



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Cate Cundall, Associate Planner

**DATE:** March 26, 2026 - Postponed from March 12, 2026

**TITLE:** PUBLIC HEARING: Variance for minimum lot size requirement of the AMEC Overlay for the Drake and Tamarah Jorns property located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY.

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### EXECUTIVE SUMMARY

Drake and Tamarah Jorns have applied for a reduction in the minimum lot size requirement of the AMEC Overlay. The subject property is located at 1092 Road 154 in Egbert, Wyoming. It lies in the AMEC Zone 1 area, adjacent to an AMEC Zone 2 area. Zone 1 requires a minimum lot size of 248 acres while Zone 2 requires 5.25 acres per lot. The parcel is in the same section where the dividing line between Zone 1 and Zone 2 exists.

There are four (4) existing homes that lie in Section 25. Their size ranges from 5.0 acres, 5.87 acres, 38.23 acres, and 39.97 acres. None meet the 248 acre requirement for Zone 1 even though they all are in this zone.

The owner is seeking a variance so in the future this 25.4 acre parcel can be divided into three (3) residential tracts. While the parcel lies in the LU zone district and would normally require a minimum of 5.25 acres per lot, the AMEC Overlay prevents subdivision of the property.

The applicant submitted NRCS soil data for the parcel. This along with the existing public roads and available site access indicates the parcel is a good location for additional residential properties.

Initial discussion with the Board of County Commissioners indicate their agreement with approving AMEC Overlay variance requests for parcels located within one mile of an interface between zones to be codified through a future amendment.

## **BACKGROUND**

The property is zoned LU – Land Use zone district. All surrounding properties share the same zoning designation.

The Laramie County Land Use Regulations which pertain to this project include:

- Section 1-4-100 (b)(vii) governing Planning Commission Composition and Duties to conduct and decide upon variance requests using regulations criteria..
- Section 1-5-100 (a) governing Planning Commission to hear and decide on variances.
- Section 2-2-102 governing the criteria for approving a variance.
- Section 2-4-113 governing the AMEC Overlay District.
- Section 2-4-104(d) governing the LU, Land Use Zoning District: Minimum Lot Area Size.

## **DISCUSSION**

It is up to the applicant to justify the variance request. The variance request seeks a reduction in the minimum lot size requirement from 248 acres to 5.25 acres. The owner has provided the necessary materials and information which explains the justification for the variance.

The Planning Commission may grant a variance only if it finds that the application satisfies all the following criteria:

- i. There are unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness, or shallowness of the lot, exceptional topographical or other physical conditions peculiar to the affected property.

### **Response**

**The proximity of Mr. Jorn's proposed subdivision to the interface between Zone 1 and Zone 2 of the AMEC Overlay.**

- ii. That the strict enforcement of the regulation would be detrimental to the existing property, adjacent property, or existing environment.

### **Response**

**Consideration of the parcel location in reference to the AMEC Overlay is requested for this proposed residential development and allowance of the proposed lot sizes.**

- iii. There are unusual physical circumstances or conditions do not exist throughout the neighborhood or zoning district in which the property is located.

### **Response**

**Other parcels in the area require only 5.25 acre lot sizes.**

- iv. That because of the unusual physical circumstances or conditions, the property cannot reasonably be developed in a manner substantially equivalent to the other landowners in the neighborhood.

**Response**

**The proximity of the proposed subdivision to the dividing line of Zone 1 and Zone 2.**

- v. That the unusual physical circumstances or conditions are not the result of actions of the applicant taken after the adoption of this regulation.

**Response**

**The AMEC Overlay in a result of the State Engineer's Office adopted well spacing requirements in the Laramie County Control Area and the hydrologic study that was incorporated into the LCLUR with recommended guidance on lot sizes.**

- vi. That if the variance were granted it would not harm the public safety and welfare by:
  - A. Would not alter the essential character of the neighborhood or district in which the lot is located;
  - B. Would not substantially or permanently impair the reasonable use and enjoyment or development of adjacent property; and
  - C. Would be the minimum variance that would afford relief and would be the least modification of the applicable provisions of the zoning regulation.

**Response**

**This development would not impair any use of the adjacent land or properties. Allowing this variance will only enhance the character of the neighborhood for the better and long term by providing additional housing in an area that will be experiencing large projects requiring additional work force accommodations in the eastern part of Laramie County.**

Public notice was published, signage was placed, and neighbor notice letters were sent. Staff received no comments.

The Laramie County Comprehensive Plan designates the property as RAI- Rural Ag Interface, which allows rural residential uses. The parcel is not within the Plan Cheyenne District.

**DECISION OPTIONS**

If the Planning Commission finds the criteria specified in section LCLUR 1-2-101(b) has been met, use the motion to approve. If the Planning Commission finds the criteria has not been met, use the motion to deny.

**PROPOSED MOTION**

**To Approve**

**I move to approve the variance request for a minimum lot size requirement of the AMEC Overlay to allow lot sizes of 5.25 acres on the Drake and Tamarah Jorns property located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY.**

**To Deny**

**I move to deny the variance request for a minimum lot size requirement of the AMEC Overlay to allow lot sizes of 5.25 acres on the Drake and Tamarah Jorns property located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY.**

**ATTACHMENTS**

- Attachment 1: Project Narrative**
- Attachment 2: Pre-Application Notes**
- Attachment 2: Project Map**
- Attachment 3: Plot Plan**
- Attachment 4: Agency Comments Report**
- Attachment 5: Resolution to Approve**
- Attachment 6: Resolution to Deny**
- Attachment 7: Resolution Exhibit “ A”**
- Attachemnt 8: NRCS Data**

# LIBERTY CONSULTING, LLC

Water Rights and Land Surveying



January 22, 2026

*Delivered via e-mail*

Justin Arnold, Program Manager  
Laramie County Planning and Development  
justin.arnold@laramiecountywy.gov

RE: PA-25-00124 – Request for Variance to Laramie County Planning Commission

Hello Justin –

Following the pre-application meeting for the subdivision of property owned by Drake Jorns of 1092 Road 154 in Egbert, WY, it was discovered that the property is in Zone 1 of the AMEC Overlay. As you are aware, the AMEC Overlay prescribes minimum lot sizes which may differ from parcels in similar planning zones. Please accept this request to the Laramie County Planning Commission for a variance from the minimum lot size requirements due to the proximity of Mr. Jorns's proposed subdivision to the interface between Zone 1 and Zone 2 of the AMEC Overlay.

Mr. Jorns proposes the subdivision of this 25.4-acre parcel to create three new lots for residential use. While the parcel is in Zone LU and would normally require a minimum of 5.25 acres per lot, the AMEC Overlay prevents subdivision of the property. In fact, the parcel is located in the same section where the division between Zone 1 and Zone 2 exists (Sec 25, T14N R62W).

Other planning factors, such as NRCS soils data (septic suitability), existing public roads, and available site access indicate the parcel is a good location for additional residential properties. The proposed layout includes three lots with each having access from the existing Road 154. With lots ranging from approximately 7.4 to 10.4 acres, each will exceed the minimum lot size for residential development in Zone LU. Consideration of the parcel location in reference to the AMEC Overlay is requested for this proposed residential development and allowance of the proposed lot sizes.

Please let me know if you have any questions or need any additional information to consider this request.

Respectfully,

A handwritten signature in blue ink that reads 'Liberty Blain'. The signature is written in a cursive, flowing style.

Liberty Blain, PLS, MS  
Liberty Consulting, LLC

Cc: Cate Cundall, Associate Planner, Laramie County Planning and Development  
Drake Jorns, Landowner and Applicant

Drake Jorns  
1092 Road 154  
Egbert, WY 82053

PA-25-00124

Gross Area 25.3 ac +/-



Lot 1  
10.4 ac +/-

Not Included

w/60' Driveway

Lot 2  
7.4 ac +/-

Lot 3  
7.4 ac +/-

AGENCY REIVEW #1

Permit Notes

Permit Number: PZ-26-00004

Parcel Number: 14622510000300

Submitted: 01/23/2026

Applicant: Blain, Liberty  
Owner: JORNS, DRAKE W ET AL

Site Address: 1092 ROAD 154

Burns, WY 82053

Technically Complete: 01/23/2026

Approved:

Issued:

Project Description: Request variance for minimum lot size prior to proceeding with subdivision application.

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<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>
01/23/2026		Application	PZ-26-00004	GENERAL	PC Public Hearing 3.12.26, letters mailed 1.23.26, legal ad published 1.28.26,	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
02/13/2026		Workflow	PLANNING AND ZONING REVIEW	GENERAL	SEO has not adopted the AMEX Memo so they do not enforce. Laramie County codified the AMEC Memo so they are the only entity that can grant a variance. Discussion with BOCC will be held to determine their opinion on granting variances for the AMEC for property bordering the division lines and with documentation showing the soils are the same in differing zones.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

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RESOLUTION # \_\_\_\_\_

**A RESOLUTION APPROVING A VARIANCE REQUEST FOR A MINIMUM LOT SIZE REQUIREMENT OF THE AMEC OVERLAY TO ALLOW LOTS SIZES OF 5.25 ACRES ON THE DRAKE AND TAMARAH JORNS PROPERTY LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 62 WEST, 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 previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the power to hear and decide on applications for the variance of numerical requirements of the Laramie County Land Use Regulations has been assigned to the Laramie County Planning Commission; and

**WHEREAS**, the requested variance satisfies the criteria for a variance pursuant to section 2-2-102 of the Laramie County Land Use Regulations; and

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

**The Laramie County Planning Commission finds that:**

- a. The application *meets* the criteria listed in Section 2-2-102 of the 2025 Laramie County Land Use Regulations.

**and the Planning Commission approves a variance request for a minimum lot size requirement of the AMEC Overlay to allow lot sizes of 5.25 acres on the Drake and Tamarah Jorns property area located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY**

**PRESENTED, READ, AND APPROVED** 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

RESOLUTION # \_\_\_\_\_

**A RESOLUTION DISAPPROVING A VARIANCE REQUEST FOR A MINIMUM LOT SIZE REQUIREMENT OF THE AMEX OVERLAY TO ALLOW LOTS SIZES OF 5.25 ACRES ON THE DRAKE AND TAMARAH JORNS PROPERTY LOCATED IN A PORTION OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 62 WEST, 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 previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the power to hear and decide on applications for the variance of numerical requirements of the Laramie County Land Use Regulations has been assigned to the Laramie County Planning Commission; and

**WHEREAS**, the requested variance does not satisfy the criteria for a variance pursuant to section 2-2-102 of the Laramie County Land Use Regulations; and

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

**The Laramie County Planning Commission finds that:**

- a. The application *does not meet* the criteria listed in Section 2-2-102 of the 2025 Laramie County Land Use Regulations.

**and the Planning Commission disapproves a variance request for a minimum lot size requirement of the AMEC Overlay to allow lots sizes of 5.25 acres on the Drake and Tamarah Jorns property area located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY**

**PRESENTED, READ, AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

LARAMIE COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Jason Caughey, Chairman

ATTEST:

\_\_\_\_\_  
Cate Cundall, Planning Commission Clerk

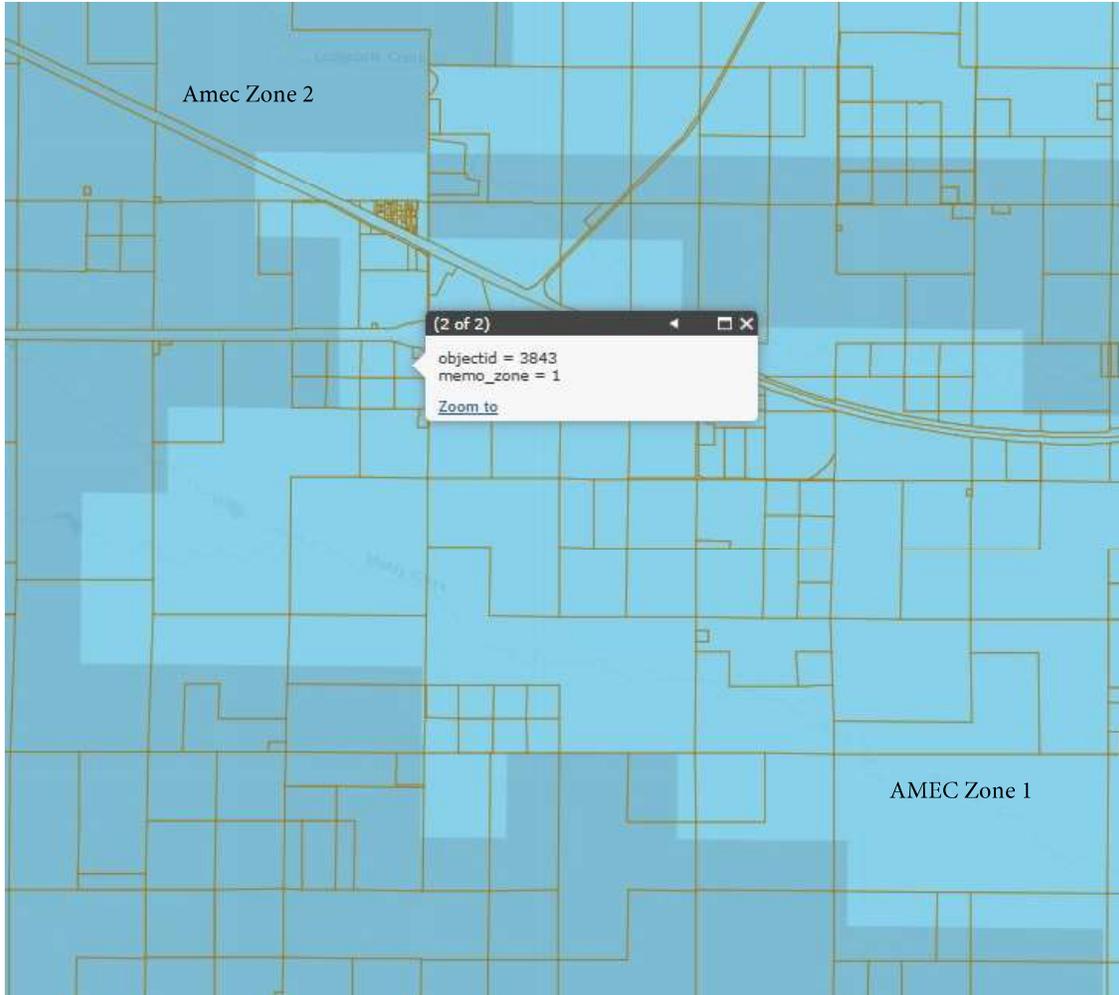
Resolution reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office

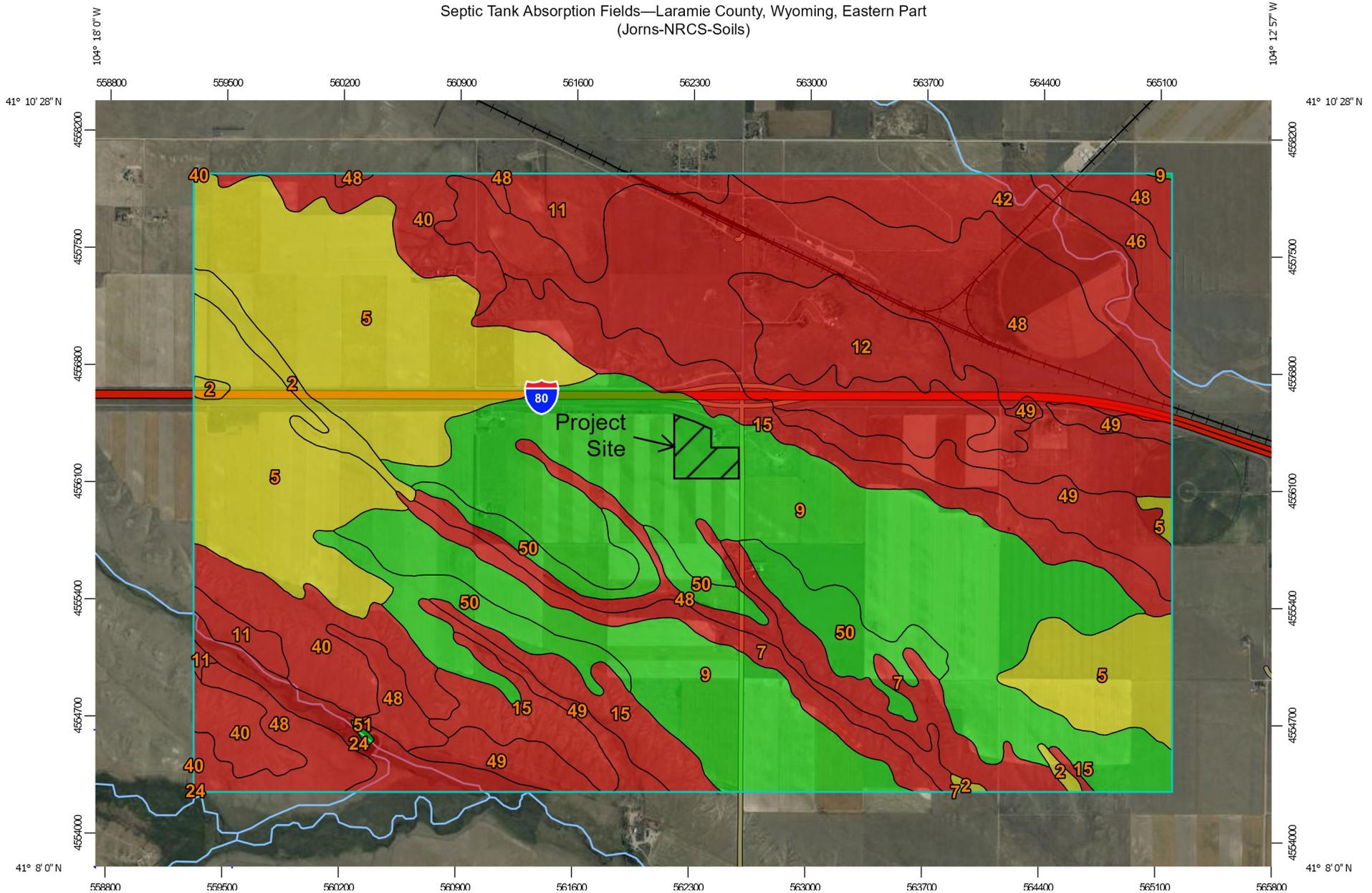
**AMEC Memo (Recharge Zones)**

Zone 1 Minimum 248 Acre Tract

Zone 2 Minimum 5.25 Acre Tract



Septic Tank Absorption Fields—Laramie County, Wyoming, Eastern Part  
(Jorns-NRCS-Soils)

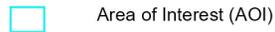


Map Scale: 1:32,300 if printed on A landscape (11" x 8.5") sheet.

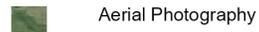


## MAP LEGEND

### Area of Interest (AOI)

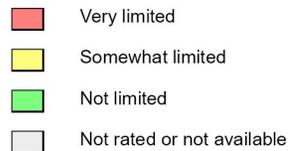


### Background

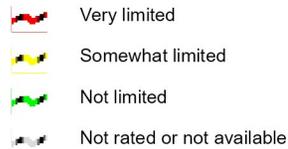


### Soils

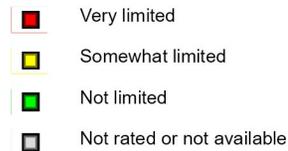
#### Soil Rating Polygons



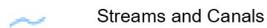
#### Soil Rating Lines



#### Soil Rating Points



### Water Features



### Transportation



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Laramie County, Wyoming, Eastern Part  
Survey Area Data: Version 24, Sep 4, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 2, 2022—Aug 8, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Albinas loam, 1 to 3 percent slopes	Somewhat limited	Albinas (85%)	Slow water movement (0.50)	66.0	1.2%
5	Altvan loam, 0 to 3 percent slopes	Somewhat limited	Altvan (85%)	Slow water movement (0.50)	943.0	17.5%
7	Altvan-Dix complex, 6 to 10 percent slopes	Very limited	Altvan (60%)	Slow water movement (1.00)	207.3	3.8%
			Dix (30%)	Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
9	Dacono-Albinas complex, 1 to 3 percent slopes	Not limited	Dacono (55%)		1,223.5	22.7%
11	Bayard fine sandy loam, 0 to 3 percent slopes	Very limited	Bayard (91%)	Seepage, bottom layer (1.00)	117.2	2.2%
			Broadwater, occasionally flooded (3%)	Flooding (1.00)		
				Filtering capacity (1.00)		
			Seep (1%)	Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
				Filtering capacity (1.00)		
				Depth to bedrock (0.45)		
12	Bayard fine sandy loam, 3 to 6 percent slopes	Very limited	Bayard (85%)	Seepage, bottom layer (1.00)	178.6	3.3%
15	Dix-Altvan complex, 10 to 30 percent slopes	Very limited	Dix (60%)	Filtering capacity (1.00)	378.9	7.0%
				Seepage, bottom layer (1.00)		
				Slope (1.00)		
			Altvan (35%)	Slow water movement (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slope (0.84)		
24	Merden variant silty clay loam, 0 to 3 percent slopes	Very limited	Merden variant (90%)	Flooding (1.00)	85.8	1.6%
				Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
			Merden (10%)	Flooding (1.00)		
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
40	Treon-Aberone-Treon thin solum fine sandy loams, 6 to 15 percent slopes	Very limited	Treon (40%)	Depth to bedrock (1.00)	307.0	5.7%
				Seepage, bottom layer (1.00)		
				Slope (0.37)		
			Aberone (35%)	Filtering capacity (1.00)		
				Slope (0.63)		
			Treon, Thin Solum (20%)	Depth to bedrock (1.00)		
				Seepage, bottom layer (1.00)		
				Slope (0.37)		
42	Valent loamy fine sand, 0 to 6 percent slopes	Very limited	Valent (85%)	Filtering capacity (1.00)	199.5	3.7%
			Tassel (7%)	Depth to bedrock (1.00)		
				Slope (0.04)		
46	Vetal loamy fine sand, 3 to 6 percent slopes	Very limited	Vetal (85%)	Seepage, bottom layer (1.00)	56.1	1.0%
48	Vetal fine sandy loam, 1 to 3 percent slopes	Very limited	Vetal (90%)	Seepage, bottom layer (1.00)	1,112.7	20.7%
49	Vetal fine sandy loam, 3 to 6 percent slopes	Very limited	Vetal (90%)	Seepage, bottom layer (1.00)	238.3	4.4%
50	Wages loam, 0 to 3 percent slopes	Not limited	Wages (85%)		267.6	5.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
51	Manter sandy loam, 0 to 6 percent slopes	Not limited	Manter (85%)		2.0	0.0%
<b>Totals for Area of Interest</b>					<b>5,384.0</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	2,881.4	53.5%
Not limited	1,493.1	27.7%
Somewhat limited	1,008.9	18.7%
<b>Totals for Area of Interest</b>	<b>5,384.0</b>	<b>100.0%</b>

## Description

### ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher