

# West Side Blight Designation

*City of Laramie*

*Laramie*  
WYOMING



**West Side  
Blight Designation**

City of Laramie  
Spring 2026  
AVI, PC.



# Conformance with §15-9-103

## 15-9-103. Definitions.

(iii) "Blighted area" means an area which by reason of the presence of a substantial number of slums, deteriorated or deteriorating structures, **predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness**, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title, **Or the existence of conditions which endanger life or property by fire and other causes, Or** any combination of those factors, substantially impairs **Or** arrests the sound growth of a municipality, retards the provision of housing accommodations **Or** constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. However, if the blighted area consists of open land, the conditions contained in W.S. 15-9-110(b) apply and any disaster area referred to in W.S. 15-9-112 constitutes a "blighted area";



# Conformance with §15-9-110

**15-9-110. Preliminary requirements for projects; approval by and findings of governing body.**

(b) If the urban renewal area consists of an area of open land to be acquired by the municipality, the area shall not be so acquired unless: (i) If it is to be developed for residential uses, the local governing body shall determine that: **(A) A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;** **(B) The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;** **(C) The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare;** and **(D) The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality;**



# Conformance with §15-9-110

Criterion	Conformance
<i>i. A feasible method exists for the relocation of families who will be displaced from the urban renewal area in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to those families;</i>	The Plan and Project area do not consider displacing any residential properties; therefore, there is no need to consider relocation of families. The proposed project will provide additional housing units to aide in the housing crisis.
<i>ii. The urban renewal plan conforms to the general plan of the municipality as a whole;</i>	The Laramie Comprehensive Plan of 2015 is the Comprehensive Plan for the City of Laramie. As discussed in the previous section, the West Side Urban Renewal Plan conforms to the Comprehensive Plan.
<i>iii. The urban renewal plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan;</i>	The West Side Urban Renewal Plan is adjacent to one of the community's greatest assets, the Laramie River. The development will enhance access to the Laramie River. This plan accomplishes this objective as it ensures the river will remain the focal point of the community. Furthermore; any development will be in close proximity to the nearby Optimist Park.
<i>iv. The urban renewal plan affords maximum opportunity, consistent with the municipality's needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.</i>	The West Side Urban Renewal Plan is being drafted to facilitate private development. The City plans to cooperate with current and future developers to use TIF funding, which will allow the project vision to come to fruition.

# Blight Determination

## 1. Predominance of Defective or Inadequate Street Layout

The subject area includes defective street layout with limited through connections to support new investment. The West Side street network is largely built out without connections to the subject property. The lack of an adequate street layout through the area not only lends itself to poor connectivity but also yields poor utility connections in the area as they are often located within street rights-of-way. The Urban Renewal Plan anticipates remedying this through the construction of new streets and utilities.

## 2. Faulty Lot Layout in Relation to Size Accessibility or Usefulness

Directly related to the inadequate street layout is the faulty lot layout in relation to size, accessibility, and usefulness. The Urban Renewal Plan anticipates new development building off the existing network in West Laramie to remedy the accessibility of the entire site.

## 3. Unsanitary or Unsafe Conditions

The prevalence of the floodplain yields unsanitary or unsafe conditions on the subject property. Any development on site would require extensive mitigation efforts and stormwater enhancement to remedy this condition of blight.



# Project Boundaries

The adjacent map illustrates the boundaries of the Urban Renewal Plan and Project. The legal description of the property includes:

16 N 73 W 32 W2E2, LESS 3.05 SNOWY RG RD SOUTHERLY R/W, LESS 1.38 SNOWY RG RD NORTHERLY R/W-32.04 AC (Full legal in Appendix B)

The entirety of all public rights-of-way adjacent to the lots and blocks referenced herein including applicable utilities.



# Anticipated Authorized Urban Renewal Activities

- ◇ improve or construct any street, curb, gutter, and sidewalks in rights-of-way within or adjacent to the subject properties;
- ◇ build adequate street and utility connections;
- ◇ relocate public and/or private utilities;
- ◇ construct other public improvements including stormwater drainage improvements and detention facilities;
- ◇ remediate environmental contamination;
- ◇ demolish structures that have fallen into disrepair and demolish dilapidated buildings; and
- ◇ to the maximum extent possible under Wyoming law and the Wyoming Constitution, facilitate economic development and site beautification; including park improvements



# Next Steps

- ◇ Planning Commission (March 23)
  - ◇ *Prior to approving an urban renewal project, the local governing body shall submit the urban renewal plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the entire municipality.*
- ◇ City Council (April 7)
  - ◇ *(b) As used in this section, "urban renewal powers," when applied to their exercise by the urban renewal agency, include the rights, powers, functions and duties of a municipality set forth in this chapter, except the following:*
    - ◇ *(ii) Approval of urban renewal plans and modifications thereof;*
    - ◇ *Future Development Agreements*

