



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: July 9, 2026

TITLE: Review and Action on a Class B Conditional Use Permit for the Conda Multi-Family Residential, located on Tract 7, Addison Meadows, Laramie County, WY.

EXECUTIVE SUMMARY

Nicholas G. Conda, has submitted a Class B Conditional Use Permit application for approval of a Conda Multi-Family Residential at 312 Road 151, Carpenter, WY. The location is Tract 7, Addison Meadows, Laramie County, WY.

BACKGROUND

The subject property is in the Land Use (LU) zone district. The 7.80 acre parcel is currently assessed as residential improved land. The surrounding area is zoned Land Use and consists of a mixture of residences and farmland.

Multi-Family residential use is allowed in the Land Use (LU) zone district but requires a Class B Conditional Use Permit. Approval of this permit will allow the applicant to apply for a 400+/- square foot tiny home or yurt to be used by family and guests.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 2-3-102(d)(ii) governing the Conditional Use Type B permitting process.
Section 2-4-104 governing the LU – Land Use Zone District.
Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential use is primarily anticipated in these areas. This parcel lies outside the PlanCheyenne area.

Agency review comments have been addressed. Public notice was provided per section 1-3-100 of the 2025 LCLUR. One comment was received. A copy is attached to this report.

A conditional use is given to land use meant to be beneficial to the permitted uses or those similar within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area. Land use or land use proposal similar in nature, intensity and community impact which requires a conditional use permit has probable impacts and is required to meet all LCLUR conditions. Class B conditional uses are those meant to be beneficial to an area and are permissible in their zoning district.

Section 2-3-102 (a) of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission make a determination as to whether the proposed use is permitted and is in conformance with all applicable development standards. Staff find this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a Class B Conditional Use permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

and that the Planning Commission may approve the Class B Conditional Use Permit for the Conda Multi-Family Residential with no conditions.

PROPOSED MOTION

I move to approve the Class B Conditional Use Permit for the Conda Multi-Family Residential and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Pre-Application Notes
- Attachment 4: Agency Review Comments
- Attachment 5: Public Comment
- Attachment 6: Class B Conditional Use Permit Resolution
- Attachment 7: Exhibit A – Proposed Site Plan



**CONDA MULTI-FAMILY
CLASS B
CONDITIONAL USE**

**312 Road 151
Carpenter, Wyoming**

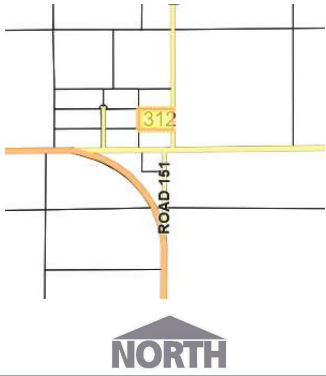
PZ-26-00043

Land Use Zone District

AMEC Zone 2

Rural Ag Interface

Fire District #4



I would like to
BUILD a 400+- SQUARE
FOOT TINY HOME OR YURT
ON MY PROPERTY AT
312 Rd 151 CARPENTER.

THIS PROPERTY IS 7.8 ACRES.

THE TINY HOUSE WOULD

BE USED DAUGHTER AND

GUESTS



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-26-00055

PRE-APPLICATION MEETINGS

SITE ADDRESS: 312 ROAD 151 CARPENTER
PRIMARY PARCEL: 13623340100800
PROJECT NAME: ADU - CONDITIONAL USE TYPE B

ISSUED: 04/16/2026
EXPIRES: 10/13/2026

APPLICANT: CONDA, NICHOLAS G
312 ROAD 151
CARPENTER, WY 82054-9553
303-818-4263

OWNER: CONDA, NICHOLAS G
312 ROAD 151
CARPENTER, WY 82054-9553

Detail Name	Detail Value
Meeting Date	04/16/2026
MEETING AM OR PM	PM
Application Types	Conditional Use Class B
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Nick would like to install a tiny home ADU, but he is on 7.80 acres. It will be for his daughter to stay in temporarily on the weekends when she comes to visit, not permanent living, at this time. This is zoned LU and in AMEC zone 2. He is requesting a Class B Conditional Use before the Planning Commission to approve the use to add a tiny home on less than 10.5 acres.
Staff Attending	JA DP CC SP TG JE CS
Development Action	Conditional Use Class B
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	No
Roadway Maintenance Plan	No
Drainage Study	No



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Drainage Plans	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No
Community Facility Fees Acknowledgement Letter	No
Public Safety Fees Acknowledgement Letter	No
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	No
GESC Permit	No
Right-of-Way Construction Permit	TBD
Miscellaneous Notes	For Accessory Living Quarters or ALQ: You can have a temporary structure - mobile home, RV, tiny home on an axle - on your property for three year increments and renew every three years as long as the need is still there. Once the need is gone, the structure would need to be removed. For Accessory Dwelling Unit or ADU: This is a permanent structure that would have its own address and would require Planning Commission approval. Once you apply it would go out for a review process to any pertinent agencies to determine if it's viable, which this would be, given any requirements of Environmental Health may have. Once the review process is completed we would prepare for the Hearing before the Planning Commission. Upon approval, you can then apply for your building permits for the accessory dwelling unit.



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Miscellaneous Notes (2)

Costs for ADU process, Class B
Conditional Use Permit, \$500, action
development signs x 1 \$26, engineer
review fees TBD actual cost, legal ad
TBD actual cost, adjacent mailers
TBD actual costs. This process can
take 6-8 weeks.

CONDITIONS

* Disclaimer: These 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 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.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.

* 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.

* 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.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

Agency Review #1

Permit Notes

Permit Number: PZ-26-00043

Parcel Number: 13623340100800

Submitted: 05/12/2026

Applicant: CONDA, NICHOLAS G
Owner: CONDA, NICHOLAS G

Site Address: 312 ROAD 151
Carpenter, WY 82054

Technically Complete: 05/12/2026

Approved:
Issued:

Project Description: ADU - CLASS B CONDITIONAL USE PERMIT

<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>
05/12/2026		Application	PZ-26-00043	GENERAL	Public Hearing before Planning Commission 7.9.26, letters sent 5.18.26, legal ad published 5.20.26. When approved a site plan permit will be required.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
05/21/2026		Application	PZ-26-00043	GENERAL	No concerns from the Wyoming Game and Fish Department	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
05/21/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
05/21/2026		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No objections	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
05/22/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
05/26/2026		Application	PZ-26-00043	GENERAL	No concerns	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
05/26/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	this is not a multifamily dwelling unit. it would be considered an ADU, would need to meet LCLU requirements and adopted building codes.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
05/26/2026		Workflow	GIS REVIEW	GENERAL	No separate address assigned to this Accessory Dwelling Unit.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
05/27/2026		Workflow	ENGINEERS REVIEW	GENERAL	No comments regarding the conditional use permit application.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
05/28/2026		Application	PZ-26-00043	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
05/28/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. There will be no public maintenance of internal roadways/access easements. 2. A separate access permit application through Public Works will be required for this tract. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works with any questions.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

Permit Notes

05/29/2026

Application

PZ-26-00043

GENERAL

WAPA has no conflict with this project

ROGERS@LARAMI
ECOUNTYWY.GOV

Catherine Cundall

From: E. H. <toepick77@gmail.com>
Sent: Tuesday, June 23, 2026 2:06 PM
To: Planning
Cc: E. H.
Subject: Multi-family housing

Categories: CATE

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.

To whomever it may concern

I am writing to put in our concern about the permit in question PZ-26-00043.


We have questions about how this situation will be handled. If given approval, what exactly will be put in place? As far as how many homes can be placed on the property for starters? It talks about 2 units, but will this be the limit or can they continue to add more as they see fit?

We are already seeing water pressure issues now that the newer homes have been built in this area. This is a problem that was brought up before this whole development was approved and now it's becoming a reality. We can understand a family wanting to have parents/kids near if possible; we just are asking that it's limited to the amount of homes built. The more people in this little area the more strain on the water supply. Also, another note is space. We moved out here as did most of us in this area to get away from close neighborhood situations. This will enclose our area even more. Like I said having two small homes with family is one thing, but if they are aloud an open do what you want plan, this will make our area even more disrupted and unwelcoming. We do not wish to live near a bunch of little rentals or apartment type living. This is the country and that's why we live here. We do not want city life or rules pushed out here.

Another concern is the roads, especially this corner at 151 and 203. It always has water run off trouble and snow hazards. Now there are a bunch of mailboxes everyone has to try not to hit to top it off. So there are more people coming and going in an area that has prior issues already. Having several more vehicles in this section will cause even more traffic trouble. Road 203 is already seeing more damage in the recent years from increased traffic. This is a definite safety risk for us as everyone out here. Not only from damaged roads but added safety risks for younger children and animals.

I hope this can help share our concerns about this new plan. We are for families sharing costs buy living close or on the same plot, but if this is so the owner can rent the homes out or make an influx of strangers, we are 100% out on the plan. Country life is knowing who is close and driving by, not for unknown risks.

Thank you

 Elizabeth Hoyt

RESOLUTION# _____

**A RESOLUTION FOR A CLASS B CONDITIONAL USE PERMIT FOR THE
CONDA MULTI-FAMILY RESIDENTIAL LOCATED ON TRACT 7, ADDISON MEADOWS, 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 have adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY PLANNING COMMISSION,
as follows:

The Laramie County Planning Commission finds that:

- a. This application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU - Land Use Zone District.

PRESENTED, READ, AND ADOPTED, this ___ day of _____ 2026.

LARAMIE COUNTY PLANNING COMMISSION

Jason Caughey, Chairman

ATTEST:

Cate Cundall, Planning Commission Clerk

Resolution reviewed and approved as to form:

Laramie County Attorney's Office

Scanned Image of: ADDISON MEADOWS

1. Parcel(s)

Zoom to parcel(s)

- Pdn: 136233401.00800
- Local #: 11014000800000 ITBx
- Account: R0066166 Property Detail
- Name: **SNOWY-RANGE PROPERTIES LLC-NICHOLAS CONDA**
- Mail Addr: 5400 EASTVIEW ST
- St Addr: CHEYENNE, WY 82001
- St Addr: ROAD 151
- Deed: 2849 WDNIC 89
- Location: ADDISON MEADOWS: TRACT 8
- Type: Res Vacant Land
- Acres: 7.80 acres
- Tax District: 0204

Lat / Lon N: 41.04423°, W: 104.31402°
NAD83 UTM Zone 13 X: 557653,
Y: 4543893
NAD83 Wyoming East (ftUS)
N: 199418, E: 891354

