

AGENDA

Laramie Planning Commission

Monday, September 11, 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**

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

4. Planning Commission And Staff Reports And Comments

4.A. Casper Aquifer Protection Zone Update

Update on process related to the Zoning Boundary Update for the Casper Aquifer Protection Area.

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

6. Current Planning Projects

6.A. Old Business:

6.B. New Business:

6.B.i. TA-23-06 LMC 13.28.010 - Vault Toilets

FILE: TA-23-06 LMC 13.28.010 - Vault Toilets

REQUEST: An amendment to LMC 13.28.010 of City of Laramie Municipal Code to allow for vault toilets in areas such as public trail heads and parks.

APPLICANT: Pilot Hill Inc.

PURPOSE: To modify Laramie Municipal Code to allow for vault toilets in areas such as public trail heads and parks.

PREPARED BY: Derek T. Teini, AICP, Planning Manager

Documents:

[TA-23-06 PC Staff Report 9.11.2023.Pdf](#)

6.B.ii. CUP-23-06: 988 Pierce Street – Oversized Accessory Building/Number Of Accessory Buildings

FILE: CUP-23-06: 988 Pierce Street - Oversized Accessory Building/Number of Accessory Buildings

REQUEST: A Conditional Use Permit for the construction of an oversized accessory building and for more than two accessory buildings on a property.

LOCATION: 988 Pierce Street

APPLICANT: Amber Westbrook & Johnny Bergeson

OWNER(s): Amber Westbrook & Johnny Bergeson

ZONING: R1 (Single Family Residential)

PURPOSE: To construct an accessory building larger than the maximum of 1,000 sq/ft allowed in an R1 Zone and to have more than 2 accessory buildings on a property as identified within the UDC.

PREPARED BY: Derek T. Teini, AICP, Planning Manager

Documents:

[CUP-23-06 Staff Report.pdf](#)

6.B.iii. TA-23-05 Amendments To Table 15.10-1: Table Of Allowed Uses Regarding Limited Manufacturing (LM) Zone District

FILE: TA-23-05 Amendments to Table 15.10-1: Table of Allowed Uses Regarding Limited Manufacturing (LM) Zone District

REQUEST: Amendments to Table 15.10-1 of Laramie Municipal Code, Unified Development Code

APPLICANT: City of Laramie

PURPOSE: To make changes to the UDC to allow for additional uses to be permitted in the Limited Manufacturing (LM) Zone District

PREPARED BY: Philipp Gabathuler, Principal Planner

Documents:

[TA-23-05 PC Staff Report.pdf](#)
[Proposed Changes \(Attachment A\).Pdf](#)
[Application \(Attachment B\).Pdf](#)
[Supplemental Info From Applicant \(Attachment C\).Pdf](#)

7. Long Range Planning Projects

8. Variances (Sitting As Board Of Adjustment)

(Swearing in of witnesses)

8.A. VAR-23-02: 4308 E. Grand Ave – Wall Sign Allowance – LMC 15.14.120.D.2.E – Maximum Sign Allowance

FILE:	VAR-23-02: 4308 E. Grand Ave - Wall Sign Allowance - LMC 15.14.120.D.2.e - Maximum Sign Allowance	Documents:
REQUEST:	A variance request from LMC 15.14.120.D.2.e, for the total cumulative wall sign square footage in the B2 Zoning District that exceeds the maximum sign allowance.	VAR-23-02 Staff Report.pdf
LOCATION:	4308 East Grand Ave.	Vicinity Map VAR
APPLICANT(S):	Jennifer Paquin, pb2 architecture + engineering	-23-
OWNER:	Walmart Real Estate Business Trust	02pdf.pdf CITY SITE PLAN.pdf
PURPOSE:	To install a total of 538.18 square feet of wall signage to the front of a building zoned B2 as identified within the UDC.	Existing And

CURRENT ZONING: B2 (Business District)

PREPARED BY: Joseph J. Shahidi, Associate Planner

Proposed
Signs
(Enlarged)
-
1412
Laramie,
WY.pdf

8.B. VAR-23-01: 988 Pierce Street – Accessory Building – LMC 15.28.030.A.4 – Accessory Buildings Subordinate In Area To Principal Use

FILE: VAR- 23-01: 988 Pierce Street - Accessory Building - LMC 15.28.030.A.4 - Accessory Buildings Subordinate in Area to Principal Use

REQUEST: A variance request from LMC 15.28.030.A.4, for the total cumulative square footage of accessory buildings in the R1 Zone and that exceeds the square footage of the principal use.

LOCATION: 988 Pierce Street

APPLICANT(S): Amber Westbrook & Johnny Bergeson

OWNER: Amber Westbrook & Johnny Bergeson

PURPOSE: To construct an accessory building larger than the maximum of 1,000 sq/ft allowed in an R1 Zone and to have more than 2 accessory buildings on a property as identified within the UDC.

CURRENT ZONING: R1 (Single Family Residential)

PREPARED BY: Derek T. Teini, AICP, Planning Manager

Documents:

[VAR-23-01 Staff Report.pdf](#)

9. Adjourn