

Albany County Planning and Zoning Commission
REGULAR MEETING of July 20, 2022
Minutes

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

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

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

Chairman: Will the secretary call the roll.

Vote: Mr. Thyne: Present

Mr. Kennedy: Present

Mr. Platt: Present

Chairman Hinckley: Present

Ms. Hanning: Present

II. Approval of Agenda

Chairman: Are there any additions or deletions to the agenda for July 20, 2022?

Chair will entertain a motion to accept the agenda July 20, 2022 (as AMENDED).

So moved by Commissioner Kennedy.

Seconded by Commissioner Platt.

The vote was unanimous.

Motion Carried.

III. Approval of Minutes

Chairman: Are there any corrections to the minutes for the June 8, 2022, meeting?

Chair will entertain a motion to accept the minutes for the June 8, 2022, meeting as presented/with corrections.

So moved by Commissioner Hanning.

Seconded by Commissioner Kennedy.

The vote was unanimous.

Motion Carried.

IV. DISCLOSURES:

Chairman: The Chair calls for any disclosures to be known.

There were none

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.

V. PUBLIC APPLICATIONS

A. Taylor Zoning Change Application LUC-06-22

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

Questions from Commissioners to Staff.

Commissioner Hanning had questions regarding the existing dwellings and water taps.

Chairman Hinckley asked about the potential subdivision lots,

Steven Taylor, the applicant, confirmed it is one parcel with 2 dwellings that he plans on subdividing into 2 lots, he also talked about access points and water rights.

Commissioner Platt asked where he gets his water.

Steven Taylor explained that they have 2 city taps.

Chairman Hinckley asked about the purpose for the zoning change.

The Chair will open the public hearing – anyone wishing to speak for or against the Taylor Zoning Change Application (LUC-06-22) please approach the lectern, state your name and address.

There was none. Public comment was closed.

Open discussion among Commissioners.

Motion Options: Commissioner Platt motioned, and Commissioner Kennedy seconded

Commissioner Platt motioned, and Commissioner Kennedy seconded a recommendation of APPROVAL of the Taylor Zoning Change Application (LUC-06-22) to the Board of County Commissioners adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as each are stated in the staff report.

The vote was unanimous.

Motion Carried.

B. Brown Paw Zoning Change Application LUC-07-22

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

Questions from Commissioners to Staff.

Commissioner Hanning asked about the zoning resolution and its history with duplexes.

Chairman Hinckley asked why this could not be zoned urban residential, conditions being placed on a zoning change, public access in this area, and City commenting on zoning changes.

Comments by Applicant.

Ginger Brown, the applicant, is considering taking on the cost of improving Gros Ventre Street.

Commissioner Platt asked about a change of zoning in the future.

The Chair will open the public hearing – anyone wishing to speak for or against the Brown Paw Zoning Change Application (LUC-07-22) please approach the lectern, state your name and address.

Jamie Gilley asked how big of a duplex the applicant is looking at.

Ginger Brown said it is going to be a one story.

Jamie Gilley asked about the water and sewer situation.

Ginger Brown explained that it would be the South of Laramie Water District for water and for sewer it would be an individual septic system.

Crystal Gonzalez is concerned about septic and water lines.

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

Open discussion among Commissioners.

Commissioner Platt commented on duplexes being allowed in residential zones.

Commissioner Kennedy motioned, and Commissioner Platt seconded a recommendation of APPROVAL of the Brown Paw Zoning Change Application (LUC-07-22) adopting and incorporating the Staff Analysis, Findings of Fact, and Conclusions of Law as stated in the Staff Report.

Discussion amongst Commissioners.

Commissioner Hanning discussed the idea of tabling the application until regulations were changed.

Commissioner Platt had no thoughts of delaying this application when he asked about rezoning again in the future to the applicant.

Matt Ayres, County Civil Attorney, said that the Planning and Zoning Commission could initiate a zoning change.

Commissioner Kennedy thinks encouraging down zoning should include a waiving of fees.

Commissioner Hanning asked if the applicant was open to withdrawing the application to fix the zoning resolution to make this a more compatible zoning district.

Ginger Brown would like to keep her application in place but is willing to change the zoning in the future.

The vote was unanimous.

Motion Carried.

IX. CURRENT PLANNING PROJECTS

- A.** Set a Special Meeting for the Platting and Subdivision Regulations Amendments
 - i.** Discussion took place
- B.** Set a Special Meeting for the Zoning Resolution Amendments
 - i.** Discussion took place
 - ii.** August 10, 2022, following the regular meeting.
- C.** Growth Area Management Plan Update
- D.** Natural Resource Management Plan Updates
- E.** Casper Aquifer Protection Plan Update

X. OTHER ITEMS/ANNOUNCEMENTS

- A.** Commissioner Comments
- B.** Next Meeting August 10, 2022, at 5:00 p.m.

XI. CITIZEN COMMENTS – Non-Agenda Related Topics

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 8:30 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>*