



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: October 1st, 2019

TITLE: PUBLIC HEARING regarding a Board Approval for an Accessory Living Quarter, located on the East 2' of Tract 15, and Tract 16, Richardson Tracts, Laramie County, WY, to be known as "Ermarth Accessory Living Quarter".

EXECUTIVE SUMMARY

Fritz and Maeke Ermarth of 714 E. Gopp Court, has submitted a Board Approval application for the purpose of seeking approval for an Accessory Living Quarter in the MR-Medium Density Zone District for a full-time resident employee.

BACKGROUND

This property is zoned MR – Medium Density Residential. In this zoned district, Accessory Living Quarters is not listed as a Use-by-Right but is a use requiring Board Approval. Approximately one acre in size, the property currently has an existing single-family residence, accessory structures, and water and sewer services provided by the South Cheyenne Water and Sewer District. The Applicant went in front of the Board of South Cheyenne Water and Sewer on September 5th.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-104 of the Laramie County Land Use Regulations governing the MR–Medium Density Residential Zone District.

DISCUSSION

The Comprehensive Plan designates the property as URI – Urban Rural Interface, with areas in the designation allowing for more intensive land uses and possible service-oriented development. The property is currently served by South Cheyenne Water & Sewer District.

The PlanCheyenne category for the property is UR-Urban Residential, again emphasizing that this area is ideal for more of a variety of uses. These uses include single-family residences, duplexes, townhomes, and apartments, and possible Neighborhood Business Centers.

The subject property is within the the MR– Medium Density Residential Zone District, with surrounding uses primarily residential in nature. Per Section 4-2-104(b)(ix), accessory living quarters are permitted with the approval of the Board.

A Plot Plan and “Vehicular Access” maps provided by the applicant is attached for reference, which will be Exhibits attached to the Resolution if approved. These maps show the desired location of the structure. Agency comments were received regarding fire apparatus access and water supply for fire protection, adopted building codes and building permits, and zoning.

The Laramie County Building Department has received a Building Permit for the accessory living quarter. Upon approval by the Board the Building Department will continue with permitting process. The Applicant will have to meet the required developmental regulations within the MR Zone District, including but not limited to setbacks, lot coverage, and building heights.

A development sign was posted and adjacent property owners were notified via certified mail. No public comments were received on the proposed development.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

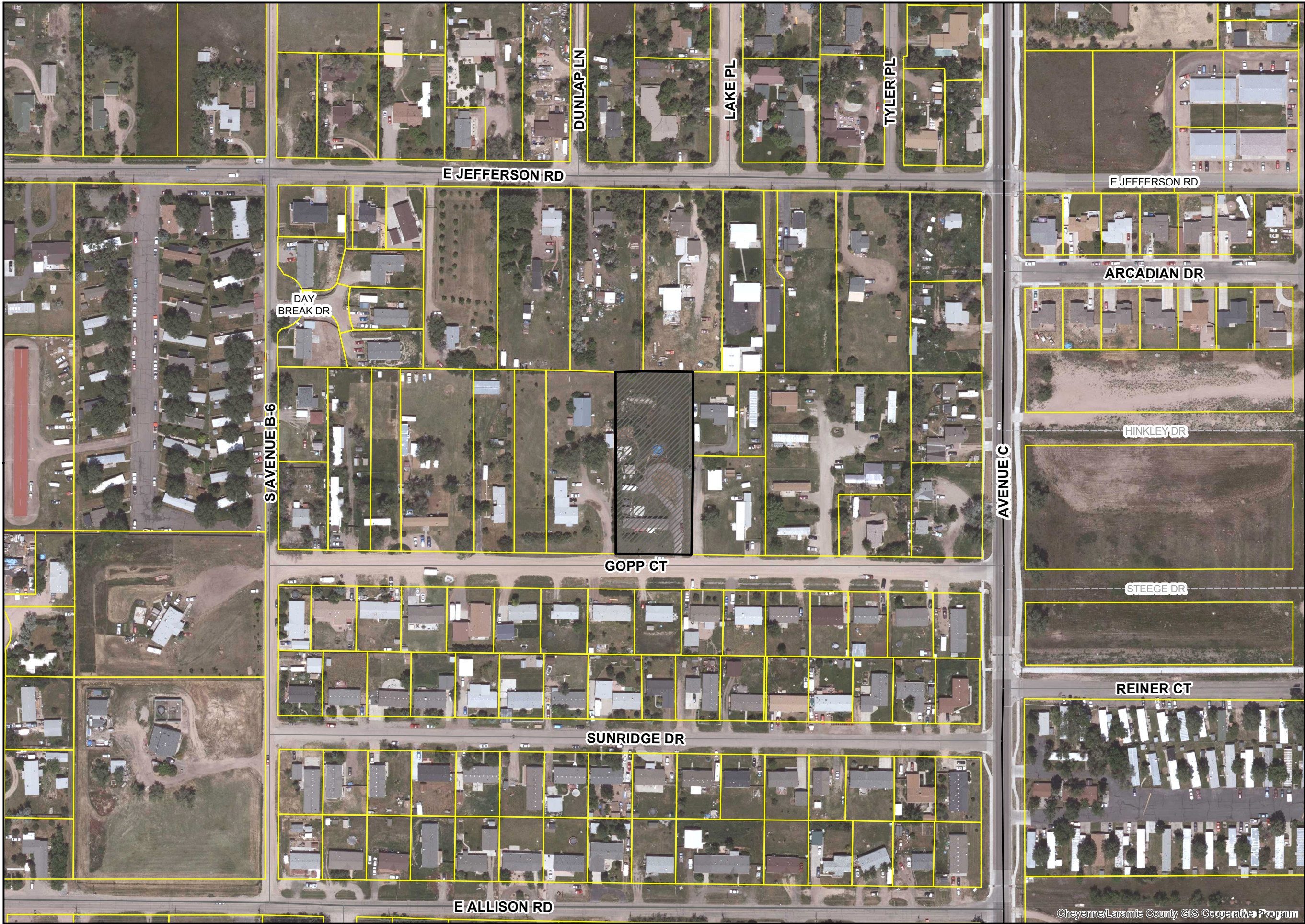
and that the Board approve the accessory living quarters to be known as “Ermarth Accessory Living Quarters”.

PROPOSED MOTION

I move to grant Board Approval for the “Ermarth Accessory Living Quarters”, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Applicant Vehicular Circulation Map**
- Attachment 7: Applicant Project Narrative**
- Attachment 8: Agency Review Comments**
- Attachment 9: Plot Map**
- Attachment 10: Resolution**
- Attachment 11: Resolution Exhibit ‘A’**
- Attachment 12: Resolution Exhibit ‘B’**



Laramie County, Wyoming



Ermarth Accessory Living Quarters


Board Approval

PZ-19-00247

Location Map

LEGEND

 Property Lines

 Subject Property

Printed on August 29th, 2019



0 137.5 275
Feet

Cheyenne/Laramie County GIS Cooperative Program

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming






Ermarth Accessory Living Quarters

Board Approval

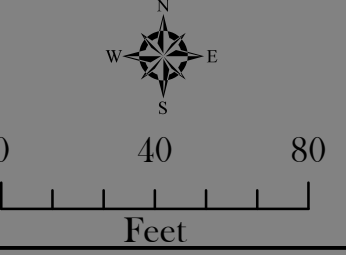
PZ-19-00247

Aerial Map

LEGEND

-  Property Lines
-  Addresses
-  Subject Property

Printed on August 29th, 2019




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Legend

Future Land Use Districts OTHER

 Urban-Rural Interface (URI)

Assessment Boundary

 Assessment Boundary

Laramie County, Wyoming



**Ermarth Accessory
Living Quarters**

Board Approval

PZ-19-00247

**Comprehensive
Plan Map**

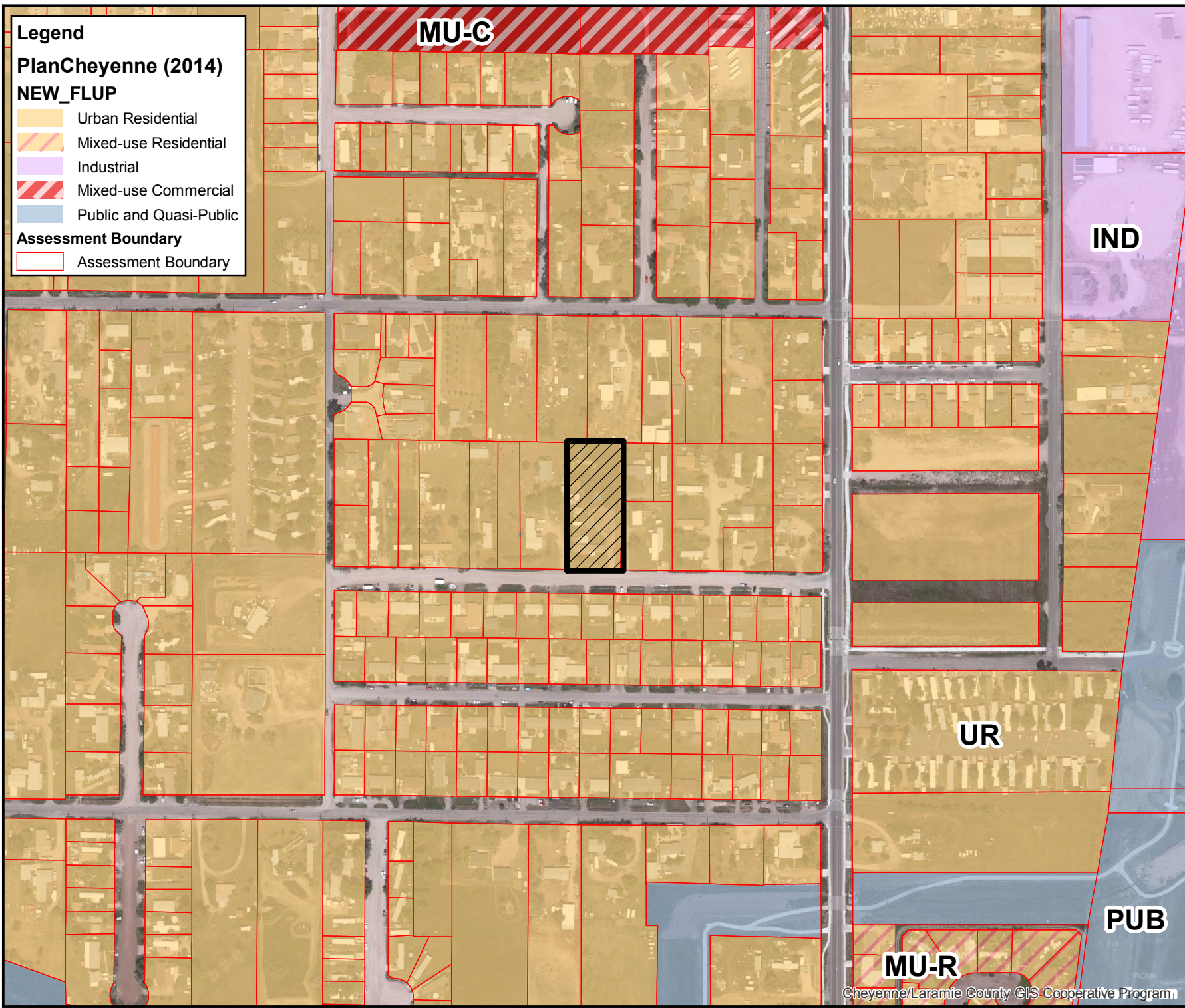
 **Subject
Property**

August 30th, 2019



0 100 200
Feet

Cheyenne/Laramie County GIS Cooperative Program



Legend

PlanCheyenne (2014)

NEW_FLUP

- Urban Residential
- Mixed-use Residential
- Industrial
- Mixed-use Commercial
- Public and Quasi-Public

Assessment Boundary

- Assessment Boundary

Laramie County, Wyoming



Ermarth Accessory Living Quarters

Board Approval

PZ-19-00247

Plan Cheyenne Map

 **Subject Property**

August 30th, 2019



0 200 400
Feet

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Legend

Zoning Districts

MR

Assessment Boundary

Assessment Boundary

Laramie County, Wyoming



Ermarth Accessory Living Quarters

Board Approval

PZ-19-00247

Current Zoning Map

 **Subject Property**

MEDIUM DENSITY RESIDENTIAL

August 30th, 2019



0 100 200
Feet

Cheyenne/Laramie County GIS Cooperative Program

From: [Maeke Ermarth](#)
To: [Brad Emmons](#); [Bryan Nicholas](#); [Rauchelle Meredith](#)
Cc: fwermarth@starpower.net; irishjew45@gmail.com; sales@tetonstructures.com
Subject: 714 E. Gropp Picture of Driveway Access
Date: Friday, August 30, 2019 11:29:34 AM
Attachments: [DriveAccess.png](#)

This picture shows in basic form the driveway access for the proposed living quarters.
~ Maeke

Maeke Ermarth
Phone: 307.369-1830



714 E. Gopp Ct.
Cheyenne, WY 82007
August 13, 2019

Rauchelle Meredith
Senior Permit Technician
Laramie County Planning & Development
3966 Archer Pkwy.
Cheyenne, WY 82009

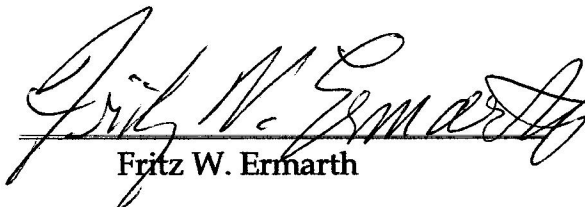
Dear Rauchelle Meredith:

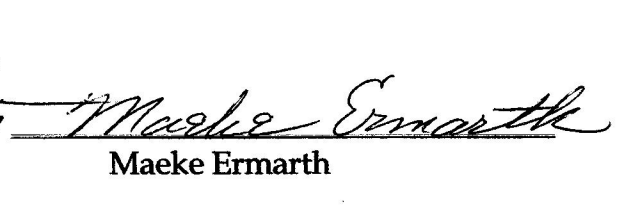
As you know, we are submitting our application for a permit to place an "accessory living quarters" (as defined in the Laramie County Land Use Regulations (revised 2018)). Please know that we understand and are complying with the following except from the Regulations:

Accessory Living Quarters - Living quarters that meet one of the following conditions:
a. Employee Living Quarters - Residential structures that house people employed by the residents of the principal building or owners of the property and that ARE not used for rental purposes.

We have a full-time resident employee who will be occupying the quarters. It will not be used for monetary gain, such as a rental property; and we are the owners and residents of the principal residential quarters on the property.

Sincerely,


Fritz W. Ermarth


Maeke Ermarth

County Assessor: Clarice Blanton COMMENTS ATTACHED 09/09/2019

I have no objection to accessory living quarters.

However, who monitors the eventual sale of the property and probably the rental of the additional living quarters?

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 09/12/2019

Meet the intent of the IFC 2018

Chapter 5, fire service features

Section 503, fire apparatus access roads, ALL.

Reference Appendix D, ALL

Section 505, premises identification, ALL.

Section 507, fire protection water supply, ALL.

Planners: Bryan Nicholas COMMENTS ATTACHED 09/16/2019

Project meets the Laramie County Land Use regulations for an Accessory Living Quarters at this address. Planning sees no reason to not approve this request.

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 09/11/2019

Building permits shall be required for the project.

Be advised that Laramie County has adopted the 2018 I-codes and the 201 NEC.

AGENCIES WITH NO COMMENTS

County Engineer

County Public Works Department

lth Department

AGENCIES WITH NO RESPONSE

Cheyenne Development Services

County Attorney

County Real Estate Office

County Treasurer

US Post Office

Combined Communications Center

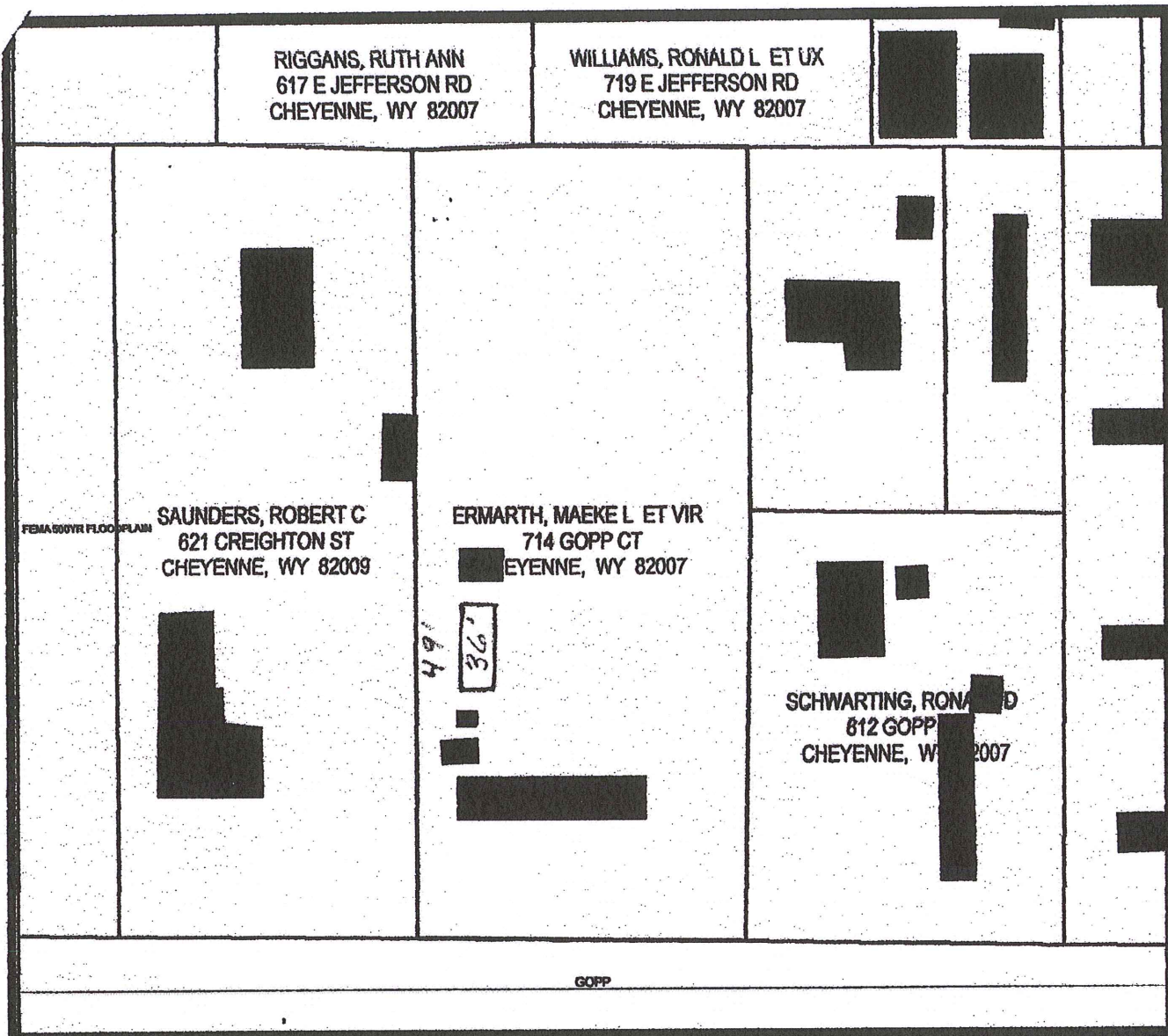
Emergency Management

Sheriff's Office

CenturyLink

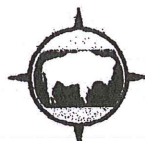
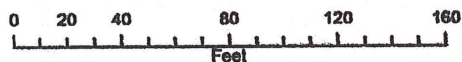
South Cheyenne Water & Sewer

Black Hills Energy



714 Gopp Ct

Laramie County, Wyoming



CHEYENNE
LARAMIE
COUNTY
GIS
COOPERATIVE



Legend

Classification

- Local
- County Boundary
- NPMS Pipelines - PHILLIPS 66
- NPMS Pipelines

Representation: coopview.sde.bldg_footprints_Rep_1

Rule_1

Annexations

TOWN

- CHEYENNE
- Assment Bndy-Public

Current Flood Hazards

NAME

- FEMA 500YR

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From: [Maeke Ermarth](#)
To: [Brad Emmons](#); [Bryan Nicholas](#); [Rauchelle Meredith](#)
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This picture shows in basic form the driveway access for the proposed living quarters.
~ Maeke

Maeke Ermarth
Phone: 307.369-1830



RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR AN ACCESSORY LIVING
QUARTER, LOCATED ON THE EAST 2' OF TRACT 15, AND TRACT 16,
RICHARDSON TRACTS, LARAMIE COUNTY WY,
TO BE KNOWN AS "ERMARTH ACCESSORY LIVING QUARTER".**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-104 governing the MR – Medium Density Residential Zone District.

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 meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

And the Board approves "Ermarth Accessory Living Quarter", located on the East 2' of Tract 15, and Tract 16, Richardson Tracts, Laramie County, WY, as shown on attached Exhibits 'A' and 'B'.

PRESENTED, READ, PASSED, this _____ day of _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

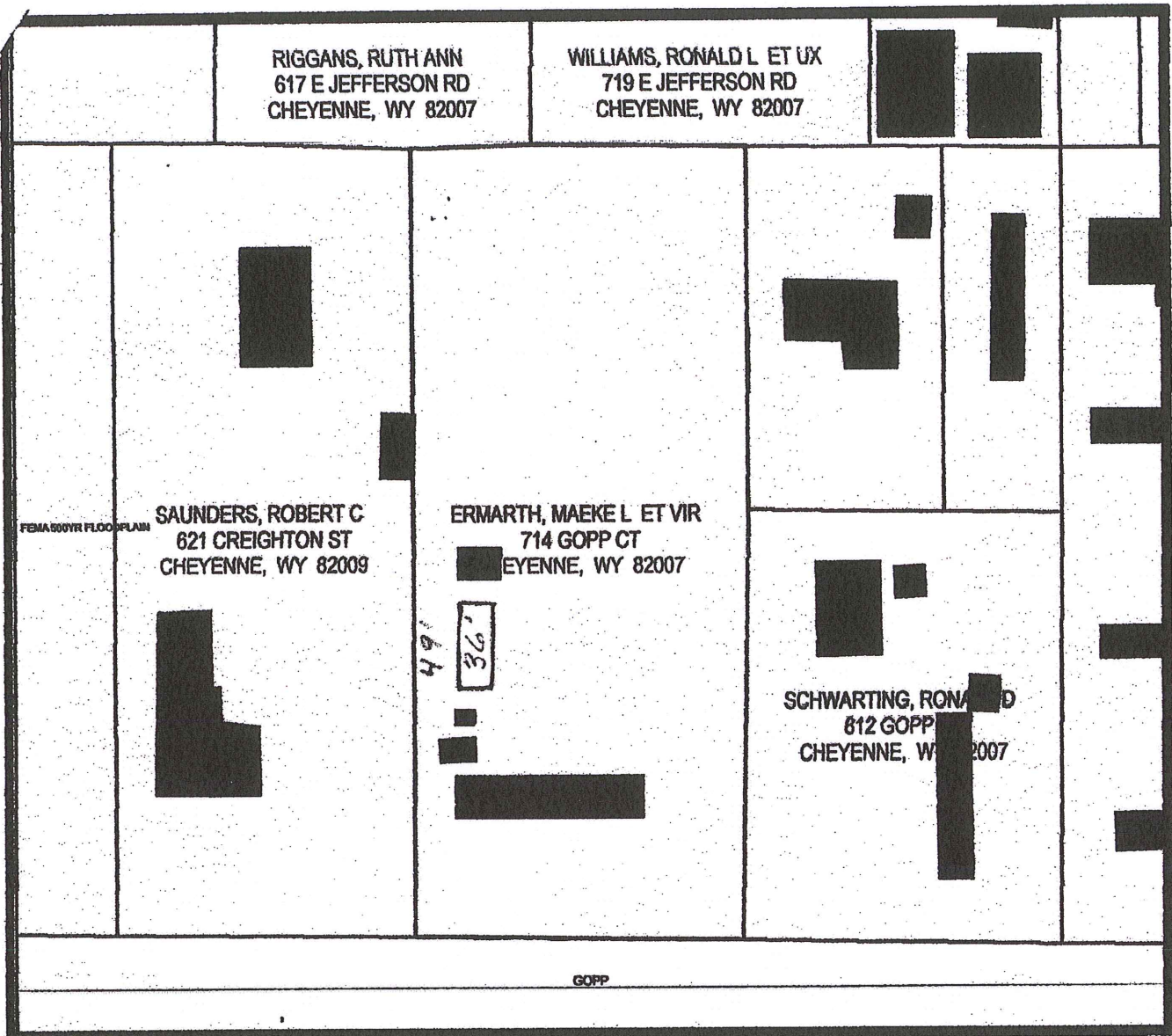
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



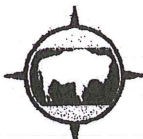
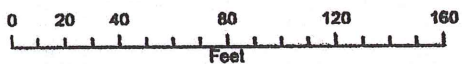
Mark T. Voss, Laramie County Attorney

EXHIBIT 'A'



714 Gopp Ct

Laramie County, Wyoming



CHEYENNE
LARAMIE
COUNTY
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- FEMA 500YR

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