

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
JANUARY 23, 2023**

1. CALL TO ORDER

Meeting was called to order by Chair Moody at 4:30 p.m.

Members present: Sharon Buccino, Chris Dixon (zoom), Tom Mattimore, Sylvie Prasilik (zoom), Jake Schneider, and Chris Moody. One vacant seat.

Members absent: None.

Council Liaison: Sharon Cumbie (present)

Staff Present: Derek Teini, Planning Manager; Philip Gabathuler, Principal Planner; Joseph Shahidi, Associate Planner; Todd Feezer, Assistant City Manager; Darren Parkin, Water Resource Administrator, William Winkler, Sr. Civil Engineer and Ryan Shoefelt, Deputy City Clerk.

1.A. Seat Selection at the Dias

Commission members selected where they wanted to sit by seniority.

2. APPROVAL OF AGENDA AND MINUTES

2.A. Changes and Approval of Agenda

MOTION BY MATTIMORE, seconded by Schneider, that the Agenda was approved as published.

MOTION CARRIED by voice vote and raised hands.

2.B. Planning Commission Meeting Minutes

2.B.i. LPC Minutes 1.9.2023

MOTION BY MATTIMORE, seconded by Schneider, to approve the minutes from January 9, 2023.

MOTION CARRIED by voice vote and raised hands.

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

Kimberly Starkey.

4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

Teini- Background on meeting procedure being back in person.

Gabathuler- Laramie Area Growth Plan Joint meeting January 30th; two open houses on February 23 at the Albany County Public Library (11:30 am- 1:30 pm) and Rec Center (5:30pm to 7:30 pm)

5. DISCLOSURES - Ex-parte communications; potential conflicts of interest

Jake Schneider- recused himself from all items concerning Laradise.

Commissioner Schneider left at 4:45 pm.

Chris Moody- Geologist, extensive work surrounding the Casper Aquifer.

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6. CURRENT PLANNING PROJECTS

6.A. OLD BUSINESS: No items.

6.A.i. CPA-22-01 Amendment to the Laramie Comprehensive Plan 2015, Future Land Use Map 3.2 From (SC) Suburban Commercial/(EST) Estate to (SR) Suburban Residential

MOTION BY MATTIMORE, seconded by Dixon, to approve Planning Commission Resolution 2022-01, amending Future Land Use Plan Map (Map 3.2) of the Comprehensive Plan for the property described in the resolution, northeast of Grand avenue and north of Bill Nye Avenue, for an area approximately 17 acres in size including nearby right-of-ways, by changing the Future Land Use Designation from Suburban Commercial (SC)/Estate (EST) to Suburban Residential (SR), based on findings of fact and conclusions of law, and to forward the item to City Council for certification.

Public Comment:

Sarah Gorin

Paul Taylor

Nancy Sindelar

Ann Jacobs

Ryan Athey

Brayde Hamilton

Marty McKinney

Roll call showed Aye: Buccino, Dixon, Mattimore, Prasilik, and Moody. Nay: None. Absent: None. Abstention: Schneider. One Vacant seat. MOTION CARRIED.

6.A.ii. Z-22-01: Rezoning for Laradise Estates (B1/B2 To R1)

MOTION BY BUCCINO, seconded by Mattimore, to recommend that the City Council approve an amendment to The City of Laramie's Official Zoning Map rezoning a property from B1 (Limited Business)/ B2 (Business) to R1 (Single Family Residential) District according to the findings of fact and conclusions of law.

Public Comment: None.

Roll call showed Aye: Buccino, Dixon, Mattimore, Prasilik, and Moody. Nay: None. Absent: None. Abstention: Schneider. One Vacant seat. MOTION CARRIED.

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6.A.iii. PP-22-01: Laradise Estates Preliminary Plat

Public comment:
Sarah Gorin
John Wetstein

Planning Commission recessed at 7:43 pm.
Planning Commission reconvened at 7:50 pm.

MOTION BY MOODY, seconded by Dixon, to postpone further consideration of the preliminary plat until the applicant can provide the Laramie Planning Commission additional information that addresses: 1. No development zone delineation; 2. Sewer line design; and 3. Storm water urban runoff conveyance disposal, at an agreed upon future Planning Commission meeting.

Postponement motion withdrawn.

MOTION BY MATTIMORE, no second received, to approve the Laradise Estates Subdivision Preliminary Plat, based on findings of fact and conclusions of law and subject to staff's recommended conditions.

Motion failed due to lack of a second.

MOTION BY MOODY, seconded by Buccino, to recommend that City Council deny the Laradise Estates Subdivision Preliminary Plat, based on findings of fact that include that there are three under protected elements in the preliminary plat:

1. Inadequate delineation of no development zone.
2. Inadequate documentation to this committee on process and design of proposed sewer system design.
3. Inadequate documentation to this committee on process and design of the storm water/urban runoff conveyance and disposal system.

Roll call showed Aye: Buccino, Dixon, Prasilik, and Moody. Nay: Mattimore. Absent: None. Abstention: Schneider. One Vacant seat. MOTION CARRIED.

6.B. NEW BUSINESS:

No items.

7. LONG RANGE PLANNING PROJECTS

7.A. Casper Aquifer Protection Draft Plan Update

8. VARIANCES (sitting as Board of Adjustment)

No items.

9. ADJOURN

MOTION BY MATTIMORE, seconded by Buccino, to adjourn the meeting.

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MOTION CARRIED by voice vote.

Meeting adjourned at 8:13 p.m.

APPROVED:

Chris Moody, Planning Commission Chair Date

Derek Teini, Planning Manager Date