



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Keen, Associate Planner

**DATE:** April 10<sup>th</sup>, 2025

**TITLE:** PUBLIC HEARING regarding a Zone Change from MR – Medium Density Residential to MU – Mixed Use for the East ½ of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY.

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### EXECUTIVE SUMMARY

David Quade, Landowner, has submitted a Zone Change application for the East ½ of Tract 20, Cheyenne Irrigated Gardens, located at 2118 Persons Rd. The purpose of the application is to change the zone district from MR – Medium Density Residential to MU – Mixed Use to allow for outside surface storage or indoor storage. Upon approval of the zone change request, the submittal of a Site Plan application will be required for any proposed commercial operation.

### BACKGROUND

The subject property is 2.42 acres, currently zoned MR and adjacent to single-family residential lots to the west and east, PUD – Planned Unit Development for residential and small business uses to the north, LI – Light Industrial services to the south. The property is accessed via Persons Road.

### Pertinent Regulations

**Section 1-2-103(b)** of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

**Section 4-2-111** of the Laramie County Land Use Regulations governing the MU – Mixed Use zone district.

### DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. PlanCheyenne designates this area as MU-R – Mixed Use

Residential which allows for secondary uses of light industrial trade that are related to the neighborhood, which the proposed action complies with. Both plans are in general agreement for neighborhood commercial businesses.

This property is part of the South Cheyenne Water Sewer District, however at this time, the project will not require any additional services for the applicant's request. Future use of water/sewer services will need to be reviewed by this district.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments were addressed with no issues.

Section 1-2-103 (b) states that in order for the Planning Commission to recommend approval, one of the following must be found:

- 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.

On March 27<sup>th</sup>, 2025, the Laramie County Planning Commission held a public hearing on this application and voted (4-0) to recommend approval of the zone change.

### **RECOMMENDATION and FINDINGS**

#### **Based on evidence provided, staff finds that:**

- a. This application does meet the criteria for a zone map amendment pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations.

**and that the Board approve the Zone Change from MR - Medium Density Residential to MU – Mixed Use for the East ½ of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY, with no conditions.**

## **PROPOSED MOTION**

**I move approve the Zone Change from MR - Medium Density Residential to MU – Mixed Use for the East ½ of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY with no conditions and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Location Map**

**Attachment 2: Pre-Application Notes**

**Attachment 3: Project Narrative**

**Attachment 4: Agency Review Comments**

**Attachment 5: Current Zoning Map**

**Attachment 6: Resolution**

**Attachment 7: Resolution Exhibit A – Zone Change Map**

**Laramie County  
Wyoming MapServer**

QUADE ZONE CHANGE

PZ-25-00003

PROPOSED ZONE CHANGE FROM  
MR TO MU.

SCWSD

LCSD 1

LCFD 1



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100 ft



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy  
Cheyenne, WY 82009 [planning@laramiecounty.com](mailto:planning@laramiecounty.com)  
Phone (307) 633-4303 Fax (307) 633-4616



## Pre-Application Meeting Notes

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S. § 16-4-201 et seq. Applicants are advised not to divulge any information at a pre-application meeting with Planning that they do not yet desire to be public information.

Date: 01/22/25	Staff: BH SK DP	Property Owner: Dave Quade
Project Description: Possible outdoor storage or recycling		
Project Location/Address: 2118 Persons Rd		R #: 0001514

ATTENDEES/AGENTS/PARTIES		
Applicant	Phone	Email
Dave Quade		
Other	Phone	Email
Other	Phone	Email

APPLICATION TYPE(S)	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan – Amendment
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Site Plan – For Records
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Exemption – Other
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input checked="" type="checkbox"/> Zone Change to MU

APPLICATION GUIDANCE	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



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## Pre-Application Meeting Notes

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit: <i>Dependent on site plan &amp; traffic</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>South Cheyenne Water/Sewer District</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>X 1 \$26</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>Actual cost</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>Actual cost</i>



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### Pre-Application Meeting Notes

#### Miscellaneous Notes:

- ① Lot is currently M12. For his proposal he can rezone to MU to be able to keep the house as residential & use the lot for outdoor storage. FLU is MU.
- ② Board Approval needed for outdoor storage.
- ③ When you do the outdoor storage you will need another pre-app meeting for Site Plan approval.
- ④ If you choose to just rent out the house & use land for horses you'll be fine at just the zone change.

## EXHIBIT A

<b>Laramie County Planning and Development Fee Schedule</b>					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

\*\*Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.



## **Traffic Study Waiver Request Criteria**

### **3-5-105a. Requirements**

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

## **Drainage Study Waiver Request Criteria**

### **3-1-105 Drainage Report Waiver**

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

01/27/2025

David Quade

2118 Persons Rd.

Cheyenne WY. 82007

## ZONE CHANGE 2118 PERSONS ROAD

The Laramie County Board of Commissioners,

I am proposing a zone change for the property, 2118 Persons Road, from MR zoning to MU zoning.

Use ideas being considered for the property are outdoor storage for RVs, campers, boats, autos, trucks, trailers. Also being considered is indoor storage for RVs, campers, boats, autos, trucks, trailers.

I am considering using the property for a site to handle recycled plastic and paper.

I am considering leasing the property for horse pasture.

I understand that following the zone change, site plan approval and permits, issued by Laramie County Planning and Development Department, would be needed to pursue the storage facility, recycle business and pasture grazing.

Your consideration of the MR to MU zone change is greatly appreciated.

Property Owner,

David Quade

AGENCY REVIEW COMMENTS #1

Permit Notes

Permit Number: PZ-25-00003

Parcel Number: 13660440301900

Submitted: 01/28/2025

Site Address: 2118 PERSONS RD

Technically Complete: 01/28/2025

Applicant: QUADE, DAVID R ET AL

Cheyenne, WY 82007

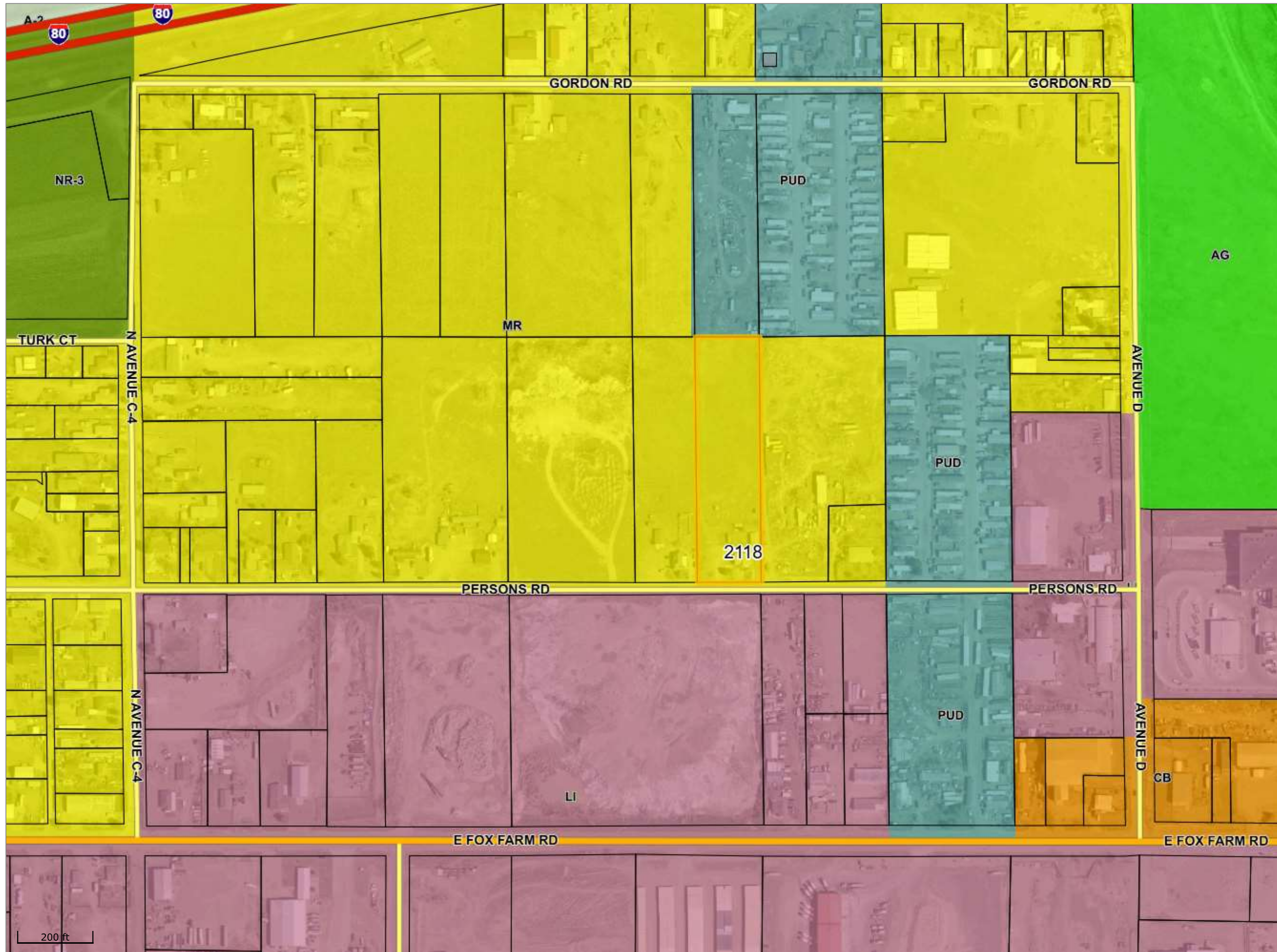
Approved:

Owner: QUADE, DAVID R ET AL

Issued:

Project Description: CHANGE FROM MR TO MU

<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>
01/29/2025		Application	PZ-25-00003	GENERAL	No Comment on zone change	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
01/29/2025		Application	PZ-25-00003	GENERAL	No comment	DARRICK.MITTLES TADT@LARAMIEC OUNTYWY.GOV
01/30/2025	01/30/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	LAURA.PATE@LA RAMIECOUNTYWY .GOV
02/10/2025		Application	PZ-25-00003	GENERAL	No comment on zone change. The owner should be made aware of requirements under Wyo. Stat. 11-28-101 through 11-28-108 if renting property for livestock grazing. [JB]	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
02/10/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1.Further development actions related to this parcel will trigger further and more in depth review by Laramie County Public Works. 2.Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV



### Laramie County Wyoming MapServer

PZ-25-00003

PROPOSED ZONE CHANGE FROM MR - MEDIUM DENSITY RESIDENTIAL TO MU - MIXED USE

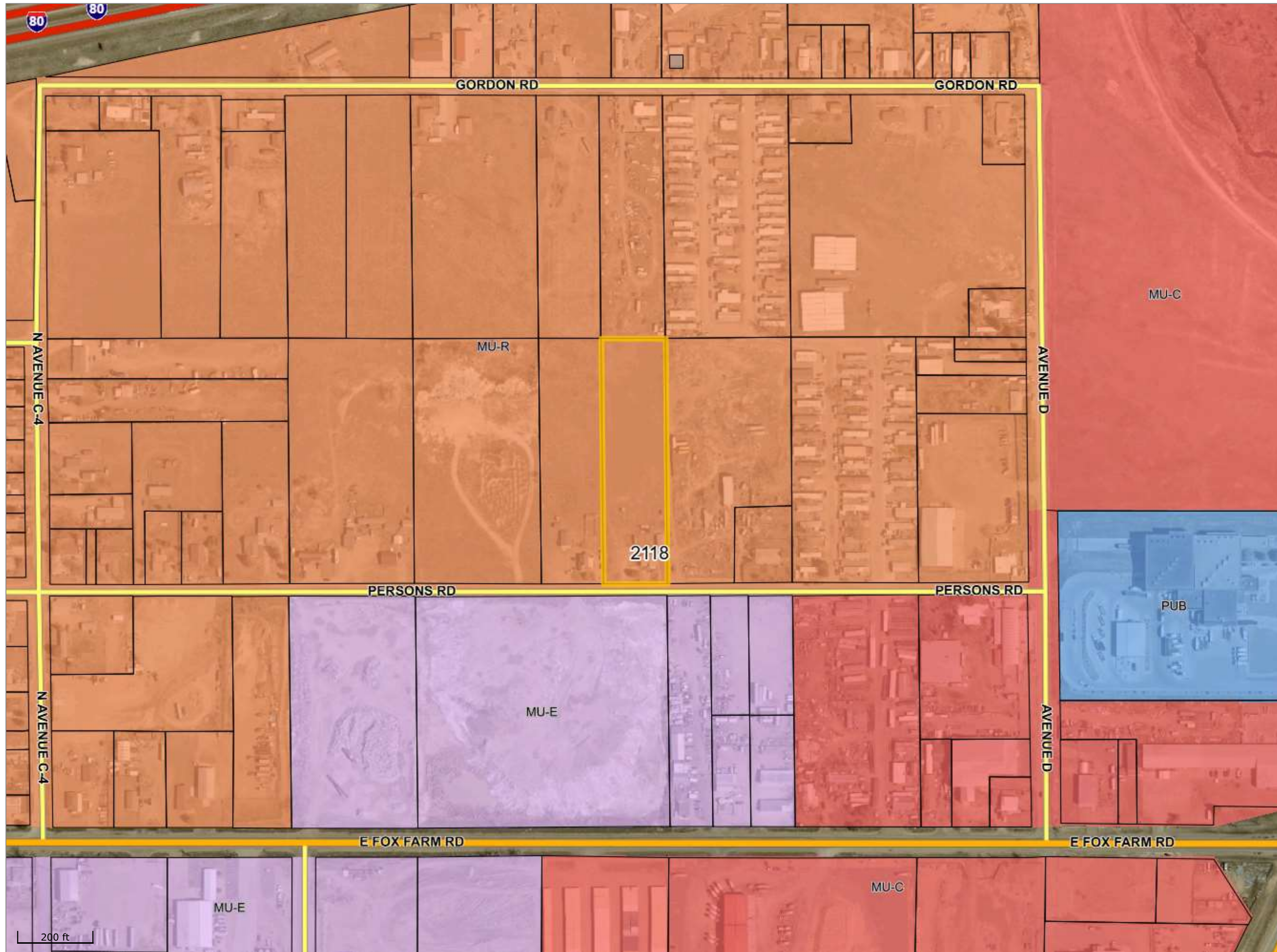


- Interstate
- Major Road
- imps only
- HR
- MR
- LR
- NR-2
- NR-3
- AR
- A-1
- A-2
- AG
- MUR
- CBD
- CB
- NB
- MU
- MUB
- MUE
- HI
- LI
- P
- AD
- PUD
- X



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200 ft



# Laramie County Wyoming MapServer

PZ-025-00003

FUTURE LAND USE ZONING DESIGNATIONS

- Interstate
- Major Road
- Imps only
- Agricultural/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-Use Residential
- Mixed-Use Commercial
- Mixed-Use Employment
- Industrial
- Central Business District
- Community Business
- Public and Quasi-Public
- Military/Federal
- Open Space and Parks



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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM MR – MEDIUM DENSITY RESIDENTIAL TO MU – MIXED USE FOR THE  
E ½ OF TRACT 20, CHEYENNE IRRIGATED GARDENS, LARAMIE COUNTY, WY.**

**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 previously adopted the Laramie County Land Use Regulations; and

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

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations.

**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 meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-111 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from MR – Medium Density Residential to MU – Mixed Use for the East ½ of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

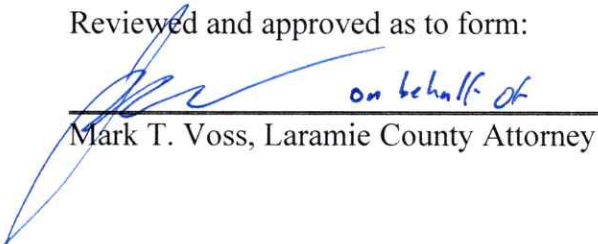
LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

 on behalf of  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

**Laramie County  
Wyoming MapServer**

QUADE ZONE CHANGE -

EXHIBIT A

PROPOSED MR - MEDIUM DENSITY  
RESIDENTIAL TO MU - MIXED USE

PZ-25-00003



- Interstate
- Major Road
- imps only



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