



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: January 9, 2025

TITLE: PUBLIC HEARING regarding a Zone Change from AR-Agricultural Residential to MU – Mixed Use for Tract 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Lance E. Gleich and Mindy Grunewald, submitted an application for a Zone Change for Tracts 1, 2, 3, and 5, Gleich Tracts. The application has been submitted to change the zone district from AR- Agricultural Residential to a MU- Mixed Use zone district to accommodate the expansion of the water well business and allow the existing residence to remain.

A concurrent application was also submitted for a Site Plan for these parcels. The Site Plan is for the construction of a shop and office, and employee and equipment parking for the water well business. The Site Plan will be approved administratively and is included in this report for informational purposes only.

BACKGROUND

The subject property is currently used for a residence and LG Drilling, a water well service business. Zone districts bordering the subject property are A-1 and A-2. The area is a mixture of residences with a few businesses.

Pertinent Statutes and Laramie County Land Use Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115.

Section 1-2-103 (b) governing zone district amendments.

Section 4-2-111 governing Mixed Use zone districts (MU)

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. PlanCheyenne identifies the area as Rural Residential (RR).

Agency review comments are being addressed and the exhibits will be updated to reflect the changes. Public notice was provided per Section 1-2-104 of the Land Use Regulations. Two comments were received and are attached to this report.

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

- 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. and iii. are met by the type of development proposed and by meeting all of Planning's application criteria.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff 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 meets the criteria of section 4-2-108 of the Laramie County Land Use Regulations.

and that the Planning Commission may recommend approval to the Laramie County Board of Commissioners with one condition.

PROPOSED MOTION

I move to adopt the findings of fact a and b of the staff report and recommend approval of the Zone Change from AR to MU for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY, to the Laramie County Board of Commissioners with one condition.

- 1. All agency review comments must be addressed.**

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comment Reports and Applicant Responses**
- Attachment 4: Pre-App Notes**
- Attachment 5: Public Comments**
- Attachment 6: Proposed Gleich Tracts Site Plan**
- Attachment 7: Draft Resolution for Zone Change**
- Attachment 8: Zone Change Exhibit Map**

NORTH

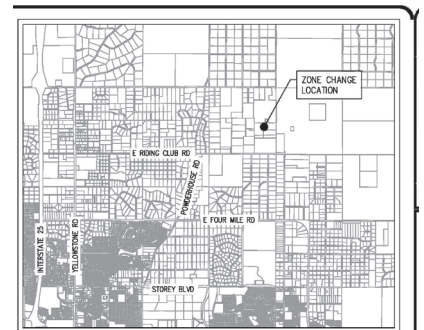


PZ-24-00101

**Gleich Tracts Zone Change
Tracts 1, 2, 3, & 5**

**2644 E. Riding Club Road
Cheyenne, Wyoming**

**Zone District Change
to
Mixed Use - (MU)**



VICINITY MAP (N.T.S.)



November 15, 2024

Justin Arnold, Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: GLEICH TRACTS ZONE CHANGE

Dear Mr. Arnold,

AVI, P.C., on behalf of Lance Gleich, is submitting a zone change application, located north of Riding Club Road and west of Ridge Road, more particularly described as Gleich Tracts, Tract 1, 2, 3, and 5 Laramie County, Wyoming.

The request for this zone change is for the specified parcels to go from Agricultural Residential (AR) to Mixed Use (MU) zoning. This change aims to accommodate a water well business on the subject property and allow for the construction of a shop and office. The business is a water well company and the site will allow for the shop, employee parking, and equipment parking.

The subject property is currently zoned for an agricultural residential use, reflecting its historical usage and proximity to other residential uses. However, the construction of the shop requires a more commercially oriented zone. County Planning staff has recommended a change from AR to MU to accommodate the business and allow the existing residence to remain.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Christensen', is written over a light gray grid background.

Mark Christensen, AICP, Planner

A.V.I. PROFESSIONAL CORPORATION

h:\4692_Igd shop office\planning\submttls\zone change\4692 project narrative.docx

Permit Notes

Permit Number: PZ-24-00101

Parcel Number: 14660440100500

Submitted: 11/15/2024

Applicant: AVI PC
Owner: GLEICH, LANCE E ET AL
Project Description: Zone Change

Site Address: 2644 E RIDING CLUB RD
 Cheyenne, WY 82009

Technically Complete: 11/15/2024
Approved:
Issued:

<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>
11/15/2024		Application	PZ-24-00101	GENERAL	<p>Zone Change Public Hearing Dates: Planning Commission on 1.9.25 and BOCC on 2.4.25.</p> <p>Site Plan (Tract 5) application will be done concurrently with zone change. Approval for Site Plan is administrative.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/27/2024		Application	PZ-24-00101	GENERAL	<p>How does this zone change meet the criteria for the proposed zone change and fit with the goals and recommendations on land use and development in section 5.2 of the Comprehensive Plan?</p> <p>There is a restrictive easement around the Cheyenne VORTAC facility and most of the land to be zoned as MU falls inside of the restrictive easement. The owner should be made aware of this. There is also the issue of how the development of the property outlined in the project narrative is affected by the restrictive easement.</p>	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
11/27/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Please note the restrictions for the Tracts within this zone change on the original plat (attached). 2. If any comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 3. 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. 3a. Access to these lots (including the internal access easement) from E. Riding Club shall be designed and built to the current Laramie County Land Use Regulations. The design/construction plans shall be submitted to Public Works for review and approval. 3b. There will be no public maintenance of the internal roadways/access easements for these lots.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
12/03/2024		Application	PZ-24-00101	GENERAL	<p>All agency comments need to be addressed. Please place notes regarding restrictions from original filing on this plat.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

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



Pre-Application Meeting

Date: 5-2-23 Staff: JAMES CC, BH Property Owner: LANCE & MINDY GLEICH

Project Description: ZONE CHANGE - SITE PLAN

Project Location/Address: E. GORING CLUB RD GORING TRACTS R #: 0065945, 0065941

ATTENDEES/AGENTS/PARTIES Tel: 12315 0065943, 0065942

Applicant <u>CHRIS LOVAS</u>	Phone <u>307-421-7835</u>	Email <u>chrilo@lovasengineering.com</u>
Other <u>Lance Gleich</u>	Phone <u>307-214-9969</u>	Email <u>Lance.gleich03@jmsi.com</u>
Other <u>Mindy Gleich</u>	Phone <u>970-302-9551</u>	Email <u>mgrunewald1@gmail.com</u>

APPLICATION TYPE(S)

<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan - For Records
<input type="checkbox"/> Appeal	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Site Plan - Major	<input checked="" type="checkbox"/> Zone Change <u>AR to CB</u>
<input type="checkbox"/> Site Plan - Minor	

GUIDANCE

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>Zone Change - \$500.00</u> <u>Site Plan - \$750.00</u>
<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 / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / <u>Zone Change Map</u> :
<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:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:



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Pre-Application Meeting

<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> TBD	Road/Easement Use Agreement: <i>MUST ADDRESS PLAT NOTES: RESTRICTIONS.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Floodplain Development Permit: <i>UPON CONSTRUCTION</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$26.00 EACH</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>

Miscellaneous Notes:

- AR ZONE CHANGE TO CB OR PUD, WILL PROBABLY DO CB. CAN DO CONCURRENTLY WITH ZONE CHANGE AND SITE PLS. PLANS TO CONSTRUCT BUILDINGS. WILL PROBABLY INCORPORATE ALL 4 PHASES, LOT LINES WILL REMAIN THE SAME. CERTIFICATE OF REVIEW WILL BE ISSUED PRIOR TO BUILDING PERMITS. OPERATING FOR 7 YEARS. CAN ASK FOR LANDSCAPE WAIVER.
- * ATTACH ANY DOCUMENTS ADDRESSING VORTEC FACILITY EASEMENTS.

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
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.

Transcription of Phone Message Left by Kathleen Cook 12.11.24

PZ-24-00101 and PZ-24-00104

Good morning, this is Kathleen Cook. I'm calling in regard to a sign that has appeared at my neighbor's place. It's a notice of development action and I'm wondering if you could give me a call back and maybe give me a little more information. I see that there is a public meeting on January 9 or I think that's the date. And I'm wondering if I can get any kind of information in advance of that, so I'm prepared if and when I go to that meeting. Thank you much. Again, it's Kathleen Cook. My number is 307-214-1466. And it's in regard to the Gleich Tract PZ-24-00101 and 104. Thank you again. Have a good day. Bye, bye.

Catherine Cundall

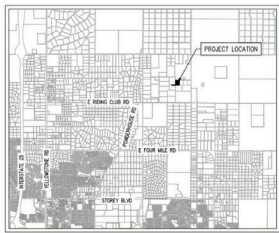
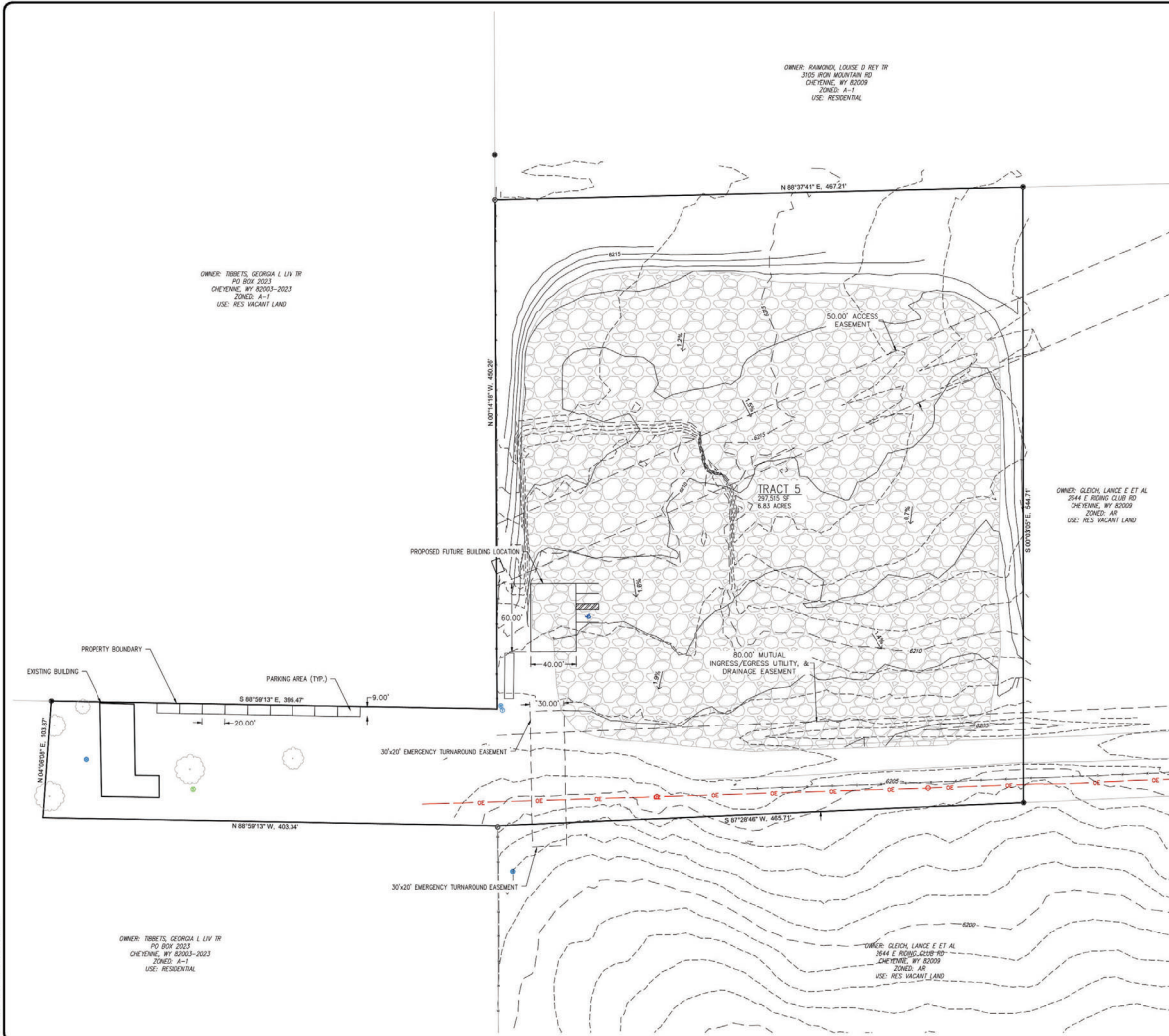
From: Louise Raimondi <ledmrwy@aol.com>
Sent: Monday, November 25, 2024 3:42 PM
To: Planning
Subject: PZ-24-00101and PZ-24-00104

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

I won't object to this AS LONG AS THEY FIX MY FENCE THEY KNOCKED DOWN.

Sincerely,

Louise Raimondi



VICINITY MAP (N.T.S.)

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND IRON PIN
- EXISTING SEWER MANHOLE
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING YARD HYDRANT
- — — — — EXISTING FENCE
- — — — — EXISTING OVERHEAD ELECTRIC
- — — — — EXISTING BUILDING
- — — — — EXISTING MINOR CONTOUR
- — — — — EXISTING MAJOR CONTOUR
- — — — — PROPOSED MINOR CONTOUR
- — — — — PROPOSED MAJOR CONTOUR
- — — — — GRAVEL SURFACING (GRANITE BASE)
- EXISTING TREE

SITE PLAN COMPUTATION TABLE

CURRENT ZONING: AR
 PROPOSED ZONING: RU
 CURRENT USE: RESIDENTIAL
 PROPOSED USE: COMMERCIAL OFFICE AND SHOP AND OUTDOOR STORAGE IN ASSOCIATION WITH AN APPROVED USE

TOTAL SITE AREA: 89,719 SF (2.04 AC)
 TOTAL IMPERVIOUS AREA: 7,969 SF (0.18 AC)
 TOTAL LANDSCAPING AREA: 29,658 SF (0.68 AC)
 TOTAL GRAVEL AREA: 166,822 SF (3.81 AC)

LANDSCAPING COMPUTATION TABLE:
 SITE AREA: 29,658 SF
 25% SITE AREA: 7,415 SF
 CURRENT LANDSCAPING PROVIDED:
 - EXISTING MATURE TREES: 1
 - ALTERNATIVE COMPLIANCE REQUIRED: REFER TO SECTION 2.2.124 (b)(4)(ii) OF THE LANARME COUNTY LAND USE REGULATIONS.

PARKING SUMMARY:
 PARKING SPACES: 12 (INCLUDES 1 ADA VAN ACCESSIBLE SPACE)



SITE & LANDSCAPE PLAN FOR TRACT 5 OF GLEICH TRACTS

BEING SITUATED IN THE SE 1/4 OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LANARME COUNTY, WYOMING. PREPARED NOVEMBER 2024.

DATE	
REVISION	
NO.	
PREPARED FOR: LG DRILLING, LLC 2644 E RIDING CLUB RD CHEYENNE, WY 82009	
PROJECT:	LGD SHOP OFFICE AND LANDSCAPE PLAN
COMPARING TITLE:	
DATE:	Dec. 05, 2024
DRAWN BY:	ZB
DESIGNED BY:	
CHECKED BY:	MC
JOB NO.:	4692
DRAWING NO.:	1 of 1

OWNER: FOX, JOHN M ET UX
3778 IRON MOUNTAIN ROAD
CHEYENNE, WY 82009
ZONED: A-1
USE: RESIDENTIAL

OWNER: RANWOLD, LOUISE D REV TR
3125 IRON MOUNTAIN RD
CHEYENNE, WY 82009
ZONED: A-1
USE: RESIDENTIAL

OWNER: UNITED STATES OF AMERICA
GENERAL SEVERITY
CHEYENNE, WY 82001
ZONED: A-1
USE: EXEMPT

OWNER: ROBERTS, GEORGINA L L/V TR
PO BOX 2023
CHEYENNE, WY 82003-2023
ZONED: A-1
USE: RES VACANT LAND

TRACT 5
OWNER: GLEICH, LANCE E ET AL
297,915 SF
6.53 ACRES
EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: MU - MIXED USE

TRACT 3
OWNER: GLEICH, LANCE E ET AL
238,090 SF
5.24 ACRES
EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: MU - MIXED USE

TRACT 2
OWNER: GLEICH, LANCE E ET AL
238,090 SF
5.24 ACRES
EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: MU - MIXED USE

TRACT 1
OWNER: GLEICH, LANCE E ET AL
238,090 SF
5.24 ACRES
EXISTING ZONING: AR - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: MU - MIXED USE

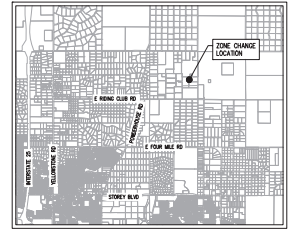
OWNER: ROBERTS, GEORGINA L L/V TR
PO BOX 2023
CHEYENNE, WY 82003-2023
ZONED: A-1
USE: RESIDENTIAL

OWNER: GLEICH, LANCE E ET AL
2644 E RIDING CLUB RD
CHEYENNE, WY 82009
ZONED: AR
USE: RES VACANT LAND

OWNER: SEATON, CHARLES S ET MP
3817 CONCORDS RD
CHEYENNE, WY 82009
ZONED: A-1
USE: RESIDENTIAL

OWNER: ROBERTS, GEORGINA L L/V TR
PO BOX 2023
CHEYENNE, WY 82003
ZONED: A-1
USE: RES VACANT LAND

OWNER: ROBERTS, MARRA J TR
10765 W 87TH PL
ARVING, CO 80004
ZONED: A-1
USE: RES VACANT LAND



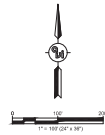
VICINITY MAP (N.T.S.)

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND IRON PIN
- ZONE CHANGE BOUNDARY
- ▨ PROPOSED MU ZONING

LEGAL DESCRIPTION

REFER TO TRACT 5 OF GLEICH TRACTS PLAT, RECORDED IN BOOK 12, PAGE 57, IN THE LARAMIE COUNTY RECORDS.



ZONE CHANGE
PLAT
GLEICH TRACTS

BEING SITUATED IN THE SE-1/4 OF SECTION 4, TOWNSHIP 14
NORTH RANGE 90 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
LARAMIE COUNTY, WYOMING
PREPARED NOVEMBER 2024

DATE	
REVISION	
NO.	
PREPARED FOR: LG DRILLING, LLC 2644 E RIDING CLUB RD CHEYENNE, WY 82009	
PROJECT:	LGD SHOP OFFICE ZONE CHANGE MAP
DRAWING TITLE:	ZONE CHANGE MAP
DATE:	Nov 14, 2024
DESIGN BY:	ZP
CHECKED BY:	MC
JOB NO.:	4692
DRAWING NO.:	1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM AR-
AGRICULTURAL RESIDENTIAL TO MU – MIXED USE FOR TRACTS 1, 2, 3, AND 5,
GLEICH TRACTS, 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 4-2-111 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 for a zone map amendment
- b. This application is in conformance with section 4-2-108 governing the LI – Light Industrial zone district.

And the Board approves a Zone Change from AR – Agricultural Residential to MU – Mixed Use for Tracts 1, 2, 3, and 5, Gleich Tracts, as shown on the attached Zone Change Map Exhibit with one condition.

- 1. All agency review comments must be addressed.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Board of County Commission Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office