



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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### 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 S1/2 of the NW ¼ of Section 10, Township 14 North, Range 66 West, 6<sup>th</sup> P.M., Laramie County, WY.

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#### EXECUTIVE SUMMARY

Y2 Consultants, on behalf of Charles Kendall and Carina Nicole Adams, has submitted an application for a Zone Change for 8611 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.

#### BACKGROUND

The subject property is assessed as Residential Land and has one residence on the 10.07 net acre parcel. This property is bordered by AR and A-1 zone districts and adjoining residential developments lot sizes average from 3.0 acres to 10.0 acres.

#### **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 no comments were received.

Agency review comments were received, and the applicant 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. The Planning Commission voted (5-0) to recommend approval with no conditions.

To grant a zone change, the Board must find one of three criteria listed in Section 1-2-103 (b) of the LCLUR. 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 Agricultural and Rural Residential to AR – Agricultural Residential for a parcel in the S1/2 of the NW1/4 of Section 10, Township 14 North, Range 66 West, 6<sup>th</sup> 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 S1/4 of the NW 1/4 of Section 10, Township 14 North, Range 66 West, 6<sup>th</sup> P.M., with no conditions, and adopt the findings of fact a and b of the staff report.**

## **ATTACHMENTS**

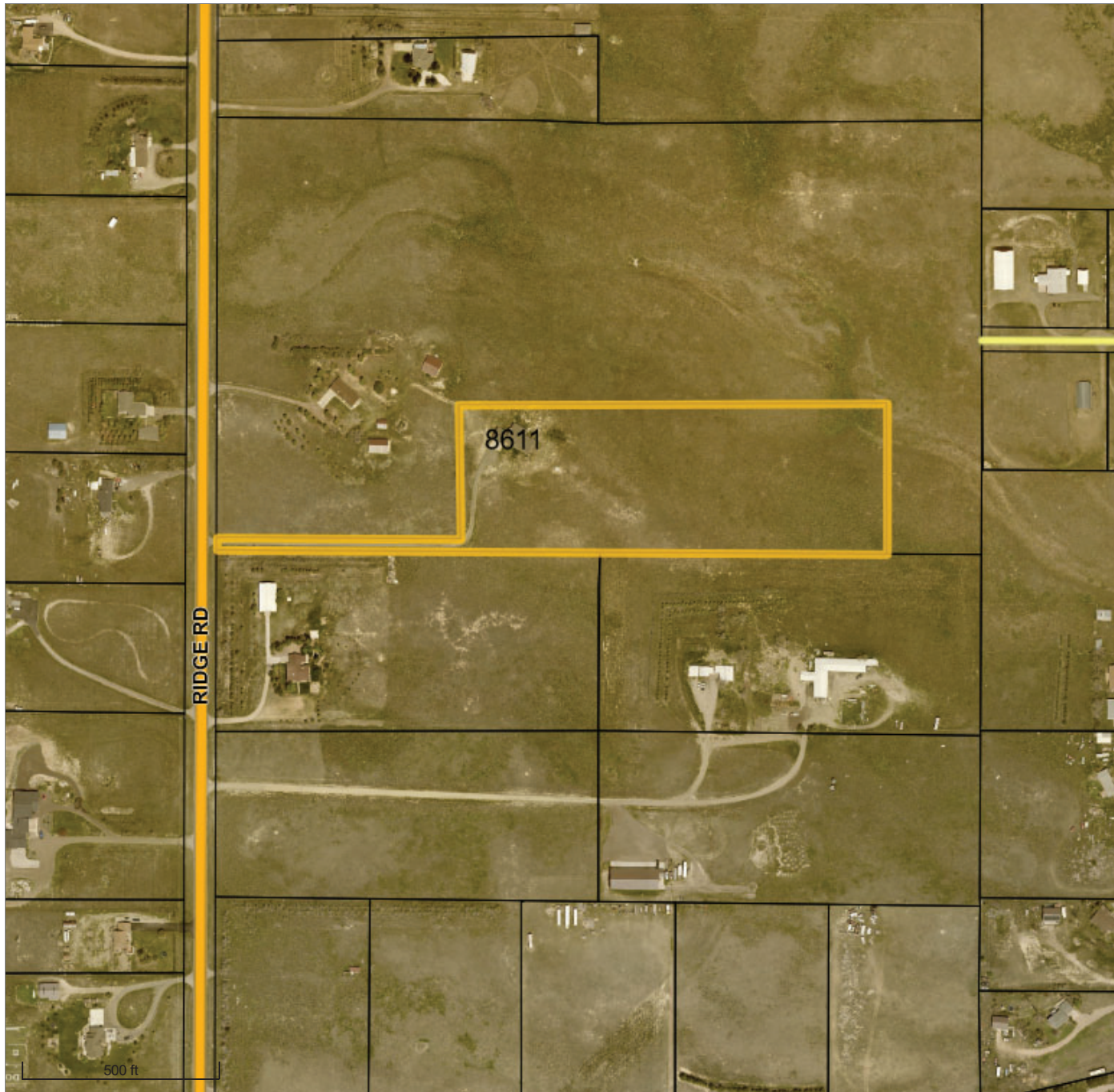
**Attachment 1: Project Map**

**Attachment 2: Project Narrative**

**Attachment 3: Agency Review Comments**

**Attachment 4: Resolution**

**Attachment 5: Exhibit 'A'**



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

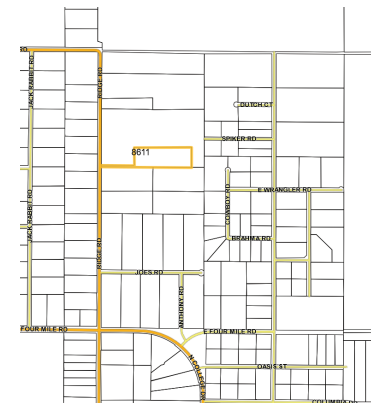
**Adams Zone Change  
8611 Ridge Road**

**PZ-23-00107**

**AMEC Zone 2**

**Laramie County Fire  
Authority**

**Urban Rural Interface (URI)**





y2consultants.com  
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# CONSULTANTS

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

July 31, 2023

Delivery via email

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**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



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 6<sup>th</sup> 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

