

1) Why crowd so many houses when it is contrary to the Comprehensive Plan, especially since it is so close to the aquifer recharge area?

This style development is actually in accordance with the comprehensive plan. The Comp Plan, as well as the 2030 Housing Study ask for a diverse housing stock to accommodate multiple income levels within an area. The development to the west of Little valley Subdivision includes mostly single-family homes and townhomes which would be similar to this development. Including more townhomes will allow for another development style in the area, hopefully allowing for lower income residents to be nearer to the amenities such as the high school, rec center and Walmart.

As for growth areas identified though the Comprehensive Plan, this lot has been identified as a developed piece of land due to the single house in the southwest corner. The pieces of land to the north, west and east are all identified as urban growth areas and developing the piece of property with more than is currently there is in line with the pattern shown in Map 7.2 of the Comprehensive Plan.

As for why the developer is building such high density near the Aquifer is unknown to us. The developer has taken all steps to ensure that this development complies with all the regulations for the proposed location, including his own SSI performed by Trihydro and a City peer review by Engineering Associates. The city's requirements through annexation ensure that all future developments will be connected to city sewer and water, as well as the existing single-family resident. We believe these steps mitigate future contamination to the Aquifer, much more than a septic system.

Staff would remind council that one of your items to consider is the zoning component in which dictates the density of development. Per the Comprehensive Plan change approved by the planning commission, the council has the option to zone the property R2, R2M and R3. Although the request is for R3, which is the highest density option, a lower density option could be approved by council.

2) Why have a plan if everything is an exception?

For any plan or regulation adopted by the City Council, the public has an opportunity to request changes. The Comprehensive Plan is no different and changes to the Comprehensive Plan can be made through the process the applicant is following and which you have an opportunity to consider. For most projects that the City reviews and that Council considers, recommendations of Comprehensive Plan are followed. However, in some instances changes in conditions, such as the location of the land, adjacent development, land value, housing market, or several other factors could make changes to the Comprehensive Plan reasonable to consider. As staff we provide Council with direction related to any request and in this instance, staff recommends that the request can meet the intent of the Comprehensive Plan as well as other guidance documents approved by the City of Laramie.

3) Why make exceptions to the 75ft depth of Satanka formation standard?

Having 75-feet of Satanka Shale is not a development standard, rather it was a chief determining factor used to identify the location of the APOZ. It can reasonably be assumed that development within the APOZ will be occurring in an areas where there is not 75-feet of Satanka Shale present. There can be limited exceptions to this where the western APOZ boundary has been adjusted along legal boundaries to be more easily identifiable and enforceable.

Having a lack of 75-feet of Satanka Shale was not identified in the CAPP as being a vulnerable feature because it would have required a variance for almost all development within the APOZ and/or would have precluded development altogether. The APOZ was not intended to be closed to development, rather it is only available to certain types of development that can meet aquifer protection standards.