept the July 26th minutes. Ms. Willis seconded. Motion carried, with Ms. Larsen abstaining.
- 3. CITIZEN COMMENTS - Non-Agenda Related Topics – No Action Can Be Taken**
Mr. Lowham (developer of Fox Run Estates subdivision) requested the LPC initiate a change regarding the sign ordinance dealing with signs for subdivisions. He further indicated that his sign would be placed behind a retainage pond wall, on blocks. The request had met with staff approval. The subdivision is projected to have 68 lots.

Mr. Paulekas, who is also chair of the Zoning Board of Adjustment (ZBA), explained that Mr. Lowham had asked ZBA for approval of a 15 to 18 square foot sign in front of his subdivision. The current ordinance allowed for a 1 foot square sign. The ZBA denied this request, stating the request was not appropriate for the ZBA, and that the applicant should present this request to the LPC. He further declared these signs can be used for direction, information, public help, and demonstration of the subdivision's pride.

Mr. Wysocki detailed that the appropriate action would be to direct the planning staff to draft an ordinance covering a sign for subdivisions. The LPC and the City Council would then have to approve it. The amendment should consist of a couple of paragraphs added to the existing sign ordinance.

Ms. Larsen pointed out no action can be taken on items under citizen comments.

Mr. Paulekas affirmed this item would be further addressed under new business.

4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

Mr. Wysocki announced there would be a joint work session with the LPC and the City Council on September 26, 2006 at 6:00 PM, in the City Council Chambers. He mentioned that membership to the American Planning Association was available to Planning Commission members. He also related that the Community Development Office had received via email a resignation letter from Anne Hilton effective immediately.

Ms. Willis commented about a development sign in front of an old apartment building at 26th Street and Garfield Street that has been in place for a long time.

Mr. Paulekas remarked there has been a sign at North 9th Street and Seton Street for about a year, and that project appeared to be inactive. He also observed that in several Engineering Reviews, that a block being too long was addressed. A practical solution for breaking up the block would be to divide the block with a sidewalk, setting aside an area of about 15 feet in width, similar to one in his neighborhood in the Corthell area, which is frequently used by pedestrians.

5. DISCLOSURES – There were no disclosures.

6. CURRENT PLANNING PROJECTS

OLD BUSINESS - No Items

NEW BUSINESS –

6-A. Signage for subdivisions

Mr. Paulekas addressed the Citizen Comment concerning signs for subdivisions, calling for a motion for staff to write an ordinance to be submitted to City Council allowing for signage for subdivisions. Mr. Bryant so moved. Mr. Hester seconded.

Mr. Wysocki explained that the ordinance would have to define when the sign was appropriate. He further related that most states define subdivisions as being 5 lots or more.

Ms. Willis stated there should be at least 10 lots in a subdivision in regards to the sign. Mr. Hester suggested that the limit should be 20 to 30 lots.

Mr. Wysocki remarked the signage could be governed by what is around it, as the subdivision could be its own little project.

Mr. Paulekas requested that part of this ordinance should have the LPC having final approval of all the signs, thus allowing for subjectiveness and architectural appeal.

Mr. Hester would like the signs be a monument type sign, which if lit, the light does not project off the sign, a low key lighting.

Motion carried unanimously.

6-B. Third Street and the Viaduct

Mr. Hester informed the LPC that he had attended a meeting with Scott Day of the Urban Development System, sponsored by the Wyoming Main Street program. A Mr. Gould of WYDOT (Wyoming Department of Transportation) was present. Couplet (one way) streets were discussed and dismissed. Crosswalks and pedestrian safety was addressed. Bulb out crosswalks were discussed. These crosswalks would slow traffic, and discourage oversize traffic such as semi trucks. Mr. Hester recalled there had been a study as to the feasibility of putting these in place from Park to Sheridan Streets, at a cost of \$11-15 million, he believed. Mr. Hester was under the impression that Mr. Gould stated the state would help with the expense of putting in the bulb outs, but would not do anything until the viaduct location was settled, as they did not want to tear out new construction for the viaduct. There were 2 different reasons the Harney viaduct has not gone through: K Mart did not want it there, and there was a concern that it would further draw business away from downtown. Mr. Hester was also under the impression that WYDOT would pay to drop the Clark Street overpass, with the possibility of Union Pacific assisting with the cost.

Ms. Guerin related there is a pending study by WYDOT looking at moving traffic, which will be completed shortly. She explained that WYDOT was reluctant to build at Harney Street and leaving Clark Street intact, because Harney Street would be underutilized with people turning on the Clark viaduct. She indicated that we should wait until the study is done, negotiate with WYDOT, and get what is best suited for the City Of Laramie. She requested the Planning Commission to write a letter to the City Manager expressing their concerns.

7. LONG RANGE PLANNING PROJECTS - No Items

8. ADJOURNMENT – Mr. Paulekas adjourned the meeting at 4:55 PM.

Dave Paulekas, Planning Commission Chair

Date

Respectfully submitted ~ LaDene Culver, Administrative Assistant Date