

Albany County Planning and Zoning Commission
REGULAR MEETING
July 12, 2023
Minutes

Staff Present: David Gertsch – Planning Director, Joe Wilmes – Associate Planner,
Matt Ayres – County Civil Attorney

I. CALL TO ORDER/ROLL CALL (Time 5:01 p.m.)

Chairman: The Regular Meeting of the Planning and Zoning Commission will come to order.

Chairman: Will the secretary call the roll.

Vote: Ms. Hanning: Present

Mr. Platt: Absent

Ms. Kocornik: Present

Ms. Ben-David: Absent

Chairman Hinckley: Present

II. Approval of Agenda

Chairman: Are there any additions or deletions to the agenda for July 12, 2023?

Chair will entertain a motion to accept the agenda July 12, 2023.

So moved by Commissioner Hanning.

Seconded by Commissioner Kocornik.

The vote was unanimous.

Motion Carried.

III. Approval of Minutes

A. Chairman: Are there any corrections to the minutes for the June 14, 2023, meeting?

Chair will entertain a motion to accept the minutes for the June 14, 2023, meeting as presented/with corrections.

So moved by Commissioner Kocornik.

Seconded by Commissioner Hanning.

The vote was unanimous.

Motion Carried.

IV. DISCLOSURES/CONFLICTS OF INTEREST:

Chairman: The Chair calls for any disclosures/conflicts of interest to be known.

There were none.

V. PUBLIC APPLICATIONS

A. The Paddocks at Fort Sanders – Second Filing, Second Addition (SD-13-22) Public Hearing and Action

Presentation of the Staff Report by Joe Wilmes, Associate Planner.

Questions from Commissioners to Staff.

Chairman Hinckley asked about which regulations we were using for this application and the difference between current regulations and older regulations.

Commissioner Hanning asked about the variance, timeline, statements required on the plat by DEQ, traffic, fire protection, proposed hydrants, road maintenance for the South Knoll Subdivision, and the Highway 287 turn lanes.

Commissioner Kocornik asked about how some of the numbers were acquired for the traffic study.

Commissioner Hanning asked about contiguous landowners.

Chairman Hinckley asked about roads that are privately maintained but dedicated for public use.

Commissioner Kocornik asked about the storm drainage study.

John Evans, the applicant, said all of the standards were met.

Chairman Hinckley asked about the Presby septic systems.

The Chair will open the public hearing – anyone wishing to speak for or against the Paddocks at Fort Sanders – Second Filing, Second Addition (SD-13-22) and a Subdivision Permit please approach the lectern, state your name and address.

Michael Peck, President of the Paddocks Improvement District, said that the contract to maintain and inspect a septic system has been canceled for over two years, he talked about access to Howe Road, the traffic study, and fire protection.

Carol Collier, a homeowner, talked about the turn lanes coming off of Highway 287 and access to Howe Road.

Susan Adler, homeowner in South Knoll, talked about traffic on Highway 287 and would like to have another traffic study done.

Mitch Edwards, representing Mountain Cement Company, asked for a condition of a note referencing the haul road maintenance agreement with approval of the plat.

Don Prehoda, representing Neptune Management, said the reason for the haul road maintenance agreement was for safety.

Jenny Christenson, Former Paddocks Homeowner's Association President/Current Secretary, wanted to echo concerns about safety and access and wanted to bring up potentially getting gates that emergency vehicles can access without having to cut themselves through.

Justin Christenson, Paddocks Improvement District Treasurer, pointed out that buses and bikers use Howe Road often. Says he would love to have 29 more neighbors but is concerned about the Highway 287 turn lanes. Said they are looking into options such as chirp gates for emergency access. Would like to know who owns Howe Road.

Tracy Baumann echoes the traffic issues but is concerned about the wildlife and she feels there is an antelope thoroughfare and breeding grounds and would like a wildlife study done.

There being no further public comments the Chair will close the public hearing.

Commissioner Hanning motioned, and Commissioner Kocornik seconded to close the public hearing.

The vote was unanimous.

Motion carried.

Open discussion among Commissioners.

Chairman Hinckley asked staff for their thoughts on the public comments.

David Gertsch said that we cannot go back at this stage and ask for more traffic studies to be done.

Chairman Hinckley asked staff about putting a note on the plat that was requested by Mitch Edwards, he does not think the Planning and Zoning Commission should require it.

Commissioner Hanning asked about the second access at full build out, speed limits, and Presby system maintenance.

Commissioner Hanning motioned, and Commissioner Kocornik seconded to recommend to the Board of County Commissioners Approval of the Paddocks at Fort Sanders – Second Filing, Second Addition (SD-13-22) and a Subdivision Permit adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as stated in the Staff Report including granting permission to extend the cul-de-sacs past 600 feet.

The vote was 3-0.

Motion carried.

VI. CURRENT PLANNING PROJECTS

A. Proposed Amendments to the Albany County Zoning Resolution – Sign Regulations Revisions

i. Matt Ayres introduced the item.

- 1. Commissioner Hanning had a question about sign height, lights, external light fixtures, permitting, and off-premise signs.**

2. Chairman Hinckley asked about billboards. He went over his general thoughts and would like to bring this back at some other point.
3. No action was taken.

B. Proposed Amendments to the Albany County Platting and Subdivision Resolution – Ingress/Egress

- i. David Gertsch introduced the item.
 1. Commissioner Hanning asked how this proposed regulation would have affected the subdivision application that was heard earlier.
 2. Discussion was had about the language proposed.
 3. Commissioner Hanning asked about giving authority to the fire district.
 4. Commissioner Hanning motioned, and Commissioner Kocornik seconded to direct staff to publish the Albany County Platting and Subdivision Resolution amendments to Chapter 6 – Subdivision Design Standards for public comment to close September and set a public hearing for the September 13 Regular Meeting.
 - a. The vote was unanimous.
 - b. Motion carried.

C. CAPP Update

- i. David Gertsch gave an update.

D. Discussion of Amendments to the APOZ

- i. David Gertsch introduced the item.
 1. Chairman Hinckley asked about septic systems, what the City is planning to do, the boundary line change, and how citizens would be able to get out of the APOZ.
 2. Discussion over the boundary line took place.
 3. Chairman Hinckley brought up sending notices to people that will be newly affected by the line change.
 4. Commissioner Kocornik motioned, and Commissioner Hanning seconded to direct staff to notify the people that will be newly impacted by the APOZ western boundary as proposed.
 - a. The vote was unanimous.
 - b. Motion carried.

E. Laramie Growth Area Plan Update

- i.** David Gertsch gave an update.

VII. OTHER ITEMS/ANNOUNCEMENTS

A. Next Regular Meeting August 9, 2023, 5:00 p.m. in the Commissioner's Room

B. Commissioner Comments

- i.** Commissioner Hanning wonders if the City could be leveraged into participating in an amicus brief to defend the County regulation changes to the APOZ.

VIII. CITIZEN COMMENTS – Non-Agenda Related Topics

A. Matt Ayres reminded the commission that the fencing regulations passed by state legislation is in effect now.

IX. ADJOURNMENT

Chairman: There being no further business to conduct, the Chair would entertain a motion to adjourn the meeting.

Chair adjourned at 8:55 p.m.

An audio recording of the meeting can be found on the Albany County website:
<https://www.co.albany.wy.us/agendacenter>

A video recording of the meeting can be found on the Albany County Government – Laramie Wyoming YouTube page:
<https://www.youtube.com/channel/UCEilgbgJIW4AWNAu3EfrjVg/videos?view=57>