

# 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**

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

Documents:

[LPC Minutes 8-28-23.Pdf](#)

## **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**

<b>FILE:</b>	<b>VAR- 23- 02: 4308 E. Grand Ave - Wall Sign Allowance - LMC 15.14.120.D.2.e - Maximum Sign Allowance</b>
<b>REQUEST:</b>	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.
<b>LOCATION:</b>	4308 East Grand Ave.
<b>APPLICANT(S):</b>	Jennifer Paquin, pb2 architecture + engineering

Documents:  
[VAR-23-02 Staff Report.pdf](#)  
[Vicinity Map](#)  
[VAR-23-02](#)

<b>OWNER:</b>	Walmart Real Estate Business Trust	02pdf.pdf CITY SITE PLAN.pdf Existing And Proposed Signs (Enlarged) - 1412 Laramie, WY.pdf
<b>PURPOSE:</b>	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.	
<b>CURRENT ZONING:</b>	B2 (Business District)	
<b>PREPARED BY:</b>	Joseph J. Shahidi, Associate Planner	

**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**