

AGENDA

CITY OF LARAMIE, WYOMING

CITY COUNCIL WORK SESSION

CITY HALL, COUNCIL CHAMBERS, 406
IVINSON AVE
TUESDAY, FEBRUARY 10, 2026, 6:00 PM

City Council Meetings are open to the public in accordance with W.S. 16-4-403.

Meetings are currently available in-person on a first come first serve basis, YouTube Live Feed (www.youtube.com/cityoflaramie/live), Cable Channel 191, or Zoom Webinar- Meeting ID: 873 4416 4958 Passcode: 126323 via internet, app, or telephone 1(669)900-9128. Public comments during the meeting may be provided in-person or via Zoom meeting. Public comments may also be submitted via email: council@cityoflaramie.org. **Please email: clerk@cityoflaramie.org to request speaking time during the 30-minute public comment periods on non-agenda items by no later than 3:00 pm on the day of the meeting. Limited speaking slots may be assigned by lottery for non-agenda items when more than 10 requests are received; public comments may also be submitted in writing to council@cityoflaramie.org for the record. Requests for accommodations from persons with disabilities must be made to the City Manager's Office 24 hours in advance of a meeting.**

Please be advised no additional agenda item will be introduced at a Regular City Council meeting after the hour of 9:30 pm, unless the majority of the City Council members present vote to extend the meeting.

Public comment is limited to three (3) minutes per speaker. When attending a meeting remotely, the public must have their video cameras enabled and turned on when addressing the council. See Rule 1.G. When commenting on non-agenda items, the comments must be germane to City business over which Council has control. Written public comment shall be submitted to the City Clerk for dissemination and retention for official City records, or submitted to the City Council through electronic correspondence at council@cityoflaramie.org. Full text available in Council Rules of Procedure and Code of Conduct 4.02 and Appendix B and C.

Written materials and other items must be submitted six (6) days in advance of the meeting (sooner if there are holidays prior to the meeting) in order that copies may be included with the agenda and to give the council an opportunity to review the material in advance of the appearance.

Zoom Link: <https://cityoflaramie.zoom.us/j/87344164958?pwd=WxVhuzLFPbLqnmO3yGQbgTIGd11UKS.1>

1. WORK SESSION

2. Public Comment on Non-Agenda Items (Aggregate time limit 30 minutes) (Limit of 3 minutes per speaker. When attend a meeting

remotely, the public must have their video cameras enabled and turned on when addressing the council. When commenting on non-agenda items, the comments must be germane to City business over which Council has control.) (Written or other materials must be submitted to the City Clerk for public record and dissemination six (6) days prior to the meeting per City Council Rules of Procedure Appendix B.)

3. WORK SESSION: Life Saving Awards

[Brian Browne, Police Chief]

3.A. Public Comment on Agenda Item

4. WORK SESSION: Presentation Related to Possible Building Code Updates

[Derek Teini, Community & Economic Development Director; Lucas Whitt, Chief Building Official]

Documents:

[Summary City Council WS 2.10.2026.pdf](#)
[Work Session Presentation - building code updates.pdf](#)

4.A. Public Comment on Agenda Item

5. WORK SESSION: Staff Presentation on the Forge Laramie Comprehensive Planning Effort

[Gabathuler, Planning Manager]

Documents:

[Summary_Forge Comp Plan Work Session 2.10.26.pdf](#)
[LAR_CityCouncilMtgFinal_021026.pdf](#)

5.A. Public Comment on Agenda Item

6. WORK SESSION: Civic Cents

[Jennifer Wade, Administrative Services Director]

Documents:

[Civic Cents Summary.pdf](#)
[Civic Cents Introduction.pdf](#)

6.A. Public Comment on Agenda Item

7. City Council Updates/Council Comments

8. Agenda Review

Documents:

[Feb 17 2026 CC Draft Agenda.pdf](#)

	<p>Agenda Item: Presentation</p> <p>Title: Presentation Related to Possible Building Code Updates</p>
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Recommended Council MOTION:

No action will be taken.

Administrative or Policy Goal:

To protect the health and safety of the public by regulating minimum requirements for new and existing buildings, facilities, storage and processes; and to regulate and govern the safeguarding of life and property from deficiencies in design, construction, and maintenance of buildings that are occupied or will be occupied in the future.

Background:

The amendments and updates being considered and discussed during this Work Session are related to the Building Code, which is adopted in its entirety within Municipal Code. The International Building Codes are a nationwide code adopted and used by most Cities, Towns and Counties across the country, and is considered the industry standard in building codes.

As the City continues to consider how these codes may affect our local community, we have heard that these codes cause difficulty in some areas of construction. Due to this concern, the City of Laramie Code Administration Division (Building Department) has tracked issues we have noted as staff over the last couple of years. Additionally, on December 12th, 2026 the City held a “Contractors Meeting” to discuss possible changes that could be made that would help address issues experienced by the contracting community. This meeting was intended to give contractors a voice in how building codes affect the way they build and construct in our community.

This work session will be focused on reviewing suggested changes proposed by contractors at the Contractors Meeting, changes suggested through an online survey provided to every licensed contractor in the City and staffs recommended changes. The desire is to receive feedback from Council on suggested code changes so staff can begin drafting necessary language to be included in an ordinance that will be presented to the Planning Commission and City Council.

Responsible Staff:

Lucas Whitt, Chief Building Official,
721-5293

Derek Teini, Community and Economic
Development Director, 721-5245

Attachments:

- None

Future dates are subject to change

Work Session	2/10/2026
PC Public Hearing Advertised	
Public Hearing Held	
CC Public Hearing Advertised	
Introduction/1 st Reading	
2 nd Reading/Public Hearing	
3 rd Reading	

Code Update
City Council
Work Session
February 10, 2026

Laramie
WYOMING

A Different Approach

The Code Administration Division's goal was to review potential updates to the International Building Codes as adopted by the City of Laramie as suggested by contractors working in the community. These updates would address areas where the local code can differ from the International Building Codes, helping ensure that local building regulations better support contractors working in Laramie.



CALLING ALL CONTRACTORS

Join the discussion on potential Laramie Municipal Code updates.



December 12 | 7:00 a.m.

Municipal Operations Center, North Platte
Conference Room, 4373 N 3rd Street

Laramie
WYOMING

What makes this a Different Approach?

- Code Administration staff routinely track potential International Building Code updates they identify during plan reviews and field inspections.
- Contractors have raised concerns that current building regulations make residential construction in Laramie cumbersome, expensive, and slow.
- In response, the Code Administration Division created several avenues to gather contractor-driven suggestions for code updates.

Updating Laramie's Building Standards

The purpose of the December 12th discussion is to review potential updates to the International Building Code as adopted by the City of Laramie, with an emphasis on supporting contractors and improving local building processes.

To help City staff prepare meaningful draft revisions for this meeting, we are requesting your input in advance. Specifically, we are asking:

* **Which sections of the code you believe should be considered for revision**—whether to improve clarity, enhance safety, reduce permitting or construction timelines, or provide opportunities for cost savings.

***Any proposed language changes or guidance** on the types of revisions you feel would be most beneficial for the City of Laramie to explore.

Receiving this information beforehand will allow for a more productive and focused discussion on December 12th. If you wish to comment on multiple sections of the code, please submit the form more than once.

Please submit responses by **December 1st** so they can be reviewed ahead of the meeting. The survey will remain open through the end of 2025 for additional input following the December 12th discussion.

* Indicates required question

Email *

Your email

Gathering Input Through A Contractor Survey

- Created an online Google survey to collect contractor suggestions for International Building Code updates.
- Contractors were asked to identify:
 - Sections of building code they believe should be revised.
 - Proposed language changes or guidance on revisions.
- Survey link was posted on the Code Administration webpage and emailed directly to approximately **500 licensed general and trade contractors**.
- Survey was open for approximately a month prior to the December 12th public meeting where staff would discuss the submitted suggestions.

Gathering Input Through Contractor Survey

- At the December 12th code update meeting, paper surveys were provided for contractors to fill out on-site.
- Contractors were informed that the online survey would remain open through the end of 2025.
- Paper copies of the survey were also made available at the Building Department public counter.

Survey Results

1 contractor submitted 2 code update suggestions.

Code Update Suggestions Through Survey

N1104.2 Interior lighting controls

CODE: All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

Exception: Lighting controls shall not be required for safety or security lighting.

N1104.2.1 Habitable Spaces.

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

N1104.2.2 Specific locations.

All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

Code Update Suggestions Through Survey

N1104.2 Interior lighting controls- continued

CODE: All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

SUGGESTION: “Should be optional as some clients prefer regular switches and does not affect the safety of construction. I would think the only enforceable codes would need to do with safety.”

STAFF RECOMMENDATION: The Code Administration Division will be bringing a change of N1104.2 to make dimmer switches and electronic control switches (timing switches & occupancy sensors) optional instead of required in front of City Council for review.

Code Update Suggestions Through Survey

R507.5.2 Deck Beam Connection to Supports

CODE: Deck beams shall be connected to supporting members to prevent lateral displacement. Deck beam connections to wood posts shall be in accordance with Figures R507.5.2(1) and R507.5.2(2). Manufactured post-to-beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut

SUGGESTION: “Allow for structural screw connections rather than notches, especially for smaller decks”

STAFF RECOMMENDATION: This is already permitted under a provision in the code; thus, no change is needed. Code Administration staff has contacted the local contractor to identify the specific code sections that allow this.

Contractor Meeting December 12th

At the December 12th Contractor Meeting, Code Administration staff sought additional input beyond the two survey responses during a two-hour discussion that initially focused on operational concerns—most notably contractor requests for better daytime phone access to staff and a preference for appointment-based inspection scheduling like a barber-style system rather than staff-assigned time slots. In the second half of the meeting, contractors shifted to providing feedback on potential updates to the City of Laramie’s adopted International Building Code, emphasizing revisions that could help reduce residential construction costs and lessen regulatory burden.

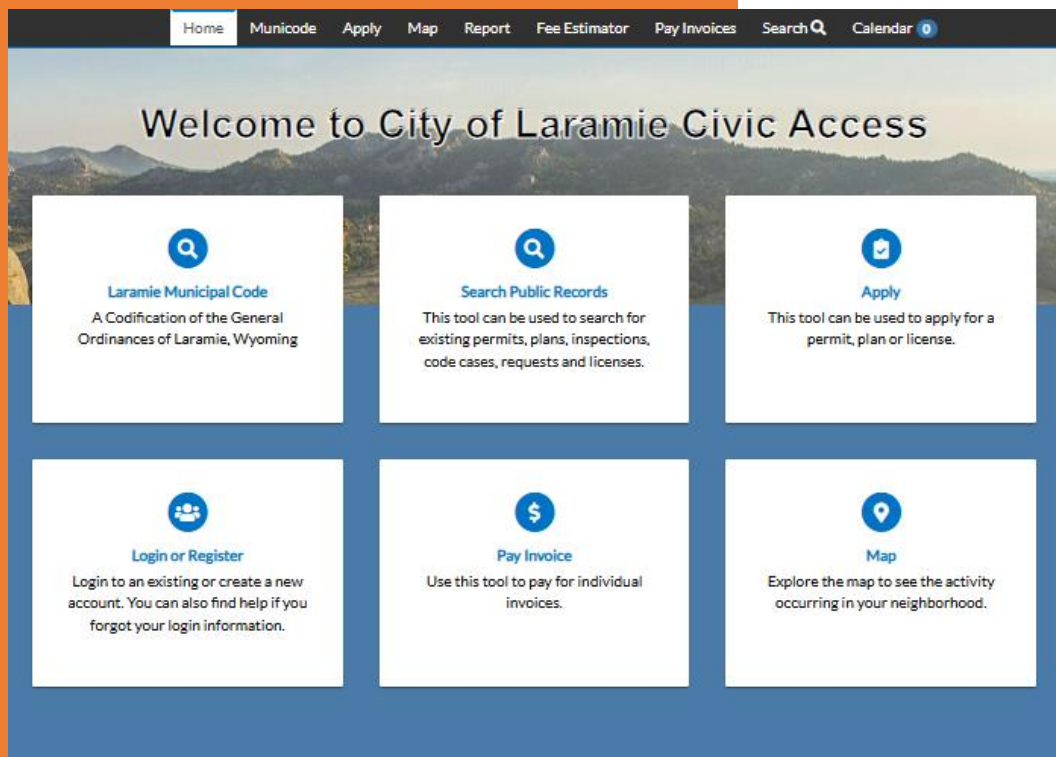


Phone Access to Code Administration Staff

- Code Administration has one full time Building Permit and Licensing Technician who handles most incoming calls and emails.
- The permit tech receives on average 20 calls per day, with 60% of calls answered as they come in.
- On average, 30 emails are received per day.
- With 50 points of communication a day with customers, this means a new communication every 10 minutes is completed in an 8 hr. day.
- The public window is open Monday – Friday from 9:00 a.m. – 3:00 p.m.
- Walk-in customers at the public window are frequent.



Scheduling of Inspections



- Contractors are strongly encouraged to schedule inspections through the City of Laramie Civic Access System, which receives priority over voicemail and email requests.
- Online scheduling improves efficiency but is not comparable to booking a barber appointment.
- Not all inspections are equal – some require coordination across multiple departments and vary greatly in complexity, duration and location.
- Staff must have adequate time to review submitted plans before an inspection can occur.

Code Update
Suggestions
Through
December
12th Meeting

Chapter 11 Energy Efficiency

CODE: This chapter shall regulate the design and construction of buildings for the effective use and construction of energy over the useful life of each building.

SUGGESTION: Contractors would like to see an adjustment to energy ratings so they can produce more lower and midrange cost houses and remodels of residential buildings.

STAFF RECOMMENDATION: Instead of utilizing the standard REScheck-Web site run by the U.S. Department of Energy, the City of Cheyenne has created its own *Residential Energy Efficiency Certification Table* that the Code Administration Division would recommend using as a template for the Laramie City Council adopt. Staff would also recommend a table addressing energy efficiency of residential remodels as well as this was also brought forth by contractors.

Code Update Suggestions Through December 12th Meeting

R302.13 Fire Protection of Floors

CODE: Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

SUGGESTION: Contractors would like to see the ½” fire suppression lid on basements removed from code.

STAFF RECOMMENDATION: Both Code Administration Staff and the Fire Marshal, do not recommend making this change in code due to safety concerns. The ½” lid on basements that do not have a sprinkler system in place reduces the risk of firefighters falling into a basement when the floor becomes compromised from an active fire.

Code Update
Suggestions
Through
December
12th Meeting

R309.2 One- and Two-Family Dwellings **Automatic Sprinkler Systems**

CODE: An automatic sprinkler system shall be installed in one- and two-family dwellings.

SUGGESTION: Contractors would like to see this section be optional.

STAFF RECOMMENDATION: Currently the Code Administration Division does not enforce this requirement and would recommend an amendment to adjust the language of this code to make it optional instead of required. Note: The Fire Marshal does not review one- and two-family dwellings.

Code Update Suggestions Through December 12th Meeting

903.2.8 Group R.

CODE: An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

SUGGESTION: Contractors would like to see fire suppression not to be required in 3- and 4-unit apartment buildings.

STAFF RECOMMENDATION: Both Code Administration staff and the Fire Marshal, do not recommend making this change in code due to safety concerns.

Code Changes Brought Forth by Staff

As previously mentioned, Code Administration staff routinely track potential International Building Code updates they identify during plan reviews, field inspections, best practices and communication with contractors in the field.



Code Updates Suggestions From Code Administration Staff

R327.1 Space Required

CODE: Fixtures shall be spaced in accordance with Figure R327.1, and in accordance with the requirements of Section P2705.1.

SUGGESTION: Contractors would like the 15 inches minimum from the centerline of the toilet to the nearest obstruction on either side removed from code. They feel it makes bathroom remodels of older bathrooms very difficult.

STAFF RECOMMENDATION: Code Administration does not recommend reducing the 15 inches from the centerline of toilet. This code is to ensure the safety, accessibility, and comfort of individuals.

Code Updates Suggestions From Code Administration Staff

907.2.11.2 Groups R-2, R-3, R-4 and I-1

CODE: Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes...

SUGGESTION: Smoke detectors are required in each room used for sleeping. However, during the plan review process rooms are often not labeled if they are bedrooms, offices, or bonus rooms. The back and forth between the contractor and the reviewer to determine if the room is a bedroom is slowing down the review process.

STAFF RECOMMENDATION: Staff recommends requiring that all rooms have a smoke detector to streamline the review process.

Code Updates Suggestions From Code Administration Staff

N1102.4.1.2 (R402.4.1.2) Testing

CODE: The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8

SUGGESTION: Laramie is classified as zone 6. The Code Administration does not currently enforce this code and does not require a Blower door test.

STAFF RECOMMENDATION: Staff recommends an amendment to remove this requirement that is not currently being enforced.

Code Updates Suggestions From Code Administration Staff

R608.8.2 Lintels

CODE: Lintels shall be provided over all openings equal to or greater than 2 feet in width.

SUGGESTION: Currently if an egress window is being added or modified during a remodel and a cut is created up or sideways from the window into the lintel no special restrictions apply.

STAFF RECOMMENDATION: Code Administration staff recommends an amendment adding the requirement that an engineer would need to be consulted before cutting or modifying a lintel to ensure the structural integrity of the building is not compromised.

Code Updates Suggestions From Code Administration Staff

Roof Top Unit (RTU) HVAC Replacement

CODE: No current code.

SUGGESTION: Currently there is confusion with contractors and the public on whether a permit is required for a roof top unit (RTU) HVAC replacement.

STAFF RECOMMENDATION: Code Administration staff recommends adding wording to code that specifically calls out that RTU HVAC replacement does require that a permit be pulled to verify proper installation, curb sealing, and electrical safety.

Code Updates Suggestions From Code Administration Staff

N1104.1 (R404.1) Lighting Equipment

CODE: All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. The lighting market has phased out incandescent bulbs in favor of high-efficacy LEDs and CLFs. Removing this provision simplifies the inspection process and reduces the time required for code compliance verification.

Code Updates Suggestions From Code Administration Staff

N1103.13 (R403.13) Gas Fireplaces

CODE: Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. Staff believes that this section of code may potentially increase construction costs without a proportional benefit.

Code Updates Suggestions From Code Administration Staff

P2503.6 Shower Liner Test

CODE: Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested...

SUGGESTION: remove this section of code.

STAFF RECOMMENDATION: Code Administration staff recommends removing this section of code. Requiring large, walk-in showers to be filled with two inches of water for a 15-minute test can use up to 50 gallons of water, resulting in unnecessary costs and logistical difficulties, particularly during winter months, while not presenting a safety concern if eliminated.

Code Updates Suggestions From Code Administration Staff

P2701.1 Quality of Fixtures

CODE: Plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces, shall be free from defects, shall not have concealed fouling surfaces, and shall conform to the standards indicated in Table P2701.1 and elsewhere in code.

SUGGESTION: Tighten up the language in this code to not allow corrugated designs that can disrupt flow and create areas where hair, grease, and food particles can easily become trapped, leading to clogs and unsanitary conditions.

STAFF RECOMMENDATION: Code Administration staff recommends altering this section of code to explicitly prohibit the use of accordion (flexible) pipes.

Code Updates Suggestions From Code Administration Staff

R325.5 Outside opening protection

CODE: Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than $\frac{1}{4}$ inch and a maximum opening size of $\frac{1}{2}$ inch, in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.


SUGGESTION: Remove the requirement that outdoor air exhaust openings have a screen. Moist exhaust air can condense and freeze on the screen resulting in ice buildup and can completely seal the vent.

STAFF RECOMMENDATION: Code Administration staff recommends removing the requirements for screens on outdoor air exhaust openings.

Lucas Whitt,
Chief Building Official
and
Code Administration
Supervisor
307-721-5293

lwhitt@cityoflaramie.org

Laramie
WYOMING

	<p>Agenda Item: Discussion Item</p> <p>Title: Update on the Forge Laramie Comprehensive Planning Effort</p>
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Recommended Council MOTION:

No motion. No action can be taken.

Administrative or Policy Goal:

The Comprehensive Plan serves as an overarching framework that reinforces and advances the full range of City Council goals, providing long-term policy direction without prioritizing any single objective.

Background:

The City of Laramie is updating its Comprehensive Plan, a long-range vision that will guide development, land use, and policy direction over the next 20 years. During this work session, Clarion and City staff will provide a presentation outlining where we are in the planning process so far, including a recap of community engagement to date, major themes emerging from public input and analysis, and the anticipated next steps as we move into the drafting phase of the plan.

Responsible Staff:

City Planning Department
Philipp Gabathuler, AICP, Planning Manager,
721-5232

Attachments:

- None



Comprehensive Plan 2045

Project Update | February 10, 2026

Project Update Overview

- About the Forge Laramie process
 - Why we plan
 - Project timeline
- Community engagement summary
 - Community Engagement Round #1
 - Forge Exchange
- Technical foundations summary
 - Plan Assessment
 - Existing Conditions, Trends and Projections Report
- Next Steps
- Discussion



The Forge Laramie Process

Forge Laramie Process



Stakeholder & Community Engagement

Stakeholder Interviews & Steering Committee Meetings

Stakeholder Themes derived from...

- **Stakeholder Interviews: 48**
- **Steering Committee Brainstorm on ideas and opportunities**

Stakeholder Interviews

The project team hosted 18 in-person interviews on June 24 and 25, 2025, speaking to a total of 48 stakeholders. The list of stakeholder groups interviewed as part of this process is provided below.

- Albany County School District (ACSD)
- Laramie City Council
- Laramie City Manager's Office
- Laramie Fire Department
- Laramie Parks and Recreation Department
- Laramie Planning Division
- Laramie Police Department
- Laramie Solid Waste Division
- Laramie Streets Division
- Laramie Utilities Division
- Laramie County Community College (LCCC)
- Laramie Regional Airport
- Laramie Main Street Alliance
- Laramie Soup Kitchen
- Visit Laramie
- WyoTech

Stakeholder Theme Topics

- Airport Service
- Brain Drain (students leaving)
- City Regulations
- Collaboration
- Community Engagement
- Connectivity
- Development Opportunities
- Downtown
- Education
- Emergency Services
- Energy
- Fiscal Challenges
- Gateway Corridors
- Hazard Mitigation
- Housing (Cost, Inventory, Location)
- Parks and Recreation
- Public Transit
- Quality of Life
- Resource Protection
- Streets
- Tourism
- Transparency & Information Sharing
- Utilities
- Workforce

Community Engagement

Three rounds over lifetime of project

- **Round 1:** Conducted between June and end of 2025
 - Tables at public events, including farmer's market, Freedom Has a Birthday, Blue Devils, PrideFest, and more
 - Stakeholder interviews
 - Steering Committee meetings
- **Round 2:** Forge Exchange (happening now)
- **Round 3:** Public feedback on plan draft (future)



WHAT WE HEARD FROM LARAMIE



Downtown Vitality

Lively streets and shops



Safer Connections

Safer ways to move



Outdoors Identity

Trails, river, mountains



Protecting Nature

Views, river wildlife



Community Spaces

Welcoming places for all



Open Questions

Priorities to decide next

1,354
Social Map Posts

223
Contributors

886
Votes

752
Visits

97%
Local Input
(82070 ZIP)

DOWNTOWN VITALITY

Lively streets, full shops, and local events.

MAP CONTRIBUTIONS

130+ Posts focused on downtown vibrancy.
Most upvoted idea: year-round market

LARAMIE WANTS...

More Shopping 47%

More Entertainment 36%

LARAMIE VALUES...

Continued Economic Growth 40%

Arts & Music Scene 31%

“

Laramie desperately needs to be more open to new businesses and growth... We need more businesses, more housing, and to diversify our local workforce.

”

SAFER CONNECTIONS

Walk, bike, and cross town with confidence.

MAP CONTRIBUTIONS

230+ Posts mapped unsafe crossings, broken sidewalks, or disconnected bike routes.
Most upvoted idea: protected bike lanes

LARAMIE WANTS...

**More
Transportation
Options** 29%

Safer Streets 22%

LARAMIE VALUES...

**Ongoing
Walkability & Transit
Investment** 49%

“

*Install sidewalks
where there are none
in the city limits.*

”

OUTDOORS IDENTITY

Trails, river, and mountains as daily life.

MAP CONTRIBUTIONS

110+ Posts highlighted trails, river access, and Snowy Range connection
Most upvoted idea: improve trailheads in town

LARAMIE LOVES...

The Outdoors 85%

**University &
Recreation** 39%

LARAMIE VALUES...

**Access to Outdoor
Recreation** 51%

Quality Parks 60%

“

*Continued support for
recreation for both
youth and adults.*

”

PROTECTING NATURE

Views, river health, skies, and wildlife edges.

MAP CONTRIBUTIONS

70+ Posts about river health, dark skies, and preventing sprawl
Most upvoted idea: restore and enhance Laramie River corridor

LARAMIE WANTS...

**More Public &
Outdoor Space 47%**

LARAMIE VALUES...

Parks Preserved 60%

**Balanced Growth &
Protection 40%**

“

I'm worried about suburban sprawl ruining the feel of Laramie... Laramie must continue to plan and push back against sprawl.

”

COMMUNITY SPACES

Safe, welcoming places for all ages.

MAP CONTRIBUTIONS

260+

Posts about family amenities, parks, and gathering spaces
Top idea: create a welcoming pedestrian route between West Laramie and downtown

LARAMIE WANTS...

**More Public &
Outdoor Space** 47%

**Better Connected
Neighborhoods** 26%

LARAMIE VALUES...

**Diverse Community
Programming** 20%

“

The City needs to get connected to people who live here... and build spaces that people can actually afford and enjoy.

”

OPEN QUESTIONS

Housing, parking, access, and priorities ahead.

MAP CONTRIBUTIONS

130+

Posts questioning housing, parking balance, and corridor priorities

Top idea: address housing affordability and availability

LARAMIE WANTS...

More Housing 47%

**More
Transportation
Options** 29%

LARAMIE VALUES...

**Diverse Housing
Choices** 21%

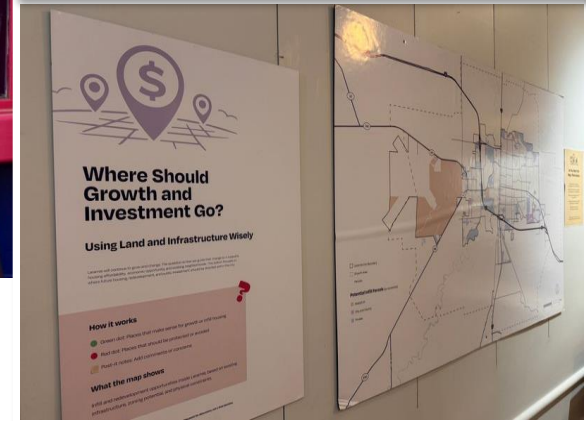
“

Housing is the major issue in our community. Good quality, and a mix of housing types is needed.

”

Forge Exchange – Happening Now!

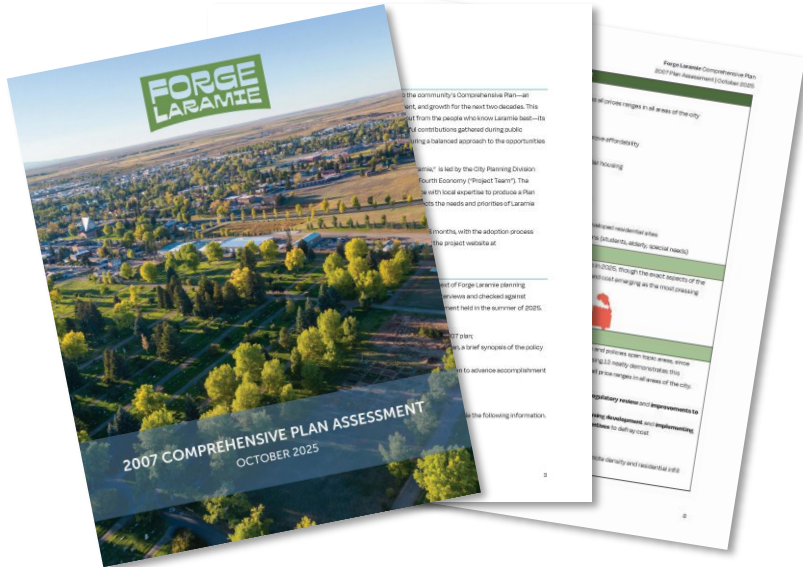
- In Laramie Main Street space
- **January to March, 2026**
- **Open House Feb. 19**
- Revolving topics
 - Economic Development
 - Housing
 - Downtown / Commercial Development



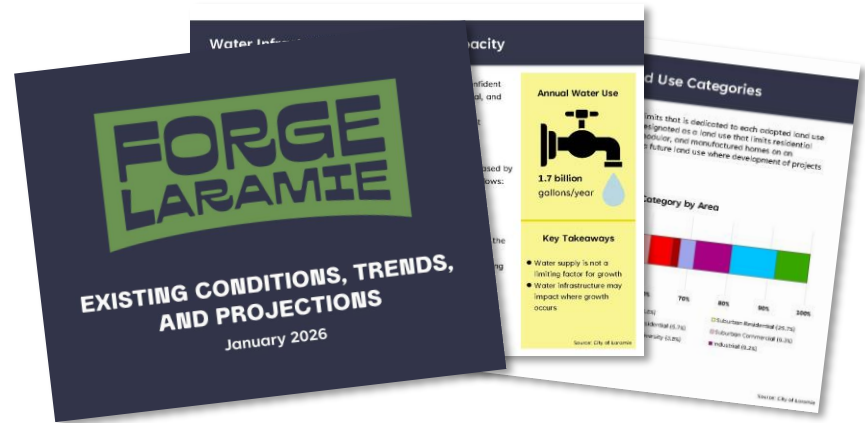
Technical Foundations

Establishing Plan Foundations

2007 Plan Assessment

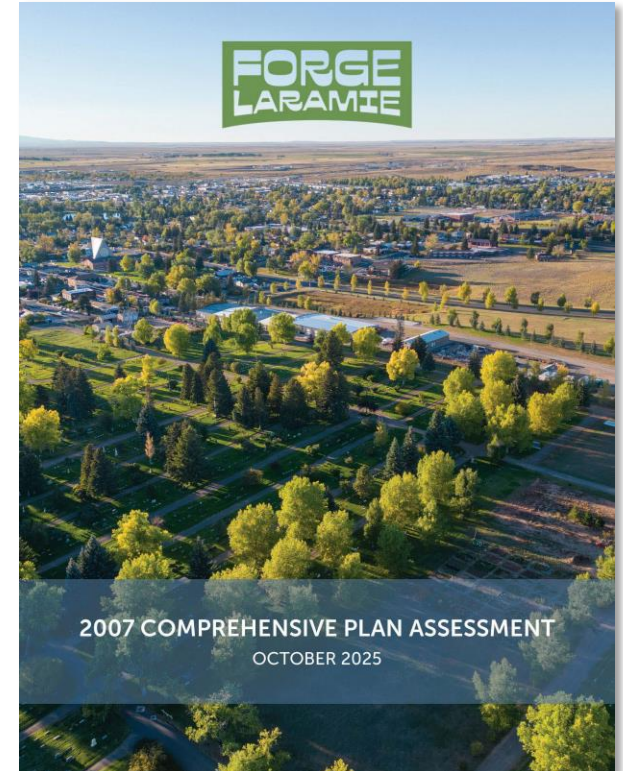


Forge Laramie Technical Analysis



About the 2007 Plan Assessment

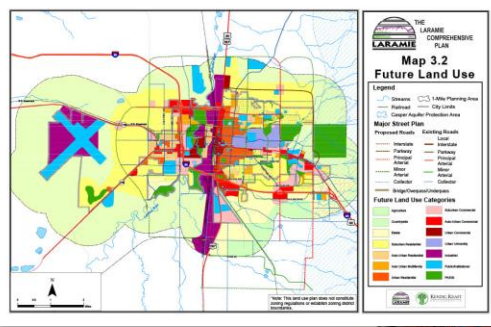
- **Reviews goals and action in 2007 Comprehensive Plan** in relation to Forge Laramie planning themes
- Forge themes summarized from **stakeholder interviews and community input**
- Describes:
 - Whether Forge Laramie themes were addressed in the 2007 plan;
 - A brief synopsis of the policy direction contained in the 2007 plan; and
 - Preliminary ideas on future policies and actions that can be taken to advance accomplishment of each planning theme.



What's in Laramie's 2007 Comprehensive Plan?

What's in the 2007 Plan?

- Introduction
- Planning Challenges
- Conditions and Outlook
- Community Character
- Parks & Recreation
- Housing and Neighborhoods
- Public Utilities
- Urban Growth
- Transportation
- Economic Development (Thrive Laramie)
- Public Safety
- Conservation
- Implementation



Introduction

The Laramie Comprehensive Plan is the outcome of a visioning and action plan adopted by the City Council on May 30, 2007, entitled *The Laramie Plan: A Blueprint for the 21st Century*. The Laramie Plan was developed by a citizen task force, extensive public input, countless hours of staff and volunteer time as well as tax payer dollars. The Laramie Plan describes the vision and hopes of our community as we plan for our future. The Laramie Plan outlines possible actions to help Laramie reach beyond its geographic confines to make it a center of economic, educational, and cultural excellence in our region. Laramie is more than a pleasant place to live, it is a space where business and opportunity can flourish.

The process began in 2001 with a series of visioning workshops, public forums, and meetings where residents contributed their ideas to the development of *The Laramie Plan*. People from throughout the City and County brought together their opinions, expertise, hopes, and dreams. They infused the planning process with a determination that we should and could become a better community. The Laramie Plan expresses our community's belief that this area is blessed with a rich heritage, a vibrant people and workforce, and a location as a crossroads for business, research, and education in Wyoming.

COMMUNITY VISION

The Laramie Plan established a Community Vision that was used as the foundation for the Laramie Comprehensive Plan. The Community Vision was built around shared values of Laramie's vision that are critical to health and stability as the City moves into the future.

The Community Vision is:

"Laramie will be a strong, energetic, growing community bringing talent, technology, and a great "revvies" lifestyle together. Above all, Laramie will continue to be our home."



Thrive Laramie: A Community and Economic Development Action Strategy for the Next 10 Years

January, 2020



Excerpt from 2007 Plan Assessment

FORGE LARAMIE THEME: PEDESTRIAN CROSSINGS

Related 2007 Plan Goals and Actions

Chapter 10, Public Safety

Pedestrian Crossings.1-8: Install improvements such as crossings, timers, and signals to intersections identified as unsafe, initiate police enforcement on both drivers and pedestrians, implement traffic safety and law education programs

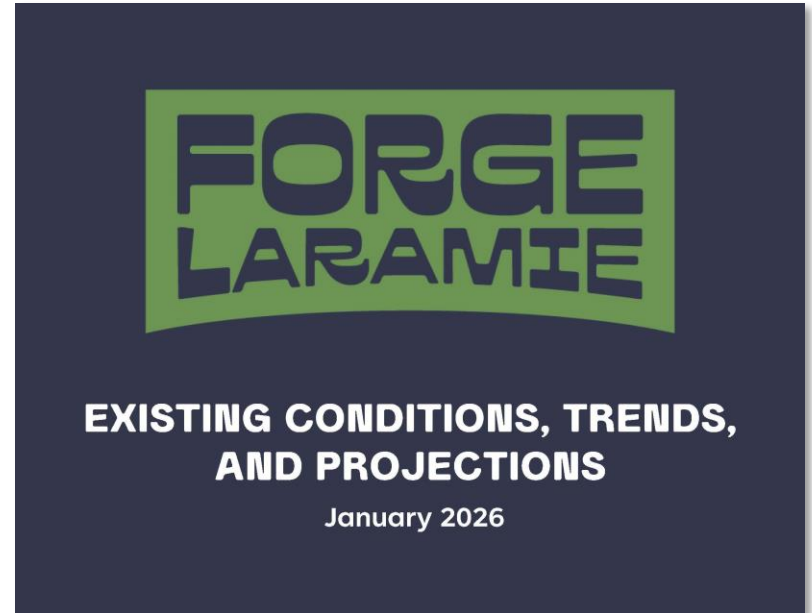
Progress Along the Policy Track

Unsafe pedestrian crossings were clearly identified in the 2007 plan, along with policies and actions to potentially remedy the safety issues. The update will pick up where 2007 progress concluded, and investigate the need to add new locations to the list for safety improvements.



About the Forge Laramie Technical Analysis

- Includes data on **existing conditions**, and **analyzes projected future trends**, to provide a common understanding of the city as it exists today
- Serves as a **point-in-time reference** to help inform development of the plan
- Provides a **common knowledge base** for the community as the project moves forward



Technical Analysis Topics



Community demographics



Land use and development



Housing



Quality of life



Economic development



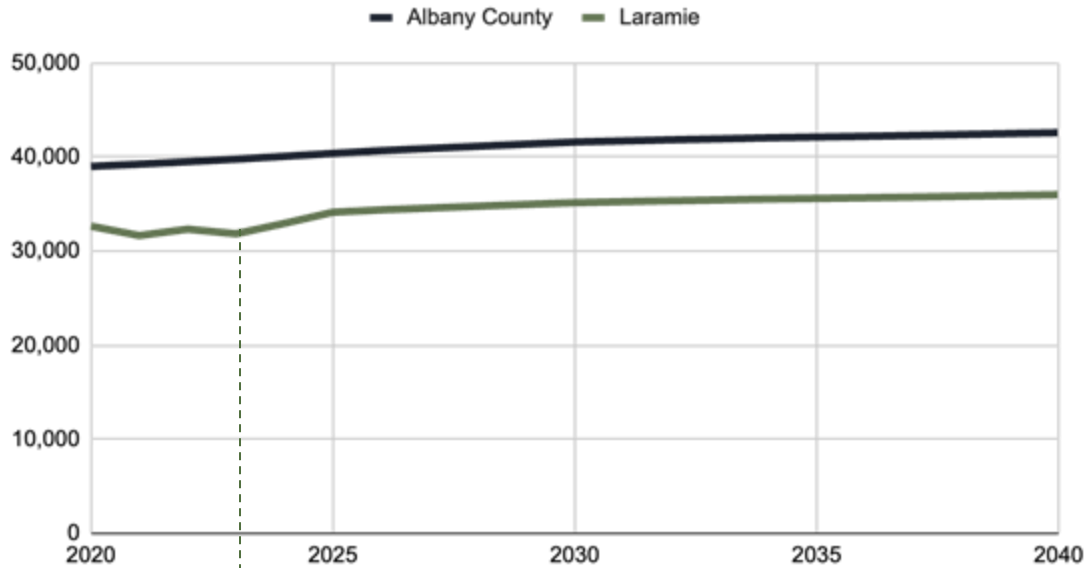
Natural resources and hazards



Laramie is Projected to Grow

Laramie's population is projected to increase by 10%, or 3,300 people between 2020 and 2040, outpacing Wyoming (6%) and Albany County (9%)

Population Projections 2020-2040



Population (2023):
31,848

Source: [Wyoming Economic Analysis Division](#)





Other Demographic Information

- Race and ethnicity
- Migration patterns
- Age composition
- Median household income
- Educational attainment
- Poverty status

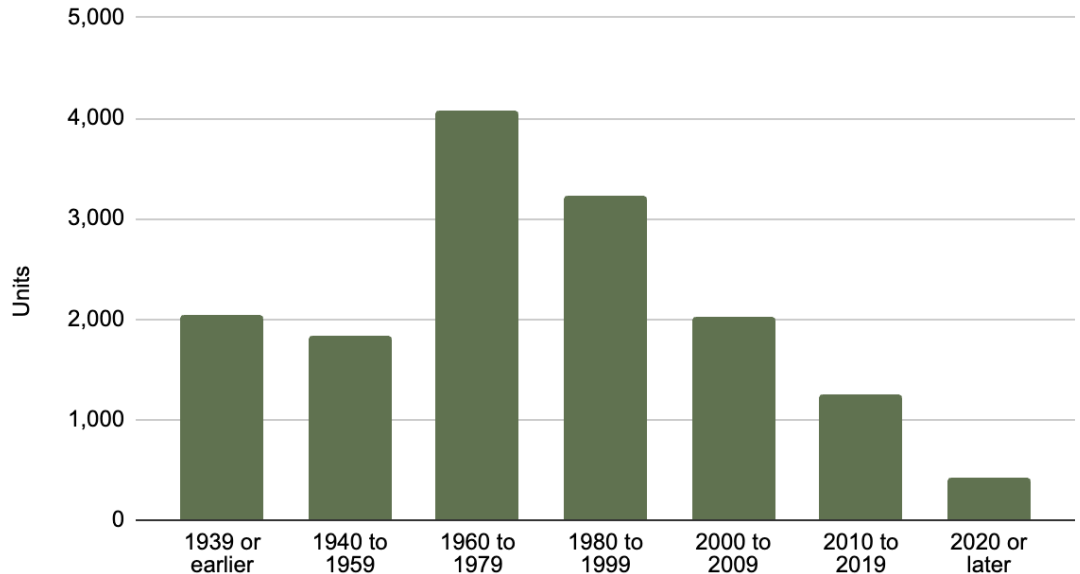




Housing Production is Declining

Since peaking from 1960 to 1979, **housing unit production has been declining** in Laramie. Only 25% of Laramie housing units were built in the 2000s.

Housing Unit Production Over Time



Source: Census ACS 2023 5-year





Housing Costs are Rising

Overall, the median value of Laramie and Wyoming homes have **increased by more than 50% since 2013**, to a median home price of \$302,000 in 2023.

Change in Home Values (2013-2023)		
Home Value	Laramie	Wyoming
Less than \$50,000	-6.8%	-25.0%
\$50,000 to \$99,999	-59.4%	-52.3%
\$100,000 to \$149,999	-88.3%	-56.1%
\$150,000 to \$199,999	-72.7%	-52.4%
\$200,000 to \$299,999	14.0%	21.9%
\$300,000 to \$499,999	171.7%	133.9%
\$500,000 to \$999,999	714.6%	234.0%
\$1,000,000 or more	-66.7%*	175.2%
Median home value (change in dollars)	56.0%	53.4%

Source: Census ACS 2023 5-year

*few entries



Other Housing Information

- Vacancy rates
- Housing unit production
- Housing unit type
- Household size
- Housing tenure
- Short-term rental data
- Housing affordability
- Change in home values
- Monthly housing costs
- Cost burden





Job Growth in Competitive Among Peers

Laramie's job growth from 2019 to 2024 was in the middle among peer communities, but **Laramie's projected job growth (7%) is ahead of many peer communities**

Past & Projected Job Growth

	Job Growth 2019-2024	Projected Job Growth 2025-2029
Logan, Utah	5%	11%
Bozeman, Montana	19%	10%
Fort Collins, Colorado	4%	8%
Ellensburg, Washington	6%	8%
Laramie, Wyoming	4%	7%
Corvallis, OR	3%	7%
Cheyenne, Wyoming	4%	6%
Flagstaff, Arizona	9%	6%
Durango, Colorado	2%	6%
Casper, Wyoming	6%	5%
Gillette, Wyoming	3%	5%
Missoula, Montana	6%	4%
Moscow, Idaho	-%	2%
Pullman, WA	-6%	2%



Other Economic Development Information

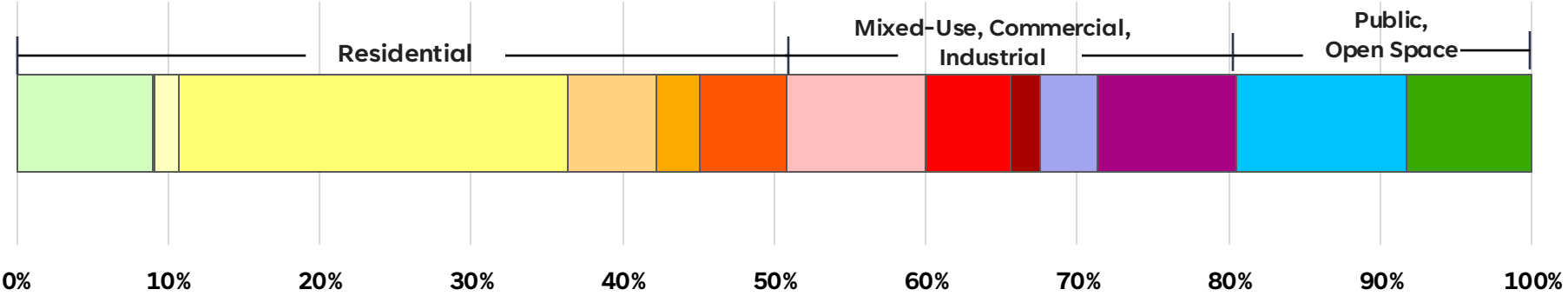
- Change in employment
- Change in wages
- Projected job growth
- Jobs by industry
- Economic impact of UW
- Unemployment rate
- Commute inflow/outflow
- Tourism data
- City revenue and budget data





Opportunities Exist to Support a Variety of Land Uses

Adopted Future Land Use Category by Area



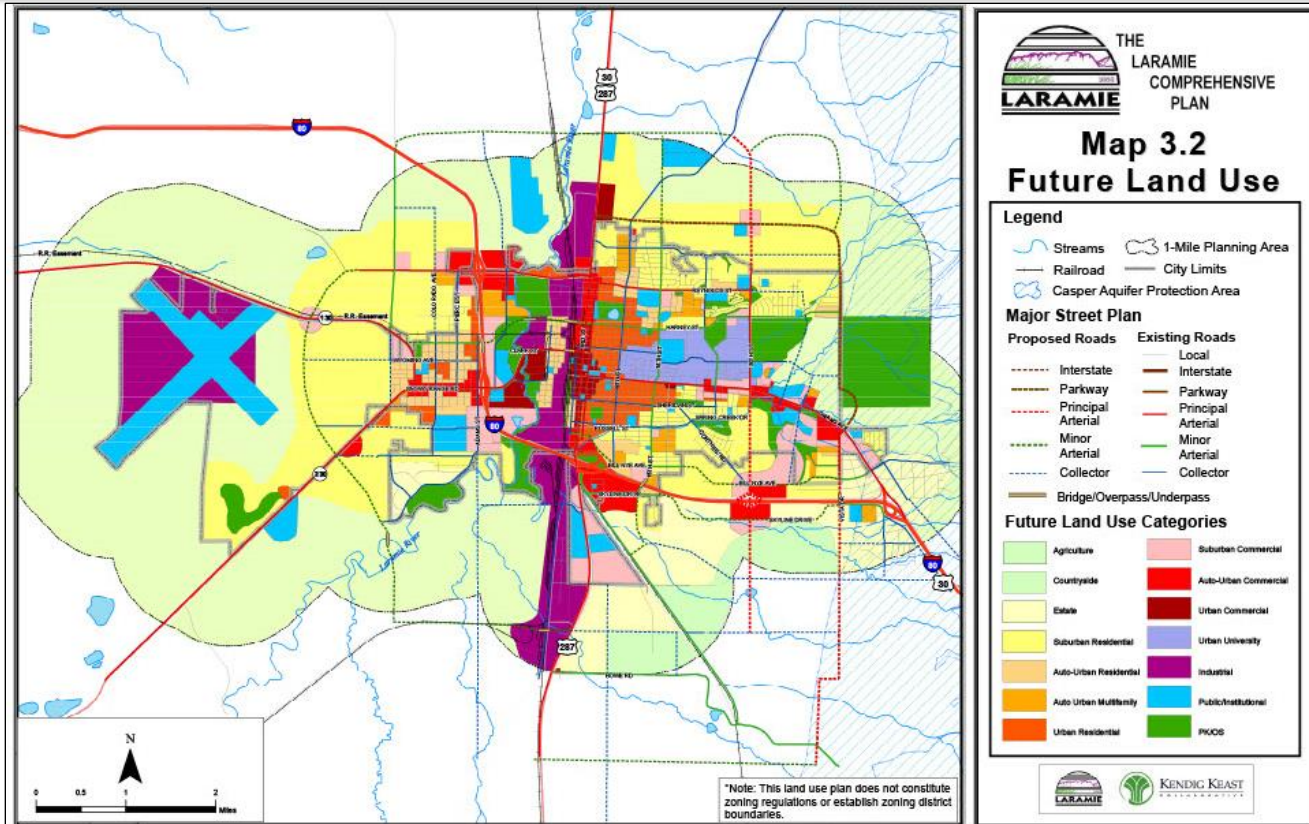
- Agriculture (8.9%)
- Countryside (0.2%)
- Estate (1.6%)
- Suburban Residential (25.7%)
- Auto-Urban Residential (5.8%)
- Auto-Urban Multifamily (2.8%)
- Urban Residential (5.7%)
- Suburban Commercial (9.3%)
- Auto-Urban Commercial (5.5%)
- Urban Commercial (2.0%)
- Urban University (3.8%)
- Industrial (9.2%)
- Public / Institutional (11.3%)
- Park / Open Space (8.2%)

Source: City of Laramie



Opportunities Exist to Support a Variety of Land Uses

Proposed changes to the adopted **Future Land Use Map (FLUM)** as part of the Forge Laramie process will be guided and closely informed by the Growth Area Plan





Other Land Use & Development Information

- Building permit data
- Growth Area Plan land use distribution
- Public transit routes
- Average monthly ridership
- Rail service information
- Laramie Regional Airport information
- Power service and provider information
- Infill Opportunities map
- Water, sewer, and solid waste infrastructure and service capacity





Other Quality of Life Information

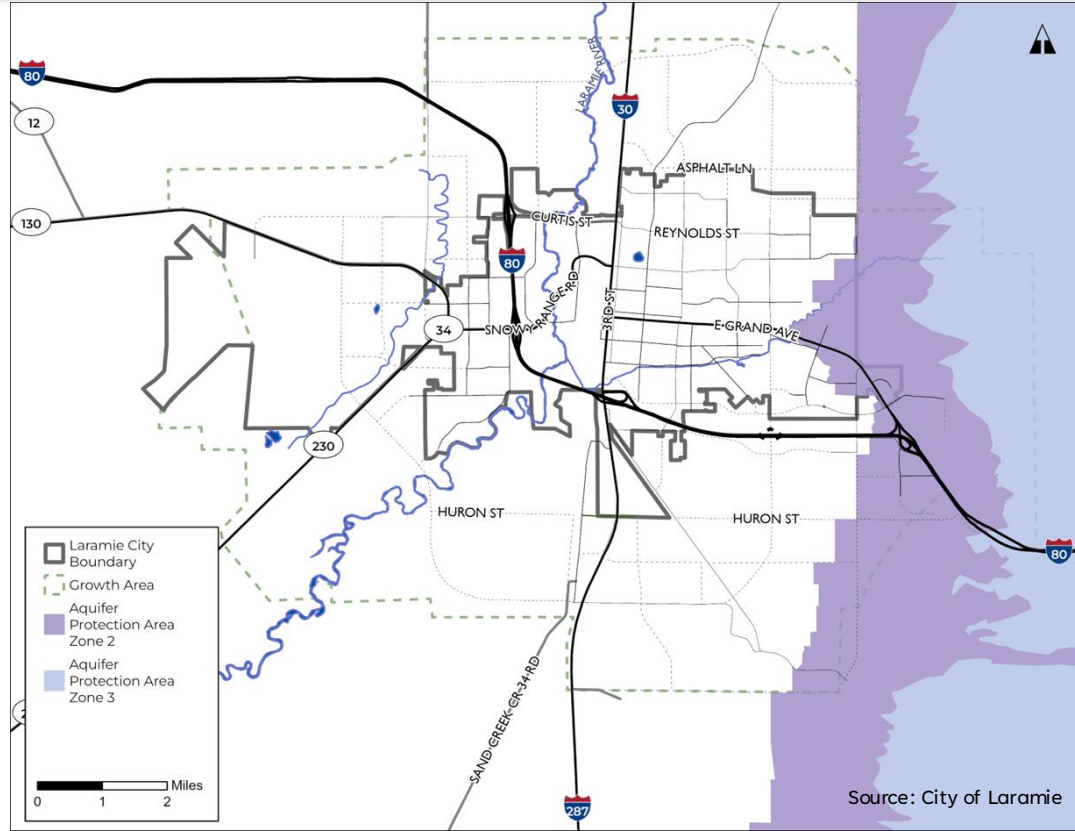
- Arts and Culture plan information
- Parks, recreation, and open space map
- Pathways and trails map
- Education providers map
- Emergency services information





Casper Aquifer Limits Growth to the East

Casper Aquifer is the **primary source of drinking water for city and county residents**. The City balances local development pressures with preservation of the aquifer through the application of the **Aquifer Protection Overlay district**, which includes additional land use, wastewater, and setback requirements.





Other Natural Resources & Hazards Information


- Floodplain management map
- Municipal ranches and water rights
- Pilot Hill project information
- Wildlife habitat information
- County hazard risk rankings



Next Steps

Looking Ahead

- **Jan-March** Forge Exchange
- **Spring-early Summer:** Draft the update Comprehensive Plan



Forge Laramie

COMMUNITY AND ECONOMIC DEVELOPMENT

The Forge Exchange is now open for the next rounds of public engagement! Think of a series of interactive museum exhibits. It is located at 103 Grand Ave and is open Wednesday from 10:00 am - 1:00 pm, Thursday from 2:00 - 5:00 pm, and Friday from 8:00 - 11:00 am. You can also call (307) 721-5207 to set up an appointment outside of these hours.

Survey 1 closed on Tuesday, September 2nd, 2025. Thank you to all who provided feedback - we received over 1,100 responses! Results are shared in the document files below.

What is Forge Laramie?

The City of Laramie is updating its Comprehensive Plan, a pivotal blueprint that will guide land use, development, and growth for the next 20 years. This plan is rooted in community values and aspirations, ensuring that Laramie's future reflects the priorities and identity of the people who live, work, and invest here.

Over the summer, community members shared more than 1,350 contributions through surveys, workshops, and an online social map. From downtown vitality and safer connections to protecting nature, expanding housing options, and creating welcoming community spaces, the themes that emerged provide a clear picture of what matters most to Laramie.

You can see what we heard from residents through initial engagement under Project Update One.

PROJECT PHASES

- Phase 1: Project Initiation
May 2025 - June 2025
- Phase 2: Technical Foundation and Community Vision
July 2025 - November 2025
- Phase 3: Draft Updated Comprehensive Plan**
December 2025 - July 2026
- Phase 4: Comprehensive Plan Adoption
August 2026 - October 2026


forgelaramie.com



Discussion



ForgeLaramie.com

	<p>Agenda Item: Discussion Item</p> <p>Title: Civic Cents</p>
---	---

Recommended Council MOTION:

None

Administrative or Policy Goal:

A solid foundation in municipal finance supports many policy goals of the City Council. More granularly, this work session series in an outgrowth of a 2024 council goal to develop improvements in financial transparency.

Background:

The City’s finance division, collaborating with the City Manager’s Office, has been working to improve financial transparency for the past several years. This work started small, with a redesign of the budget publication in 2019, and has grown and morphed since this time into a larger initiative. Accomplishments to date have included launching an open data tool for Laramie’s budget and spending (made possible by the City’s new financial software), establishment of the City Manager’s Budget Advisory Committee, and publishing more concise financial information (the Community Financial Report and the Budget in Brief).

The journey toward transparency continues with this work session series, where financial topics will be explored in bite-sized chunks determined by the City Council. At each work session this spring, leading up to budget season, there will be a short presentation and discussion.

Legal/Statutory Authority:

Wyoming Statutes 16-4

BUDGET/FISCAL INFORMATION:

None

Responsible Staff:

Jennifer Wade, Administrative Services Director
(307) 721-5224 or jwade@cityoflaramie.org

Attachments:

Presentation – Introduction to Civic Cents

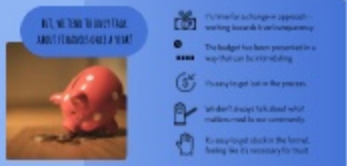


CIVIC CENTS STARTS TO LAY DOWN DIFFERENT ROOTS

The City Council will start the conversation about the future of the city by commissioning a study to explore the possibilities of a new civic center.

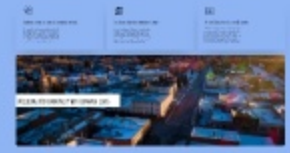


SO, WHERE DO WE START THE CONVERSATION?



LET'S TRY TO SORT OUT WHAT'S GOING ON IN A YEAR

- We need to challenge ourselves, working hard & in a transparent way that can be understood.
- We need to get on in the process.
- We don't always talk about what matters most to our community.
- It's important that we listen, taking the time to understand.



WELCOME TO THE CIVIC CENTS WORK SESSION SERIES

Let's meet some of the people who are helping us to build the future of the city. We'll hear from the Mayor, the Council, and the people who are working on the ground.



CIVIC CENTS

Democracy is a slow process of stumbling to the right decision instead of going straight forward to the wrong one

WELCOME TO THE CIVIC CENTS WORK SESSION SERIES

Let's make sense of Laramie's finances, moving away from the traditional model of communicating mountains of financial information in the month of budget work sessions. This series is grounded in the idea that, together, we create our government.





ESSENTIAL FOR DELIVERING SUSTAINABLE SERVICES

The money tree myth counsels that prosperity and good fortune result from effort and attention. We must engage about and plan for our public finances in a meaningful way to get the most out of them for our community. These conversations are especially important for making sound budget decisions.



INFLUENCES HOW OUR COMMUNITY GROWS

Once we understand 1) what our finances look like 2) what our community wants and 3) what our opportunities are, the City Council and City staff work to facilitate community growth in a way that best suits Laramie, recognizing the importance of it being a great place to live, work, and play.



AFFECTS QUALITY OF LIFE FOR RESIDENTS

The financial decisions we make have a direct impact on our community. The user fees and taxes that our community members pay, and the revenue we receive from other sources (State of WY + grants), are the basic mechanisms for how we deliver services - public safety services, reliable and safe infrastructure, and quality of life amenities, like parks and recreation.



BUILDING OUR COMMUNITY WITH COMMON CENTS



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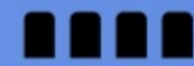
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BUT, WE TEND TO ONLY TALK ABOUT FINANCES ONCE A YEAR!



It's time for a change in approach - working towards true transparency.



The budget has been presented in a way that can be intimidating.



It's easy to get lost in the process.



We don't always talk about what matters most to our community.



It's easy to get stuck in the formal, feeling like it's necessary for trust.

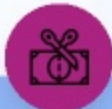
CIVIC CENTS STARTS TO LAY DOWN DIFFERENT ROOTS

The City Council will chart the course forward on this journey, and I will follow your lead. We will build a strong financial foundation together by communicating about the finances (revenue, spending, reserves) in a way that is easy to digest.



THE ROAD FORWARD

At each work session this spring, we'll take 10 minutes to explore a financial topic. Then we'll have a 10 minute discussion about the topic and determine what we explore next.



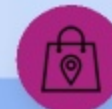
Easy to Understand

I commit to making my presentations easy to understand and engaging.



Relevant

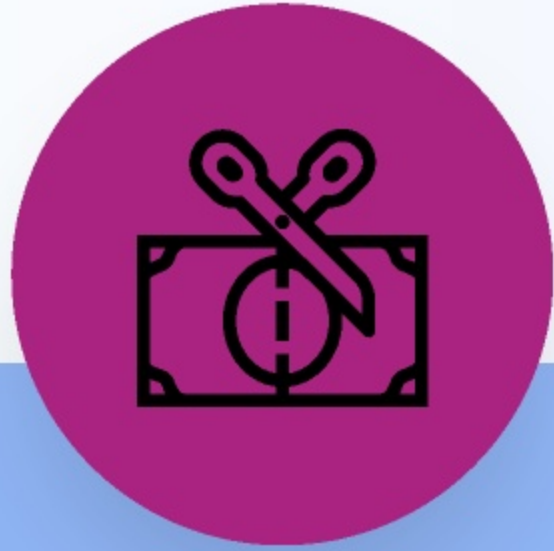
Relevant topics will be covered because this direction will come from our elected officials.



Impactful

Civic Cents will result in meaningful changes in how we communicate about financial information, which creates a foundation for even more trust.





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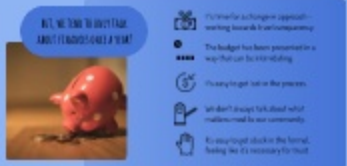


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Take this presentation home



DRAFT AGENDA ITEMS
FEBRUARY 17, 2026

1. AGENDA
2. Pledge of Allegiance
3. Roll Call
4. Public Comment on Non-Agenda Items
5. Consideration of Changes in Agenda and Setting the Agenda
6. PROCLAMATIONS/PUBLIC HEARINGS/NOTIFICATIONS
 - 6.A. PROCLAMATIONS & PRESENTATIONS
 - 6.B. PUBLIC HEARING
 - 6.B.i. PUBLIC HEARING: Transfer Retail Liquor License #12 from AB Laramie LLC to Big D Oil Company dba Big D #27 Located at 2901 E Grand Ave [Nancy Bartholomew, City Clerk]
 - 6.C. ANNOUNCEMENTS
 - 6.C.i. Monthly Staff Recognition (*3rd Tuesday of the month*)
7. Disclosures by City Council Members
8. Approval of Consent Agenda
9. CONSENT AGENDA
 - 9.A. MINUTES: City Council Meetings. [Nancy Bartholomew, City Clerk]
 - 9.B. MINUTES: Minutes from the Laramie Youth Council Regular Meeting of January 7, 2026 [Nancy Bartholomew, City Clerk]
 - 9.C. MINUTES: Minutes from the Civil Service Commission for Police and Fire from October 8, 2025 [Nancy Bartholomew, City Clerk]
 - 9.D. MINUTES: Minutes from the 11/6/25 Laramie Advisory Commission on Disabilities Meeting. [Patti Russell, Human Resources]
 - 9.E. CEMETERY DEEDS: Cemetery Deeds for February 1-15, 2026. [Michael Bork, Parks, Recreation and Public Services Director]
 - 9.F. LICENSE: Temporary Use of a Laramie County Retail Liquor License within City Limits for DeLancey Enterprises, LLC for the UW Rodeo Gala at the Marion Rochelle Gateway Center on March 6, 2026 [Nancy Bartholomew, City Clerk]
 - 9.G. LICENSE: Temporary Use of a City of Laramie Retail Liquor License No. 4 for Hensley Property Holdings, LLC dba Roxie's on Grand in Albany County for the UW Rodeo at the Hanson Arena, April 24-26, 2026 [Nancy Bartholomew, City Clerk]
 - 9.H. MOU: Memorandum of Understanding for Victim Witness Services [Robert Southard, City Attorney]
 - 9.I. MOU: Memorandum of Understanding between the City of Laramie, Wyoming, and the Laramie Police Department Foundation [Brian Browne, Chief of Police]
 - 9.J. RESOLUTION: Resolution 2026-17, Amending City Council Rules of Procedure [Nancy Bartholomew, City Clerk]

DRAFT AGENDA ITEMS
FEBRUARY 17, 2026

- 9.K. RESOLUTION: Resolution 2026-18, Formally Waiving the Requirements Set Forth in Wyoming Statute 16-1-1001 (I) (B), Wyoming Resident Contractors, for the West Laramie Lift Station Project [Brooks Webb, Public Works Director]
- 9.L. RESOLUTION: Resolution 2026-19, Appointing One Member to Laramie Advisory Commission on Disabilities [Patti Russell, Human Resources]
- 9.M. SCHEDULE MEETINGS:
- 9.M.i. February 24, 2026, 6:00 pm (Cancel) – WORK SESSION: Establishing an Emergency Fund
 - 9.M.ii. February 24, 2026, 6:00 pm – WORK SESSION: Civic Cents
 - 9.M.iii. March 10, 2026, 6:00 pm – WORK SESSION: Civic Cents
 - 9.M.iv. March 24, 2026, 6:00 pm – WORK SESSION: Civic Cents
 - 9.M.v. March 24, 2026, 5:30 pm – WORK SESSION: Community Partner Applications (Joint with the Albany County Board of Commissioners)
 - 9.M.vi. April 14, 2026, 6:00 pm – WORK SESSION: Construction Season Update
 - 9.M.vii. April 14, 2026, 6:00 pm – WORK SESSION: Civic Cents
 - 9.M.viii. April 28, 2026, 6:00 pm – WORK SESSION: Civic Cents
 - 9.M.ix. April 28, 2026, 6:00 pm – WORK SESSION: City-wide Parking Taskforce Development
 - 9.M.x. May 26, 2026, 6:00 pm – WORK SESSION: Fee for Service Agreements
10. REGULAR AGENDA
11. Award of Contract for the Purchase of Six Hundred (600) Water Meters for the Meter Replacement Program [Brooks Webb, Public Works]
12. Transfer Retail Liquor License #12 from AB Laramie LLC to Big D Oil Company dba Big D #27 [Nancy Bartholomew, City Clerk]
13. Approval of Bank Qualified Lease-Leaseback Financing for City Hall & Annex improvements [Jennifer Wade, Administrative Services Director]
14. Resolution 2026-20, Supporting the Submission of an Application to the Wyoming Department of Agriculture for a 2026 Emergency Insect Management Program Grant [Michael Bork, Park, Recreation and Public Services Director]
15. Resolution 2026-21, Designating Recreation Project Request Priorities to the Albany County Recreation Board for Funding Consideration in Fiscal Year 2027 [Michael Bork, Park, Recreation and Public Services Director]
16. Original Ordinance No. 2117, Amending Laramie Municipal Code Chapter 2.10 Related to Board and Commission Members. Introduction and First Reading. [Nancy Bartholomew, City Clerk]
17. Public Comments on Non-Agenda Items.
18. Consideration of future Council Work Session topics.
19. Adjourn