



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Senior Planner

DATE: January 17, 2023

TITLE: PUBLIC HEARING regarding a Board Approval for an Accessory Living Quarter, located at Highland Park, 3rd Filing, the west 63.62 feet of Tract 14, except the south 40 feet, Laramie County, WY, to be known as the Van Riper Accessory Living Quarters.

EXECUTIVE SUMMARY

Samantha Van Riper submitted a Board Approval application seeking approval for an Accessory Living Quarters in the MR-Medium Density Zone District for one (1) family member with the intent of operating a home occupation. This zoning district requires Board Approval for accessory living quarters.

BACKGROUND

Approximately .37 acre in size (16,177 square feet), the property currently has an existing dwelling with water and sewer services provided by the South Cheyenne Water and Sewer District.

Pertinent Regulations

The pertinent regulations of the Laramie County Land Use Regulations include the following.

Section 1-2-100 governing the Board Approval process.

Section 4-2-104 governing the MR– Medium Density Residential Zone District.

Section 1-2-104 governing Public Notice.

DISCUSSION

The Laramie County Comprehensive Plan designates the property as URI – Urban Rural Interface, which allows for more intensive land uses.

The PlanCheyenne category for the property is UR-Urban Residential, emphasizing that the area is ideal for a variety of uses. These uses include single-family residences, duplexes, townhomes, and apartments.

The Laramie County Comprehensive Plan and Plan Cheyenne align with the intent of this request.

Surrounding uses are primarily residential in nature. Per Section 4-2-104(b) (ix), accessory living quarters are permitted with the approval of the Board of County Commissioners.

A Plot Plan provided by the applicant is attached for reference, which will be Exhibit “A” , attached to the Resolution if approved. The map shows the existing location of the structure to be renovated.

If approved, the applicant will need a Building Permit from the Laramie County Building Department. The applicant will also have to meet the required development regulations within the MR Zone District. Any home occupation will be required to receive a permit from Planning and Development.

The Notice of Development Action sign was posted, a public notice appeared in the local daily newspaper and adjacent property owners were notified via certified mail. No public comments were received.

The public agency review showed no problems, but rather focused on guidance should the request be granted.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i.** The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii.** The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii.** There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a.** This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b.** This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

Staff also recommends that the Board approve the accessory living quarters to be known as “ Van Riper Accessory Living Quarters”.

PROPOSED MOTION

I move to grant Board Approval for the “Van Riper Accessory Living Quarters” and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Plot Plan**
- Attachment 3: Applicant Narrative**
- Attachment 4: Public Agency Review Comments**
- Attachment 5: Resolution**
- Attachment 6: Exhibit “A”**

Laramie County, Wyoming



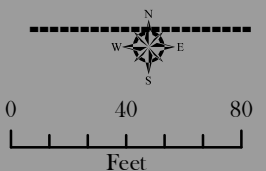
Board Approval
For
Accessory
Living Quarters
509 Persons
Road

Zoning: MR-
Medium Density
Residential

PlanCheyenne
Urban
Residential

County
Comprehensive
Plan - URI
Urban Rural
Interface

PZ-22-00348



Eagleview



December 8, 2022

Samantha VanRiper
509 Persons Rd
Cheyenne, Wyoming 82007

Dear Commissioners,

My intent is to place a manufactured home on my property as stated in the site plan to be used by my mother due to medical reasons and for a home office. This home will be approximately 30 feet by 45 feet positioned so the main entry is facing north towards the street. The front of the house will have a concrete paved drive and sidewalk that meets Cheyenne city requirements for new construction. The rear of the house will have a porch with stairs leading to the south. All requirements of the Laramie County Planning and Permitting office for this type of house will be followed.

Sincerely,

Samantha VanRiper

PZ-22-00348 – Public Agency Review Comments - Van Riper ALQ Request in MR Zoning District 12/28/22 - Board Approval

Building Dept.: Building Dept., Daniel Peters Comments Attached
Building permits shall be required for all new building construction.
Laramie County has adopted the 2021 I-codes and the 2020 NEC.

Cheyenne Development Services: Cheyenne Development Services, Seth Lloyd
Applicant appears aware of City right-of-way requirements. No comments requiring updates from the applicant.

County Assessor: County Assessor, Kaycee Eisele No Comments

County Attorney: County Attorney, Mark Voss No Response

County Real Estate Office: County Real Estate Office, Laura Pate No Comments

County Treasurer: County Treasurer, Trudy Eisele No Response

Fire District No 1: Fire District No. 1, Darrick Mittlestadt
Meet the intent of 2021 IFC
Chapter 5, Fire Service Features.
Section 503: fire apparatus access roads, all, pages 5-1 to 5-2. Map is unclear on access.
Section 505: premises identification, all, page 5-3. multiple structures on property will cause response and delay issues for all emergency services.
Section 507: fire protection water supplies, all, pages 5-3 to 5-4. unclear on map where the closest fire hydrant.

Intraoffice: Planners, Michael Surface
This is a Board Approval process for an Accessory Living Quarters in an MR- Medium Density residential Zoning District.
A sidewalk is to be constructed meeting City of Cheyenne standards. If approved, a home occupation is to be applied for. There are no known issues with this application

Planners: Planners, Cambia McCollom No Comments

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response

South Cheyenne Water & Sewer: South Cheyenne Water & Sewer, Scott Sprakties
Water and sewer available from South Cheyenne Water and Sewer. Contact office for tap and development fees and discussion on where to access water and sewer connections. Must have separate water and sewer taps. Separate structure.

RESOLUTION #

**A RESOLUTION FOR BOARD APPROVAL OF AN ACCESSORY LIVING
QUARTERS, LOCATED AT HIGHLAND PARK, 3RD FILING, THE WEST 63.62
FEET OF TRACT 14, EXCEPT THE SOUTH 40 FEET, LARAMIE COUNTY WY,
TO BE KNOWN AS “VAN RIPER ACCESSORY LIVING QUARTERS”.**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with Section 4-2-104 governing the MR – Medium Density Residential Zone District.

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 Board Approval pursuant to Section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

Moreover, the Board approves “Van Ripper Accessory Living Quarters”, located at Highland Park, 3rd Filing, the west 63.62 feet of Tract 14, except the south 40 feet, Laramie County, WY, as shown on attached Exhibit ‘A’.

PRESENTED, READ, AND PASSED, this _____ day of _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

