

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**

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**Laramie County Wyoming**

Thursday, June 27, 2019

- 190627 00** Attending: Chairwoman Jody Clark, Planning Commissioner; Joe Patterson, Planning Commissioner; Bert Macy, Planning Commissioner; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner; Marissa Pomerleau, Planning Technician

The meeting registrar was signed by: Darci Hendon, 5907 Townsend Place, [Darci@summitengineeringwy.com](mailto:Darci@summitengineeringwy.com), (307)637-0681; Tom Mason, 2101 O'Neil Avenue, [tmason@cheyennempo.org](mailto:tmason@cheyennempo.org), (307)637-6299; Scott Cowley, 1103 Old Town Lane, St. 101, [scowley@avipc.com](mailto:scowley@avipc.com), (307)637-6017

- 01** Presentation of the Parsley Boulevard Corridor Study.

Bryan Nicholas of Laramie County Planning & Development introduced the project. Scott Cowley of AVI introduced himself and described the purpose of the study and described the different steps included in the project. Mr. Cowley then went on to describe the extent of work to take place at different locations of Parsley Boulevard.

Chairwoman Clark asked for clarification on whether a vote was required for the presentation. Bryan Nicholas stated that a vote would not be necessary, rather recommendations from the Planning Commission on the project.

Chairman Clark opened the item up for discussion to the Planning Commission. Commissioner Patterson acknowledged all of the work that was put into the project and complemented the community involvement that took place between Cheyenne MPO and the public.

Tom Mason of Cheyenne MPO clarified that he would like to have a recommendation from the Planning Commission before the presentation went to Board of County Commissioner public hearing.

Chairman Clark opened the item up to the public for comment. No public comment was received.

Chairman Clark opened the item up for discussion and looked for a motion. Commissioner Patterson motioned to recommend approval of the presentation to the Board. Commissioner Macy seconded and the motion was approved (3-0).

## **02 Presentation of the Archer Trail Connector Plan.**

Bryan Nicholas of Laramie County Planning & Development introduced the project. Darci Hendon of Summit Engineering introduced herself provided testimony explaining the purpose of the plan and describing the design details and different steps of the plan. Miss Hendon then went on to describe the extent of work to take place at different locations of the Archer Trail.

Commissioner Patterson inquired why the proposed soft-trail was to be only 3 feet wide. Miss Hendon stated that through research it had been found that horses ride single-file and that with this finding it was estimated that a 3-foot wide trail would be adequate. Commissioner Patterson stated that, taking into consideration the two-way traffic on the soft trail and overgrown brush, it did not seem wide enough. Commissioner Patterson then stated that he liked the aspect of the plan incorporating the trail into the adjacent Sweet Water land, but that the plan did not clearly show any connectivity from Sweet Water to HR Ranch.

Miss Hendon expanded on this planned connectivity stating that the trail was expected to go through the intersection of HR Ranch Road and Prairie Circle and then continue on to the Sweet Water Trail.

Chairwoman Clark addressed the width of the soft-trail, stating that she thought that 3 feet would not be an adequate enough width for those accessing the trail and that a wider trail seemed to be safer. Commissioner Macy agreed with Chairwoman Clark and Commissioner Patterson.

Discussion was had between the Commissioners, Tom Mason and Darci Hendon. Miss Hendon stated that if the trail was widened there would be obvious costs increases, but that there were not any right-of-way restrictions.

Commissioner Patterson inquired if the HR Land Company would be responsible for the funding of the portion of the trail spanning over the property. Miss Hendon stated that the company had not given her information on what their plans were with developing that area, but that they were planning to place a trail running through the property. Commissioner Patterson stated his concerns about funding for the project with there being no plans set in place.

Miss Hendon stated that the reason Cheyenne MPO was asking for a recommendation was for the future planning process of the project as well as for the property.

Commissioner Macy asked if the hard-surface trail needed to be 10 feet wide, if in fact the trail had a width restriction. Miss Hendon stated that the reason

the trail was designed to be 10 feet wide was for greenway standard purposes. If the trail was not 10 feet then it would no longer be considered a greenway and would then not be maintained by Laramie County. Chairwoman Clark asked if the County would be maintaining the trail. Miss Hendon stated that there was confirmation from Dave Bauman of Public Works that the County would maintain the trail. Commissioner Patterson asked if this confirmation of maintenance was for the soft trail as well as the hard-surfaced trail. Miss Hendon stated that she was not sure if Public Works had the means to keep the soft trail maintained, but that Mr. Bauman had confirmed that the County would maintain it.

Chairwoman Clark opened the item up to the public for comment. No public comment was received.

Chairwoman Clark opened the item up for discussion and looked for a motion. Commissioner Patterson motioned to recommend approval with the conditions that the widths of the soft trail be researched and possibly widened to 10 feet where possible and that the width between the hard and soft surface trail be increased for safety measures. Commissioner Macy seconded and the motion was approved (3-0).

Chairwoman Clark closed the public hearing.