

# AGENDA

## Laramie Planning Commission

Monday, June, 12, 2023 at 4:30 PM

City Council Chambers, City Hall

406 Ivinson Avenue, Laramie, WY

*The Planning Commission meetings are open to the public. Requests from person with disabilities must be made to the Planning Division 24 hours in advance of the meeting.*

NOTE: All Planning Commission meetings will be held both in person, with an option for citizens to participate over Zoom at the link or phone numbers below.

Join Zoom Meeting

<https://zoom.us/j/713514851?pwd=aGhXNkNQeXZOTnRrUFRXTjhxYjZ3QT09>

Meeting ID: 713 514 851 Password: 648198

One tap mobile

+13462487799,,713514851# US (Houston)

+16699009128,,713514851# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 713 514 851

Find your local number: <https://us02web.zoom.us/j/713514851>

1. **Call To Order/Roll Call**
2. **Approval Of Agenda And Minutes**
  - 2.A. **Changes And Approval Of Agenda**
  - 2.B. **Planning Commission Meeting Minutes**

**2.B.i. LPC Minutes 05.22.2023**

Documents:

[LPC Minutes 5-22-23.Pdf](#)

**3. Citizen Comments - Non-Agenda Related Topics – No Action Can Be Taken**

**4. Planning Commission And Staff Reports And Comments**

**5. Disclosures – Ex-Parte Communications; Potential Conflicts Of Interest**

**6. Current Planning Projects**

**6.A. Old Business:**

**6.B. New Business:**

**6.B.i. CUP-23-03: 1660 N. 4th St, STE W – Lime Scooters**

**FILE:** CUP-23-03: 1660 N. 4<sup>th</sup> St, STE W – Lime Scooters

**REQUEST:** A Conditional Use Permit for the operation of an office with showroom and/or warehouse facility located within a B2 Zoning district.

**LOCATION:** 1660 N 4th St.

**APPLICANT:** Neutron Holdings, Inc. DBA LIME

**OWNER(s):** BKR Holdings, LLC (Brent Smith)

**ZONING:** B2 (Business)

**PURPOSE:** To legally operate an office with showroom and/or warehouse facility located within a B2 Zoning District.

**PREPARED BY:** Joseph Shahidi, Associate Planner

Documents:

[CUP-23-03 Staff Report.pdf](#)

[Withdrawal Email.pdf](#)

**6.B.ii. Appointment Of A Planning Commission Member To The Urban Systems Advisory Committee (USAC)**

**7. Long Range Planning Projects**

**8. Variances (Sitting As Board Of Adjustment)**

(Swearing in of witnesses)

**9. Adjourn**

**MINUTES  
CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION  
MAY 22, 2023**

**1. CALL TO ORDER**

Meeting was called to order by Chair Moody at 4:32 p.m.

Members present: Chris Dixon, Donal O'Toole, Sylvie Prasilik, and Chris Moody.

Members absent: Sharon Buccino, Tom Mattimore, and Jake Schneider.

Council Liaison: Sharon Cumbie (present)

Staff Present: Derek Teini, Planning Manager; Joseph Shahidi, Associate Planner; and Ryan Shoefelt, Deputy City Clerk.

**2. APPROVAL OF AGENDA AND MINUTES**

**2.A. Changes and Approval of Agenda**

MOTION BY O'TOOLE, seconded by Dixon, that the Agenda was approved as written.

MOTION CARRIED by voice vote.

**2.B. Planning Commission Meeting Minutes**

**2.B.i. LPC Minutes 5.8.2023**

MOTION BY PRASILIK, seconded by O'Toole, to approve the minutes from May 8, 2023.

MOTION CARRIED by voice vote.

**3. CITIZEN COMMENTS - Non-Agenda Related Topics – No Action Can Be Taken**

None.

**4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS**

Teini- Community Clean up recap; possible discussion on previous Brownsfield clean-ups; Growth Plan and CAPP (if approved) will be moving toward City Council and County Commissioners.

**5. DISCLOSURES - Ex-parte communications; potential conflicts of interest**

None.

**6. CURRENT PLANNING PROJECTS**

**6.A. OLD BUSINESS:** No items.

**6.B. NEW BUSINESS:** No items.

**MINUTES  
CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION  
MAY 22, 2023**

**7. LONG RANGE PLANNING PROJECTS**

**7.A. PC Resolution 2023-04 - Casper Aquifer Protection Plan Update**

MOTION BY MOODY, seconded by Mattimore, to recommend that the Planning Commission approve Planning Commission Resolution 2023- 04 which would adopt Casper Aquifer Protection Plan Update in its entirety, included as Attachment A & B of the Resolution and as amended, for the protection of the Casper Aquifer as described in the plan, and certifies it to the City Council for final adoption.

Public Comment:  
Sarah Gorin (Clean Water Advocates)

MOTION BY MOODY, seconded by O'Toole, to approve the recommended changes, Amendments 2, 3, 6, 7, 20, 23, 30, 32, and 33, as detailed above in the staff report and as recommended by staff.

Public Comment on amendment: None.

Roll call on amendment showed Aye: Dixon, O'Toole, Prasilik, and Moody. Nay: None. Absent: Buccino, Mattimore, and Schneider. MOTION CARRIED.

Roll call on main motion showed Aye: Dixon, O'Toole, Prasilik, and Moody. Nay: None. Absent: Buccino, Mattimore, and Schneider. MOTION CARRIED.

**8. VARIANCES (sitting as Board of Adjustment)**

No items.

**9. ADJOURN**

MOTION BY PRASILIK, seconded by O'Toole, to adjourn the meeting.

MOTION CARRIED by voice vote.

Meeting adjourned at 5:06 p.m.

APPROVED:

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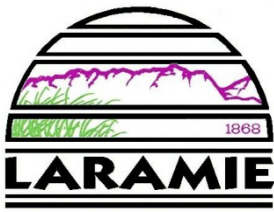
Chris Moody, Planning Commission Chair

Date

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Derek Teini, Planning Manager

Date



# City of Laramie

Planning Division  
P.O. Box C  
Laramie, WY 82073

Telephone: (307) 721-5207  
E-mail: [Planning@cityoflaramie.org](mailto:Planning@cityoflaramie.org)

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## LARAMIE PLANNING COMMISSION June 12, 2023 STAFF REPORT

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**FILE:** CUP-23-03: 1660 N. 4<sup>th</sup> St, STE W – Lime Scooters

**REQUEST:** A Conditional Use Permit for the operation of an office with showroom and/or warehouse facility located within a B2 Zoning district.

**LOCATION:** 1660 N 4th St.

**APPLICANT:** Neutron Holdings, Inc. DBA LIME

**OWNER(s):** BKR Holdings, LLC (Brent Smith)

**ZONING:** B2 (Business)

**PURPOSE:** To legally operate an office with showroom and/or warehouse facility located within a B2 Zoning District.

**PREPARED BY:** Joseph Shahidi, Associate Planner

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### RECOMMENDED MOTION:

Move to **approve** the withdrawal of a Conditional Use Permit at the applicants request for the operation of an office with showroom and/or warehouse facility located within a B2 (business) zoning district located at 1660 N 4th St.

### BACKGROUND:

This Conditional Use Permit (CUP) request for the legal operation of an office with showroom and /or warehouse facility located within a B2 Zoning District. Within table 15.10-1, the table of allowed uses specify that both of those uses can be conditionally approved within the zoning district. As the applicant reviewed the conditions that would be required in accordance with the fire prevention and safety and code administration's concerns with the use, the applicant requested that the application be withdrawn

### ALTERNATIVES:

1. Approve the project as submitted by the applicant, based on findings of fact and conclusions of law.
2. Approve the project subject to staff's recommended conditions, based on findings of fact and conclusions of law.
3. Deny the project based on findings of denial. The Planning Commission must conclude that the project does not meet all of the findings as recommended by staff. As part of the motion, findings for denial must be stated.

4. Postpone the project until issues identified during the meeting can be resolved.
5. Withdraw the application per the request of the applicant. **(Staff Recommendation)**

**ATTACHMENTS:**

1 – Email

## Joseph Shahidi

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**From:** Josh Crawford <josh.crawford@li.me>  
**Sent:** Thursday, June 1, 2023 1:26 PM  
**To:** Joseph Shahidi  
**Cc:** Lucas Whitt; Dennis Johnson, Jr.  
**Subject:** Re: Permitted Use: 1660 N 4th St, Laramie, WY

Hi Joseph,

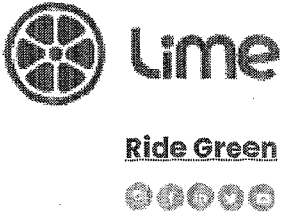
Confirmed on the termination of the CUP application.

Thanks for getting back to me on the shipping containers. Sounds like there is hope for us on this route assuming the zoning checks out. We will do some digging in this area and run any potential sites by you to confirm such use is permitted.

Thanks for sharing Lucas and Dennis contact info.

Waiting for a callback from Kirk Johanson on the latest.

Thanks,



### Josh Crawford

Real Estate Transaction Manager - NA (West)/APAC  
[josh.crawford@li.me](mailto:josh.crawford@li.me)

510.303.6145

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