



City of Laramie

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MINUTES

Laramie Planning Commission

Monday, September 22, 2008 4:30 PM

City Council Chambers
406 Iverson, Laramie, WY
(City Hall)

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 4:35 p.m.

Members present: Dave Paulekas, Kaye Willis, Tim Nyquist, John Hester and Vicki Henry

Members absent: Scott Mullner and Anne Larsen

There was a quorum present at all times.

Council Liaison: Jodi Guerin

Staff Present: Peter Wysocki, Derek Teini and Sara Davis

Citizen Speakers: None

2. APPROVAL OF AGENDA AND MINUTES

2-A. Minutes of the Monday, August 25, 2008 Meeting

MOTION by Willis, seconded by Henry to approve the minutes of the Monday, August 25, 2008 meeting.

On page 3, paragraph 3, last sentence, Henry requested changing the word "fill" to "full."

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

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

No comments.

4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

Wysocki reported that ESA, Inc. was in town on Thursday, September 18, 2008 to evaluate the buildings for the initial demolition plan of the Fox Theater. Wysocki stated that impacts to the Cowboy Saloon are unavoidable and that the Fox Theater roof has sunk since the spring.

Wysocki stated that on Tuesday, September 23, 2008 the City Council will discuss disposal options, including expanding the landfill to accommodate the hazardous waste from demolition of the Fox Theater. Willis asked if the City will be liable if there are reports of people getting sick due to the demolition. Wysocki responded that it is a possibility. Wysocki noted that the general practice for removing asbestos includes watering it down to prevent it from being airborne.

Additionally, Wysocki stated that the debris will be put in a trailer and wrapped. Paulekas asked if demolition will start this year. Wysocki stated that he is unsure. Wysocki added that the City has some money for the demolition, but he does not think it will be enough to cover the costs.

Wysocki added that the City Manager's Office will be applying for emergency SLIB money to help with the cost. Nyquist asked if the wrap that will contain the hazardous waste during transport to

the dump will remain on it after being dumped. Wysocki stated that he is not certain, but he thinks that the wrap will be removed and the debris placed in a lined area. Hester stated that demolition contractors will have to obtain a DEQ permit. Nyquist asked why a bearing wall cannot be built and the existing wall torn down. Wysocki responded that it was one of the options, but the cost and legal issues surrounding this project will be the determining factor. Nyquist stated that he had heard that a certain type of snow works well for demolition work containing asbestos. Wysocki noted that they cannot bulldoze the property. Paulekas stated that the snow might work for the top layers, but not all. Paulekas also stated that they will have to take it down layer by layer and that they do not want the water to freeze during demolition. Hester noted that he is on the Streetscape committee and that the committee has agreed to wait until the spring to start on the grounding of the traffic signals in the vicinity of the Fox Theater. Hester stated that the Streetscape Committee will not wait any later than spring because they have to use their funds by the end of the fiscal year.

Paulekas stated that he will be absent the next two meetings in October and Willis will be absent the second meeting in October. Hester, Henry and Nyquist stated that they will be able to attend the meetings in October. Wysocki noted that we will need four members present to have a quorum.

Henry asked if the Planning Commission vacancy for Larsen's position will be advertised. Davis responded that she has already contacted the City Manager's Office and they will be advertising the position. Additionally, Davis stated that Larsen's term expires on October 31, 2008.

Nyquist noted that the driveway for Habitat for Humanity does not work very well. Nyquist stated it is hard to maneuver in a larger vehicle and the turning radius is not large enough. Paulekas noted that the problem probably stems from 12 foot wide right-of-way.

5. DISCLOSURES

No disclosures.

6. CURRENT PLANNING PROJECTS

NEW BUSINESS:

No items.

OLD BUSINESS:

No items.

7. VARIANCES

No items.

8. LONG RANGE PLANNING PROJECTS

8-A. Laramie Comprehensive Plan Chapter 12: Conservation

Teini stated that the following changes will be made on pages 11-8 and 11-11: change "developing a street sweeping program" to "expanding on a street sweeping program."

Nyquist stated that it should read "Laramie County Community College" on page 11-8, first line.

Henry stated that she has found some typos in the chapter. Teini requested she e-mail them to him at a later time.

Willis asked if “city was refining or updating the CAPP” should be changed to “did update.” Teini stated that it is a reasonable change.

Henry stated that there is a typo in the resolution on the last page, section 1, second line: “an chapter” should be changed to “a chapter.”

Hester commented he would like the wording to have more teeth in reference to the “should” included in the resolution. Additionally, Hester stated concern with not implementing ideas included in documents such as the Comprehensive Plan. Wysocki assured the Commission that the first step is to approve these documents.

MOTION by Henry, seconded by Hester to approve the Planning Commission Resolution NO: PC 2008-01, resolution to the City of Laramie Planning Commission adopting the Conservation Chapter and incorporating it into the 2007 Laramie Comprehensive Plan.

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

8-B. Appointment of Planning Commission Member to Sign Regulations Ad Hoc Committee

Hester, Mullner and Henry had noted interest in this position at last meeting. The members discussed the possibility of Mullner and Henry becoming City Council members and the effect it will have on this committee. Wysocki noted that staff is not seeking to have City Council members on this committee. Wysocki suggested having an alternate in case one of the members is elected to the City Council. Guerin noted that Mullner is running unopposed. The Commission appointed Henry to the committee by consensus. Hester stated that he may be interested in filling the vacancy if Henry is elected to the City Council.

9. ADJOURNMENT

Paulekas adjourned the meeting at 5:13 p.m.

Dave Paulekas, Planning Commission Chair

Date

Sara Davis, Planning Commission Secretary and Clerk

Date