



APPLICATION FOR:
**Appeal of Commission,
 Dept. or Engineer Decision**

ALL REQUIRED MATERIALS SHALL BE SUBMITTED TO THE CITY OF LARAMIE PLANNING DIVISION, 405 GRAND AVENUE, LARAMIE, WYOMING. ALL SUBMITTED MATERIALS WILL REMAIN THE PROPERTY OF THE CITY OF LARAMIE PLANNING DIVISION. APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED. PLEASE REVIEW THE ENTIRE APPLICATION AND PRINT CLEARLY.

Date Submitted: _____ (Assigned by Staff)		File Number: AP-_____ (Assigned by Staff)	
APPELLANT: University of Wyoming			PRIMARY CONTACT? <input type="checkbox"/>
ADDRESS: 1000 E. University Ave.		E-MAIL: neil.theobald@uwyo.edu	
CITY: Laramie	STATE: WY	ZIP CODE: 82071	
PHONE : (307) 766-5768	MOBILE:	FAX:	
REPRESENTATIVE (If different than Applicant): Matt Newman			PRIMARY CONTACT? <input checked="" type="checkbox"/>
ADDRESS: 1000 E. University Ave.		E-MAIL: mnewman6@uwyo.edu	
CITY: Laramie	STATE: WY	ZIP CODE: 82071	
PHONE : (307) 766-2407	MOBILE :	FAX :	
APPLICABLE FILE/CASE NUMBER: _____ (Assigned by Staff)	A notice of appeal is required to be filed no more than seven calendar days after the rendering of the decision by the appropriate decision making body (LMC §15.06.030.F).		
WHEN WAS THE DECISION RENDERED? 4/26/21			
APPEAL OF: <input type="checkbox"/> DEPARTMENT DECISION <input type="checkbox"/> CITY ENGINEER DECISION <input checked="" type="checkbox"/> PLANNING COMMISSION DECISION			
NOTICE: Application for appeal may be made by the applicant or any person with direct involvement with the application process (standing). Direct involvement may be evidenced through attendance at public meetings related to the application or submission or written comments regarding the application, both prior to the final decision of the decision-making body. (LMC §15.06.030.F.1) DO YOU (THE APPELLANT) HAVE STANDING? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, state how: Representative			
PROPOSED TESTIMONY TO JUSTIFY THE APPEAL AND ANY RELEVANT INFORMATION (attach more pages if necessary): Please reference the attached letter.			

APPELLANT:

 Neil Theobald
 (PRINT NAME)

 (SIGNATURE)

 4/30/2021
 (DATE)



UW Operations
Services Building
Dept. 3227, 1000 E. University Ave. • Laramie, WY 82071-2000
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April 30, 2021

RE: 1010 Iverson Avenue – Conditional Use Permit (CUP-21-03)

To Whom it May Concern:

The University is in receipt of a letter dated April 27, 2021 from the City of Laramie Planning Department notifying the University of Wyoming (“University”) that the City of Laramie Planning Commission denied the University’s application for a Conditional Use Permit regarding the property located at 1010 Iverson Avenue. The Conditional Use Permit involves the planned construction of a parking garage at this location. Consistent with the requirements of Laramie Municipal Code 15.06.030.F.3, the University appeals the Planning Commission’s decision. The University submits the following summary of points for proposed testimony (which would include more detail and information for each point) to justify this appeal:

1. Item No. 1 from the Planning Commission states the following condition for denial of the permit: “Nuisance concerns- increased noise, dust, glare, pollution, and traffic.” This contradicts the Staff Report conclusion which states that the application meets all required findings for approval of the Conditional Use Permit. This condition for denial was not supported by any information or testimony.
2. Item No. 2 from the Planning Commission states the following condition for denial of the permit: “Context to the neighborhood- the parking garage is high density and inconsistent with the low-density parking of the Iverson corridor plan.” This contradicts the Laramie Comprehensive Plan that classifies the Future Land Use Designation of the subject property as Urban University intended to recognize the use and character types associated with university development.
3. Item No. 3 from the Planning Commission states the following condition for denial of the permit: “General welfare- the parking garage is a public sector project which is financially imprudent, which will cause economic injury to the student members of the community, the University, and the State.” This is inconsistent with the criteria to be considered in the Planning Commission’s review of a Conditional Use Permit application as identified in Laramie Municipal Code 15.06.030.E.7 and 15.06.060.E and is without merit.

These points highlight the areas that the University can testify to during its appeal. The University notes that the comprehensive review by numerous departments included in the Staff Report overwhelmingly support approval of the University’s application for the Conditional Use Permit. The University is requesting as part of its appeal that the City approve this permit and will comply with most of the conditions noted by the Staff Report, with a few exceptions that the University requests be considered. Specifically, the University requests to amend the Planning Department’s Condition No. 7 and 14. Condition No. 7 suggests that the University provide an analysis of the capacity of the City’s storm water, water and sanitary sewer systems. The University proposes to provide data related to the additional loads to be placed on City utilities thereby allowing the City to analyze impacts to the capacity of the City’s utility systems. Condition No. 14 states that all crosswalks found on Iverson Avenue shall be fully ADA compliant. The University proposes to provide ADA compliant improvements to the curb lines on the proposed site and on the north

side of Ivinson Avenue at 10th and 11th Streets. No work to the roadway or improvements to other crosswalks along Ivinson Avenue are being proposed as part of the University project. The University also requests further discussion regarding the requirement of Condition No. 13, which requests that the University install a rapid flash beacon system.

I am including a copy of our original application along with this appeal application and note that the University continues to expressly reserve its rights as set forth in the letter dated May 13, 2019 attached to the application materials. I additionally attach a copy of the Staff Report referenced above. Should there be questions regarding the application for appeal or requested amendments to the conditions of approval, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Matthew D. Newman". The signature is fluid and cursive, with the first name "Matthew" and last name "Newman" clearly legible.

Matthew D. Newman, RA, LEED AP
Campus Architect