



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: March 19, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from A-1 – Agricultural and Rural Residential to AR – Agricultural Residential for a parcel in the NW ¼ of Section 10, Township 14 North, Range 66 West, 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Y2 Consultants, on behalf of Lois Elaine Adams, has submitted Zone Change and Administrative Plat applications for Adams Homestead, located at 8811 Ridge Road. The application has been submitted for the purpose of changing the zone district from A-1-Agricultural and Rural Residential to AR-Agricultural Residential and to replat the subject property into two tracts. The Administrative Plat action is for information only since this will be administratively approved.

BACKGROUND

Lois Elaine Adams owns the 39.77 acre un-platted parcel and is requesting to break off the existing residence into a 5.30-acre tract and retain the remainder in one larger tract. A zone change to AR-Agricultural Residential allows for a minimum tract size of 5 acres. The proposed subdivision is bordered by AR and A-1 zone districts.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115
Section 1-2-103 (b) governing zone district amendments
Section 1-2-104 governing public notice.
Section 4-2-104 governing Agricultural Residential zone districts (AR).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas.

Public Notice was provided as required per Section 1-2-104 governing public notice and one comment was received from a neighbor inquiring on the reason for the zone change.

Agency review comments were received, and the applicant has addressed all comments. Staff finds that the application is consistent with the plans and policies of Laramie County.

On February 22, 2024, the Laramie County Planning Commission held a public hearing on this application. Public comments were heard from two neighbors who had concerns about the declining water supply and impact of new wells on existing wells and that the property is in a floodplain. The Planning Commission voted (5-0) to recommend approval with no conditions.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board must find at least one of the following:

The criteria are:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; *or*
- ii. That the original zoning classification given to the property was inappropriate or improper; *or*
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by the type of development proposed and by meeting all of Planning's application criteria. Rezoning is unlikely to adversely impact the area.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the requirements of section 1-2-103 (b)(i) of the Laramie County Land Use Regulations for a zone map amendment.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations for an AR-Agricultural Residential zone district.

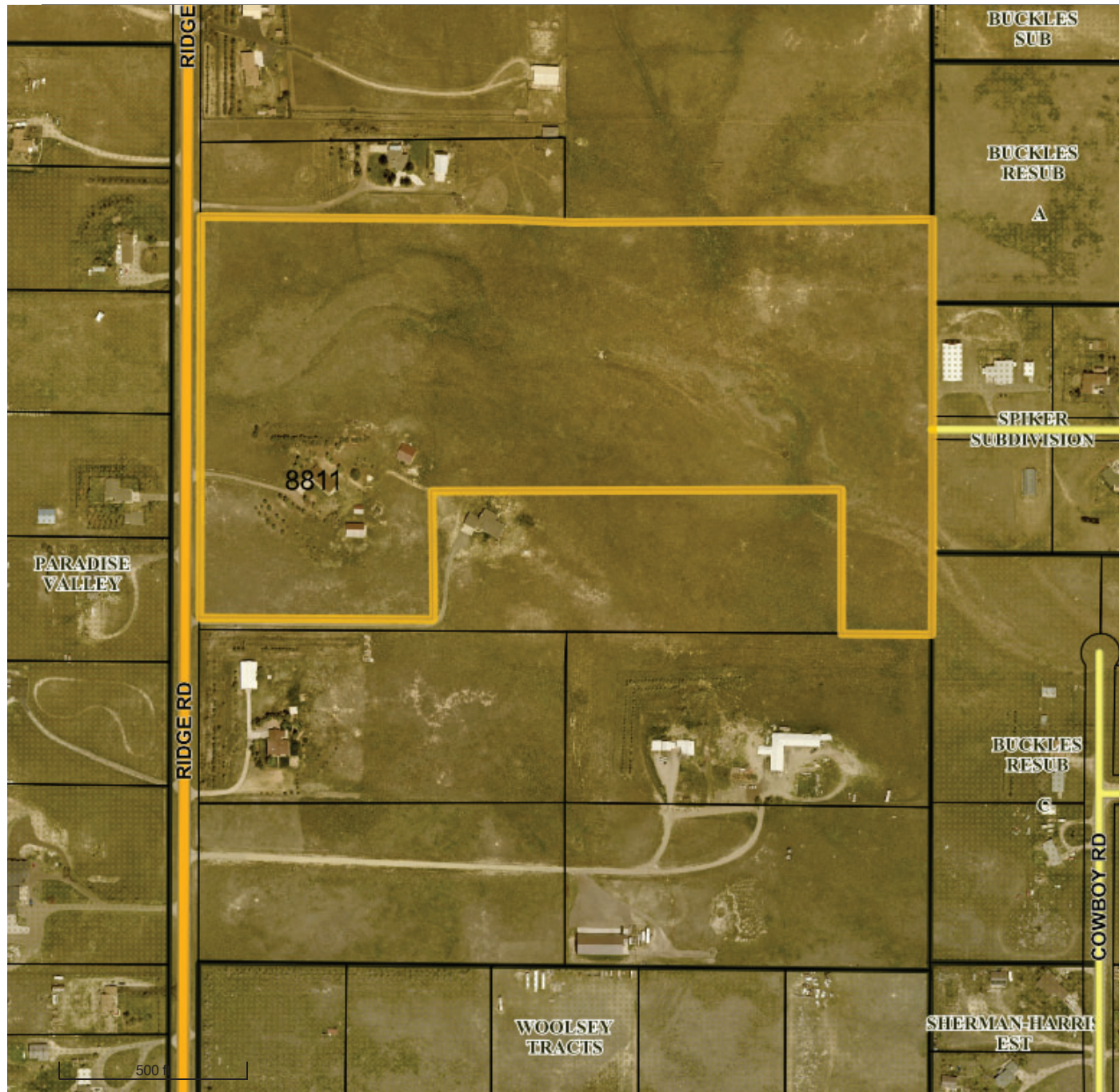
and based on having met the criteria outlined above, the Board of County Commissioners may approve a Zone Change from A-1 - Agricultural and Rural Residential to AR – Agricultural Residential for a parcel in the NW1/4 of Section 10, Township 14 North, Range 66 West, 6th P.M., with no conditions, and to adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Zone Change from A-1 to AR for a parcel in the NW1/4 of Section 10, Township 14 North, Range 66 West, 6th P.M., with no conditions, and adopt the finds of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Project Map
- Attachment 2: Project Narrative
- Attachment 3: Agency Review Comments
- Attachment 4: Adams Homestead Plat
- Attachment 5: Resolution
- Attachment 6: Exhibit 'A'



**Parcel in the NW 1/4 of
Section 10,
Township 14 North,
Range 66 West,
Laramie County, Wyoming**

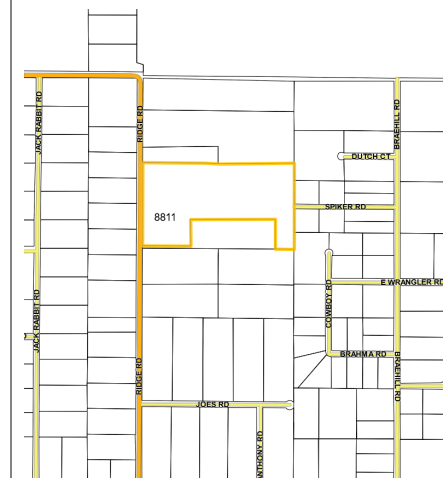
**Lois Elaine Adams
Zone Change
8811 Ridge Road**

PZ-23-00105

AMEC Zone 2

**Laramie County Fire
Authority**

Urban Rural Interface (URI)





y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

July 31, 2023

Delivery via email

Justin Arnold, Program Manager
Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009
justin.arnold@laramiecountywy.gov
(307) 633-4523

RE: Narrative Letter – Lois E. Adams (Portion NW¼ Sec 10, T14N, R66W)

Dear Mr. Arnold,

The goal of this project is to subdivide and change the zoning of two portions of the NW ¼ of Section 10, T14N, R66W, located at 8811 Ridge Rd and 8611 Ridge Rd in Cheyenne, Wyoming. The subdivision would consist of splitting the property of 8811 Ridge Rd into two lots, with one lot being 5.3 acres more or less to retain the current residence with the balance of the 39.77 acres to be left undeveloped, and the zone change would be from the current zoning of A-1 to AR of both properties; 8611 and 8811 Ridge Rd.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N Grigsby

Gary N. Grigsby, PE PLS #9283
Operations Manager

Applicant Response Review #1

Permit Notes

Permit Number: PZ-23-00106

Parcel Number: 14661020000900

Submitted: 08/29/2023

Applicant: Y2 CONSULTANTS
Owner: ADAMS, LOIS ELAINE

Site Address: 8811 RIDGE RD

Cheyenne, WY 82009

Technically Complete: 01/05/2024

Approved: 01/19/2024

Issued:

Project Description: Change from A1 to AR zone district

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
11/16/2023	11/16/2023	Application	PZ-23-00106	GENERAL Acknowledged	Project fees were paid so project is ready to move forward. Planning Commission 1-11-24 and BOCC 2-6-24	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
01/05/2024		Application	PZ-23-00106	GENERAL Acknowledged	applications are now complete after receiving the zone change maps. New hearing dates are Planning Commission on 2.22.24 and BOCC on 3.19.24	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
01/09/2024		Application	PZ-23-00106	GENERAL Acknowledged	Lot is in an area surrounded by A1. Closest AR is at least 3 lots away and is also surrounded by A1 and A2. This looks to be spot zoning.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
01/19/2024		Application	PZ-23-00106	GENERAL Acknowledged	All agency comments must be addressed.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM
A-1 – AGRICULTURAL AND RURAL RESIDENTIAL TO
AR – AGRICULTURAL RESIDENTIAL FOR A PORTION OF THE
NW 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 66 WEST, LARAMIE
COUNTY, WYOMING.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in accordance with section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with section 4-2-100 of the Laramie County Land Use Regulation

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 1-2-103(b) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

And the Board approves a Zone Change from A1 – Agricultural and Rural Residential to AR – Agricultural Residential for a portion of the NW 1/4 of Section 10, Township 14 North, Range 66 West of the 6th P.M., Laramie County, WY, as shown on the attached Zone Change Map Exhibit.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2024.

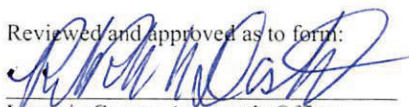
LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

