

Albany County Planning and Zoning Commission
REGULAR MEETING
January 11, 2023
Minutes

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

I. CALL TO ORDER/ROLL CALL (Time 5:08)

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

Chairman: Will the secretary call the roll.

Vote: Mr. Platt: Present

Ms. Kocornik: Present

Ms. Hanning: Present

Chairman Hinckley: Present

II. Approval of Agenda

Chairman: Are there any additions or deletions to the agenda for January 11, 2023?

Chair will entertain a motion to accept the agenda January 11, 2023.

So moved by Commissioner Platt.

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 December 14, 2022, meeting?

Chair will entertain a motion to accept the minutes for the December 14, 2022, meeting with corrections.

So moved by Commissioner Platt.

Seconded by Commissioner Kocornik.

The vote was unanimous.

Motion Carried.

B. Chairman: Are there any corrections to the minutes for the January 3, 2023, special meeting?

Chair will entertain a motion to accept the minutes for the January 3, 2023, special meeting with corrections.

So moved by Commissioner Platt.

Seconded by Commissioner Kocornik.

The vote was unanimous.

Motion Carried.

IV. DISCLOSURES/CONFLICTS OF INTEREST:

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

Commissioner Hanning disclosed that she had followed up with County Engineer Jake Schneider discussing the Fluty Subdivision.

Chairman Hinckley disclosed that he had a discussion with Levi Hime about the Einspahr Subdivision.

V. PUBLIC APPLICATIONS

Chairman: The discussion will be conducted in accordance with the State Statutes, the Rules of the Planning and Zoning Commission, and other applicable laws. I would ask the individuals who address the Commission to approach the lectern, identify yourself, and state your address.

A. Fluty Subdivision SD-09-22 Public Hearing and Action

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

Questions from Commissioners to Staff:

Commissioner Hanning asked about the access to the potential new lot, the wastewater application process, and storm water runoff.

Chairman Hinckley commented on the staff report and the public notice.

Questions from Commissioners to the Applicant:

Jerrud Ralph, applicant's representative, answered Ms. Hanning's question about storm water runoff.

The Chair will open the public hearing – anyone wishing to speak for or against the Fluty Subdivision Preliminary and Final Plat Application (SD-09-22) and a Subdivision Permit please approach the lectern, state your name and address.

There was none.

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

The vote was unanimous.

Motion carried.

Open discussion among Commissioners.

Commissioner Platt motioned, and Commissioner Kocornik seconded to recommend to the Board of County Commissioners APPROVAL of the Fluty Subdivision Preliminary and Final Plat Application (SD-09-22) and a Subdivision

Permit adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as stated in the Staff Report.

The vote was unanimous.

Motion Carried.

B. Einspahr Subdivision SD-12-22 Public Hearing and Action

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

Questions from Commissioners to Staff.

Commissioner Hanning asked about replacement leach fields.

Chairman Hinckley commented on the staff report.

Questions from Commissioners to the applicant.

Chairman Hinckley feels that the questions previously brought up by the Planning and Zoning Commission have been adequately addressed.

Commissioner Platt asked about the numbers used in the Wehrmann Model.

Levi Hime, applicant's representative, explained the numbers being used.

The Chair will open the public hearing – anyone wishing to speak for or against the Einspahr Subdivision Final Plat Application (SD-12-22) and a Subdivision Permit please approach the lectern, state your name and address.

There was none.

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

The vote was unanimous.

Motion Carried.

Open discussion among Commissioners.

Commissioner Platt motioned, and Commissioner Hanning seconded to recommend to the Board of County Commissioners APPROVAL of the Einspahr Subdivision Final Plat Application (SD-12-22) and a Subdivision Permit adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as stated in the Staff Report, noting that the concerns with groundwater quality have been met.

The vote was unanimous.

Motion Carried.

C. Commnet Centennial Tower Application LUCT-01-22 Public Hearing and Action

Presentation of the Staff Report by David Gertsch, Planning Director.

Questions from Commissioners to Staff.

Commissioner Hanning asked about colocation and the drop zone.

Commissioner Platt asked about the difference in height between the application and drawings, and about the maps.

Chairman Hinckley asked about a statement allowing Albany County to install a communication antenna.

Questions from Commissioners to the applicant.

Jeremy Boone, applicant's representative, answered questions about colocation and drop zone.

The Chair will open the public hearing – anyone wishing to speak for or against the Commnet Centennial Tower Application LUCT-01-22 please approach the lectern, state your name and address.

There was none.

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

The vote was unanimous.

Motion carried.

Open discussion among Commissioners.

Motion Options:

Commissioner Hanning motioned, and Commissioner Platt seconded to recommend to the Board of County Commissioners APPROVAL of the Commnet – Centennial Tower Application (LUCT-01-22) adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as stated in the Staff Report.

The vote was unanimous.

Motion Carried.

IX. CURRENT PLANNING PROJECTS

A. Amendments to the Platting and Subdivision Regulations Public Hearing and Action

- i.** Chairman Hinckley asked if there were any public comments submitted.
- ii.** David Gertsch said that there have not been any so far.
- iii.** Matt Ayres some new changes with the resolution – page numbers and internal references. He also explained there is a decision to be made before certifying the amendments to the Board of County

Commissioners. There was still an ‘or’ provision in the financial assurance requirements that needs to be chosen.

- iv.** Chairman Hinckley opened the public hearing– anyone wishing to speak for or against Amendments to the Platting and Subdivision Regulations please approach the lectern, state your name and address.
 - Commissioner Platt motioned, and Commissioner Hanning seconded to close the public hearing.
 - The vote was unanimous.
 - Motion Carried.
- v.** Chairman Hinckley asked for staff’s opinion on which ‘or’ provision to go with.
 - David Gertsch recommended having it in Chapter 8
 - Matt Ayres agreed with David Gertsch about it being in Chapter 8.
- vi.** Commissioner Hanning asked Matt Ayres if it would better protect the County if the provision was in Chapter 8 instead of the statutory language.
 - Matt Ayres said yes.
- vii.** Commissioner Hanning motioned, and Commissioner Platt to strike Chapter 5, Section 2, B, 3 leaving only “Financial Assurance. Documentation that the subdivider has complied with the requirements of Chapter 8 of this resolution.
 - The vote was unanimous.
 - Motion Carried.
- viii.** Commissioner Hanning motioned, and Commissioner Platt seconded to recommend to the Board of County Commissioners the Amendments to the Platting and Subdivision Resolution as presented and amended.
 - The vote was unanimous.
 - Motion Carried.

B. Wind Energy Conversion System Regulations – Environmental Advisory Committee Amendments

- i.** David Gertsch introduced Eric Krszjzaniek from the Environmental Advisory Committee.
- ii.** Eric Krszjzaniek introduced the item.

- Discussion took place about the potential regulation changes.
 - There was no action taken on this item.
- C.** CAPP Update (Update/Discussion)
- i.** Chairman Hinckley introduced the item.
 - ii.** David Gertsch gave an update.
- D.** Growth Area Management Plan (Update/Discussion)
- i.** David Gertsch gave an update.
- E.** Bylaws/Rules of Procedure (Discussion)
- i.** Commissioner Hanning volunteered to begin going through the Albany County Bylaws and introduce them at a future meeting.

X. OTHER ITEMS/ANNOUNCEMENTS

- A.** Determine 2023 Regular Meeting Times
- i.** Regular meetings will be at 5:00 p.m. on the second Wednesday of the month.
- B.** Schedule Commission Training
- i.** Planning and Zoning Commission decided to wait for the fifth member to be named before scheduling a commission training.
- C.** Next Regular Meeting February 8, 2023, 5:00 p.m. in the Circuit Courtroom
- D.** Commissioner Comments
- i.** Chairman Hinckley commented saying the WDEQ will be making some changes to the letters the Planning and Zoning gets regarding the water and wastewater suitability studies done for new subdivisions.

XI. CITIZEN COMMENTS – Non-Agenda Related Topics

- a. Conor Mullen asked about the timeline for the vacancy on the Planning and Zoning Commission.

XII. ADJOURNMENT

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

Chair Adjourned.

Meeting adjourned at 8:14 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>

Albany County Planning and Zoning Commission
JOINT SPECIAL MEETING of January 30, 2023
Minutes

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

I. Joint Special Meeting (5:00 PM)

A joint special meeting took place with the Albany County Planning and Zoning Commission and the City of Laramie Planning Commission

A. CALL TO ORDER/ROLL CALL (Time 5:00 PM)

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

Chairman: Will the secretary call the roll.

Vote: Mr. Platt: Present

Ms. Kocornik: Present

Ms. Hanning: Present

Chairman Hinckley: Present

B. Meeting Objective

Philipp Gabathuler, City of Laramie Principal Planner, introduced the meeting.

David Gertsch explained the County process for adoption.

C. Public Comment

Terri Jones doesn't believe this plan should have been brought forward and thinks it should be thrown out.

Bob Shine thinks we should do everything we can to preserve water and keep it clean.

D. Presentation

Melissa Ruth from Logan Simpson gave a presentation.

The presentation covered meeting objectives, process and public engagement, Growth Area Plan background, plan implementation, and the adoption process/schedule.

Questions were asked throughout the presentation.

E. Discussion and Q&A between Planning Commissioners

Questions were asked from the commissions to the consultant and staff.

Discussion took place.

F. Process Review and Action Items/Next Steps

There will be consultant led open houses on February 23, 2023, at 11:30AM-1:30PM at the Laramie Community Recreation Center and on February 23, 2023, at 5:00PM-7:00PM at the Albany County Library.

No action was taken on the draft plan at this meeting. Commissioners will submit written comments.

II. ADJOURNMENT

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

Chair adjourned.

Meeting adjourned at 6:59 p.m.

A video recording of the meeting can be found on the City of Laramie website:
<https://cityoflaramie.org/AgendaCenter/Search/?term=&CIDs=4.&startDate=&endDate=&dateRange=&dateSelector=>