



City of Laramie

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LARAMIE PLANNING COMMISSION JUNE 22, 2015 STAFF REPORT

FILE: TA-15-06 Amendments to LMC Chapters 15.06, Procedures and 15.14, Development Standards

REQUEST: Text amendments to LMC Chapters 15.06 and 15.14

APPLICANT: City of Laramie

PURPOSE: Amendments to Chapters 15.06 and 15.14 for the purposes of amending the Comprehensive Plan Amendment Process and clarifying provisions within Chapter 15.14.

PREPARED BY: Charles W. Bloom, AICP, Senior Planner

RECOMMENDED MOTION:

Move to recommend that the City Council **approve** amendments to Title 15 (Unified Development Code) of the Laramie Municipal Code for the purposes of amending the Comprehensive Plan Amendment process and clarifying provisions within Chapter 15.14 as recommended by staff.

APPLICABLE CODE SECTION(S):

Text Amendments must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- Laramie Municipal Code Title 15, Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning
- Laramie Comprehensive Plan

BACKGROUND:

The below amendments are considered general housekeeping issues meant to resolve sections of code that are essentially not applicable or have working issues that have caused confusion. This housekeeping amendment package is brief and only consists of two items

which should keep the process from becoming too complicated. Each proposed amendment is summarized in the “Discussion” section below.

DISCUSSION:

Comprehensive Plan Amendment Review Cycle:

The Unified Development Code (UDC) does not specifically spell out specific submittal dates for most applications. However the UDC did spell define specific review cycles for Comprehensive Plan amendments. The UDC spells out the following review cycles:

“15.060.060.X.3 Review Cycles

Amendments to the comprehensive plan shall be reviewed by the planning commission and the city council bi-annually.

a. Summer Review Cycle

Applications received for amendments to the plan received by May 31 of the calendar year will be considered by planning commission at their first regularly scheduled meeting of July. If the amendment involves a territory outside the city, action shall be taken with the concurrence of the Albany County Board of County Commissioners and the county planning and zoning commission.

b. Winter Review Cycle

Applications received for amendments to the plan received by November 31 of the calendar year will be considered by planning commission at its first regularly scheduled meeting of January. If the amendment involves a territory outside the city, action shall be taken with the concurrence of the Albany County Board of County Commissioners and the county planning and zoning commission.”

These were established to essentially prevent constant applications for Comprehensive Plan changes from being applied throughout the year. The specific review dates are troublesome and have proven themselves to be unreasonable to follow –especially the November 31 deadline date, which does not exist. Typically Comprehensive Plan Amendments come in the form of Land Use Plan Amendments that are filed concurrently with an Annexation, Rezoning or Preliminary Plat. Typically at the applicant’s request staff has chosen to run Land Use Plan Amendments more or less concurrently with their related application(s), prior to the established “Review Cycle” date. In the event staff were to enforce this letter of the law, most projects would see considerate delays and could be stalled for upwards of six months.

Staff recommends this entire section “Review Cycles” section be deleted so staff can defer the review schedule to the Planning Commission adopted Calendar (which is attached) to reflect actual practice and to promote a more development friendly community.

Landscape Terminal Islands and Divider Strip Clarity:

LMC 15.14.050.G.7 presently reads as follows:

“15.14.050.G.7. The developer shall be required to utilize landscaped terminal islands at the end of each parking row. Divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.”

The second sentence is an incomplete sentence that needs correction. Staff has proposed a change to complete the sentence and to ensure that the provision could not be interpreted to require all parking lots to have divider strips between each parking row. The proposed additional language is as follows:

“15.14.050.G.7: The developer shall be required to utilize landscaped terminal islands at the end of each parking row. Divider strips between parking rows **may also be used** to help disperse the required landscaping throughout the entire parking lot.”

Staff believes the two above-mentioned housekeeping amendments are appropriate at this time. In upcoming months staff plans on bringing forward additional amendments to the landscaping requirements for detailed discussion.

STAFF RECOMMENDATION:

Move to recommend that the City Council **approve** amendments to Title 15 (Unified Development Code) of the Laramie Municipal Code for the purposes of amending the Comprehensive Plan Amendment Process and clarifying provisions within Chapter 15.14 as follows:

1. That LMC 15.06.060.X. 3 be deleted in its entirety and the remainder of the section be renumbered accordingly; and
2. Than LMC 15.14.050.G.7 be amended to read as follows: “The developer shall be required to utilize landscaped terminal islands at the end of each parking row. Divider strips between parking rows **may also be used** to help disperse the required landscaping throughout the entire parking lot.”