

Albany County Planning and Zoning Commission
REGULAR MEETING of October 14, 2020
Minutes

CALL TO ORDER/ROLL CALL (Time 2:00 p.m.)

A motion was made by Mr. Cunningham and seconded by Mr. Spiegelberg to excuse Carl Miller (and Keith Kennedy, but he arrived at 2:08 p.m.).

The vote was unanimous.

Motion carried.

Approval of Agenda

A motion was made by Mr. Spiegelberg and seconded by Mr. Cunningham to approve the agenda as presented.

The vote was unanimous.

Motion carried.

Approval of Minutes

A motion was made by Mr. Cunningham and seconded by Mr. Spiegelberg to approve the minutes as presented.

The vote was unanimous.

Motion carried.

DISCLOSURES:

Chairman Moore disclosed that he was involved in the land transaction with the applicant for the Rocky Ridge Subdivision application purchased the property that is proposed for subdivision.

I. PUBLIC APPLICATIONS

A. Ivanoff Zoning Change Application LUC-06-20

Mr. Gertsch, Planning Director, gave the staff report.

Representatives of the application spoke. Public comments were received. Whether legal access to the subdivision was discussed.

A motion was made by Mr. Cunningham and seconded by Mr. Spiegelberg to table the zoning change and subdivision applications while legal access to the property is further researched by the applicant.

The vote was unanimous.

Motion carried.

B. Ivanoff Subdivision Preliminary and Final Plats SD-05-20

The staff report was not presented and no comments were taken.

A motion was made by Mr. Cunningham and seconded by Mr. Spiegelberg to table the zoning change and subdivision applications while legal access to the property is further researched by the applicant.

The vote was unanimous.

Motion carried.

C. Jairell Subdivision Preliminary and Final Plats SD-06-20

Mr. Gertsch, Planning Director, gave the staff report.

A motion was made by Mr. Cunningham and seconded by Mr. Kennedy to recommend approval of the Jairell Subdivision Preliminary and Final Plats incorporating the findings of fact and conclusions of law as listed in the staff report.

The vote was unanimous.

Motion carried.

D. Walters Subdivision Preliminary Plat SD-07-20

Mr. Gertsch, Planning Director, presented the staff report.

The shared well on the property was briefly discussed by the commission. It was noted by the applicant that an easement exists on the property for the shared well.

A motion was made by Mr. Kennedy and seconded by Mr. Spiegelberg made to recommend approval of the Walters Subdivision Preliminary Plat incorporating the findings of fact and conclusions of law as listed in the staff report.

The vote was unanimous.

Motion carried.

E. 9H Energy Development Conditional Use Application CU-04-20

Mr. Gertsch, Planning Director, presented the staff report.

One comment from the public was heard.

There was a discussion by the commission concerning the notification of surrounding landowners. Staff informed them that notice had been provided as required (posted sign, notification in the Boomerang, and certified letters). It was recommended that each surrounding landowner should be spoken to in person. They also discussed screening of the project.

A motion was mad by Mr. Kennedy and seconded by Mr. Cunningham to recommend approval of the 9H Energy Development Conditional Use Application incorporating the findings of fact and conclusions of law as listed in the staff report contingent upon a formal screening plan being presented to the Board of County Commissioners.

F. Rocky Ridge Subdivision Preliminary Plat SD-08-20

Mr. Gertsch, Planning Director, presented the staff report.

The commission discussed the proposed access from Quarterhorse Drive. There was not a consensus as to whether legal access was sufficiently documented or not. In addition, concerns were brought up regarding the lack of a recommendation from the Wyoming Department of Environmental Quality.

A motion was made by Mr. Kennedy and seconded by Mr. Cunningham to table the application until the Wyoming Department of Environmental Quality's review was received and better access documentation is provided

The vote was unanimous.

Motion carried.

II. CURRENT PLANNING PROJECTS

A. Reschedule Wind Regulation Work Session

A motion was made by Mr. Kennedy and seconded by Mr. Cunningham to schedule a work session to discuss the County's wind energy regulations on October 29th at 11 a.m.

The vote was unanimous

Motion carried

Meeting adjourned at about 4:21 p.m.