



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Brad Emmons, Planning Director

DATE: October 16, 2018

SUBJECT: Rulemaking Notice for Adoption of the 2019 Laramie County Land Use Regulations

EXECUTIVE SUMMARY

In early 2018, staff began the process of looking at the existing 2011 Laramie County Land Use Regulations. Staff was looking for ways to make the regulations more user-friendly and to make corrections to the typos and grammatical errors, as the original documents had never been updated. We took public comment in the spring of 2018 to gather additional areas of concern beyond what staff had provided. In the summer of 2018, we compiled a draft set of regulations for review by the public and again provided a time frame for public comment in the fall of 2018. Staff has made additional changes to the regulations based on these comments. The following items are a general synopsis of the items included and completed.

Staff Requests

1. General cleanup of the document to clear up typographical and grammatical errors, discrepancies, and deletion of sections that no longer applied.
2. Combining all the definitions in one section.
3. Amending the landscape section requirements.
4. Adding a section to direct fireworks stands to the County Fireworks Regulations.
5. Adding a process for the review of 35-acre development maps or records of survey prior to recordation for road naming requirements.
6. Updating the County Road/Street Design typical sections and paving criteria.
7. Allowing for certain subdivisions to submit Preliminary Development Plan applications concurrently with Subdivision Permit and Plat applications.
8. Adjusting when Community Facility Fees are due on projects.
9. Moving controversial Site Plan approval from Planning Commission to County Commissioners.

10. Modifying the scheduling of PC meetings for PDP applications to match standard public hearing deadlines.
11. Removing the requirements for dual platting process for subdivisions within one (1) mile of an incorporated city or town.
12. Adding a plat requirement for notation if the project is within the Community Wildfire Protection Plan (CWPP).
13. Clarifying violations pertaining to all of Laramie County.
14. Establishing County Setback and Site Plan Buffering Tables for ease of use.

Commissioner Requests

15. Adding Solar Energy Farm site plan regulations.
16. Adding a section for the Roadside Memorial Program for signs along County public rights-of-way.
17. Adding a section in regard to groundwater recharge for determining acreage of land needed for platting subdivisions.

Public Requests

18. Adding a changeable electronic sign section.
19. Adding requirements for shooting ranges.

Due to the amount of changes, staff decided it was better to repeal the old regulations and adopt an entirely new set, rather than amending the sections individually.

Adoption of any regulation must occur under the rulemaking requirements of Wyoming State Statute § 16-3-103. A 45 day notice period and opportunity for public input is required prior to any adoption of rules. As such, staff recommends that the Board of County Commissioners approve the resolution to provide notice of intent to adopt the 2019 Laramie County Land Use Regulations

Proposed Motion

I move to approve the resolution to provide the notice of intent, as required under Wyoming State Statute § 16-3-103, to adopt the 2019 Laramie County Land Use Regulations.

Attachment

Resolution

RESOLUTION # _____

**RESOLUTION GIVING PUBLIC NOTICE OF LARAMIE COUNTY'S INTENT TO
REPEAL THE 2011 LARAMIE COUNTY LAND USE REGULATIONS
AND ADOPT THE 2019 LARAMIE COUNTY LAND USE REGULATIONS**

WHEREAS, Wyoming State Statutes § 16-3-103; §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, WYO. STAT. ANN. § 16-3-103 (2007), requires 45 days public notice and a reasonable opportunity for public comment before Laramie County may adopt, amend, or repeal rules and regulations;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, that notice is hereby given to the public that Laramie County intends to repeal the 2011 Laramie County Land Use Regulations, and adopt the 2019 Laramie County Land Use Regulations; that copies of the proposed Regulations may be reviewed at the Laramie County Clerk's Office, 309 West 20th Street, Room 1513, Cheyenne, Wyoming and/or the Planning and Development Office, 3966 Archer Parkway, Cheyenne, Wyoming; that all interested persons may submit written comments to the Laramie County Clerk, 309 West 20th Street, P.O. Box 608, Cheyenne, Wyoming 82003, no later than 12:00 p.m. on November 30, 2018; that there shall be a regularly scheduled Laramie County Planning Commissioner's meeting on November 8, 2018 at 3:30 p.m. and a regularly scheduled Laramie County Commissioner's meeting on December 4, 2018 at 3:30 p.m. Both meetings will be held in the Laramie County Commissioners Boardroom on the 3rd floor of the Historic County Courthouse, 310 West 19th Street, Cheyenne, Wyoming; and, that this notice shall be published once in the Wyoming Tribune-Eagle as soon as practicably possible.

PRESENTED, READ AND ADOPTED this 16th day of October, 2018.

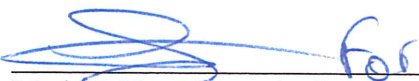
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney