



# City of Laramie

Community Development Department  
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## MINUTES

### Laramie Planning Commission

Monday, June 15, 2009 4:30 PM  
City Council Chambers  
406 Iverson, Laramie, WY  
(City Hall)

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*The Planning Commission meetings are open to the public. Requests from person with disabilities must be made to the Community Development Department 24 hours in advance of the meeting.*

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#### 1. CALL TO ORDER/ ROLL CALL

Meeting convened at 4:36 p.m.

Members present: David Paulekas, John Hester, Tim Nyquist, Dean Smith, and Vicki Henry

Members absent: Kaye Willis, and Stephanie Malcolm

There was a quorum present at all times.

Council Liaison: Erik Molvar (absent)

Staff Present: Peter Wysocki, Randy Hunt, Charles Bloom, Derek Teini, and Sara Davis

Citizen Speakers: Grant Lindstrom, Duane Toro, Joe Moreno, Dean Mercil, James Johnson, Nate Cross, Gary Espeland, Deb Paulson, Mike Heller, Glen Johnson, Kristi Roberts, Jim Wheat, and Tom Schmidt

#### 2. APPROVAL OF AGENDA AND MINUTES

No items.

#### 3. CITIZEN COMMENTS - Non-Agenda Related Topics – No Action Can Be Taken

No items.

#### 4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

No items.

#### 5. DISCLOSURES

No items.

#### 6. CURRENT PLANNING PROJECTS

##### NEW BUSINESS:

No items.

##### OLD BUSINESS:

No items.

#### 7. VARIANCES

No items.

## 8. LONG RANGE PLANNING PROJECTS

### 8-A. Recommendation to the City Council of the Unified Development Code

Some additional documents were distributed before the meeting by staff. Copies of those documents are included in the official minutes.

Wysocki gave a presentation. Some points included in the presentation are as follows:

- The code rewrite was initiated about 2 ½ years ago by the City Council, Planning Commission and the Comprehensive Plan
- Comprehensive Plan recommends adopting updated/current standards that enhance the quality of living
- There are no right or wrong standards, but ideas for the adopted Comprehensive Plan should be incorporated due to the citizen involvement in that document
- Ideas included in the code stem from the adopted Comprehensive Plan, stake holder interviews

Hunt reviewed the memo that was included in the packet. Hunt noted that “up to” should be added on page 2, section 3.

Grant Lindstrom asked what type of fencing would be opaque and 6 ft tall. Hunt stated that he will revisit the fence materials that were brought in with ridgelines. Additionally, Lindstrom asked what type of fencing would be required because the entry way requires sheltering.

Duane Toro asked if existing platted lots would need to use the new or old standards and if existing housing/neighborhoods are grandfathered in if wanting to do an addition. Wysocki responded that it depends on the standards such as if a building permit has not been issued for new construction it will need to follow the new code after adoption and older homes wanting an addition will have to follow of the character of the existing building or adapt to the new development standards.

Joe Moreno asked about the target date for adoption on the UDC. Wysocki responded that it is ultimately up to the City Council; however, first reading is set for July 21, 2009 with a possibility of setting up the public hearing at that time.

Moreno asked if adoption of the UDC will affect current building permits. Wysocki responded that it does not affect current building permits.

Dean Mercil asked if fill more than 4 ft will be allowed. Hunt responded that the 4 ft requirement is for the 30% or more slope areas only.

James Johnson suggested making residential use allowable in all zoning classifications.

Moreno stated that affordable housing is important for Laramie. Moreno suggested distinguishing in the code between row houses and twin homes.

Nate Cross stated concern about personal property rights. Cross also stated that the landscaping requirements seem outrageous and will increase building costs. Cross stated that he believes the developer should have the right to choose what to put on the property.

Gary Espeland requested that the Planning Commission consider reducing the 100 ft right-of-way requirement especially in the residential areas.

Deb Paulson stated as a citizen and being involved with the Comprehensive Plan she is happy with the commercial landscaping requirements, pedestrian friendly neighborhood requirements, the parks and trails, and ridgeline and slope protection. Paulson also stated that GIS could be used to define ridgeline protection.

Mike Heller stated that he generally agrees with the architectural design standards, but he is not sure it should be included in the code. Heller stated that the design standards are limiting, sustainability should be governed by the economy, clients should be able to choose the materials they use and design, and concern about current houses not conforming to the new code. Additionally, Heller stated that the Planning Commission should consider changing the restrictions on metal roofs to allow metal standing seam.

Glen Johnson stated that he would like for assisted living twin homes to be allowed in an R1 zone with the R1 standards to apply.

Kristi Roberts stated that she is supportive of the downtown guidelines in the code, but she is not supportive of the residential restrictions. Roberts stated that affordable housing will be less likely to occur and design fees will increase. Further, Roberts stated that the new code may not simplify the platting process.

Lindstrom stated that the unified development code does not address affordable housing. Lindstrom recommended removing the landscaping plans because it is not addressed in the Comprehensive Plan. Lindstrom suggested replacing the landscaping requirements with the statement that landscaping should be complete within one year. Lindstrom stated that he would prefer more than 30 days to record a final plat. Lindstrom stated concern with having to do all the engineering and design up front. Moreover, Lindstrom stated that he does not think that 600 ft streets need a divider.

Wysocki stated that the University of Wyoming wants to be exempt from providing open space, and providing covered parking and balconies in student housing.

Jim Wheat stated concern about the maintenance of parks, and trails with the current economic state.

Paulekas noted that the City Council has the final authority on the approval of this document.

MOTION BY HENRY, seconded by Hester, to amend the dimensional front standard setback for accessory buildings in the LR district from 15' to 45'.

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HESTER, seconded by Smith, to amend the development code to state that an applicant has 60 days to record a final plat with the Albany County Clerk and Recorder after City Council Approval.

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY NYQUIST, seconded by Smith, to amend Section 15.06.0606.P.5.f.4.2 to read as follows: "The layout and design of the proposed final plat is in substantial compliance with the approved preliminary plat, including but not limited to number of lots or parcels, street and block layout, and access. For the purposes of this subsection, a final plat may be considered in substantial compliance if the number of lots increases or decreases by up to 10% and to address open space or may pay in lieu of fees."

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HENRY, seconded by Nyquist, to amend Section 15.14.020.B. (Applicability) to read as follows: "These development standards apply to all development types in the areas identified according to criteria specified in subsections C through F."

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HENRY, seconded by Hester, to amend the title of Section 15.4.020.C. to read as follows: "Steep Slope Development."

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HENRY, seconded by Hester, to amend Section 15.08.040.C.2.a (Minimum Acreage) to read as follows: "The minimum acreage for a planned unit development site is fifteen (15) acres, except that for properties entirely or partly located within certain specified areas, it may be reduced to two (2) acres if the planning commission determines that a smaller site size will encourage development in conformance with the comprehensive plan. Properties eligible for minimum PUD size reduction to two (2) acres shall be located in the following specified areas:

- i. The Downtown Commercial District;
- ii. Areas identified on the Slope Reference Map (Figure 15.14.020-1);  
and
- iii. Infill development areas."

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HENRY, seconded by Nyquist, to add section

- 15.14.020.C.2.d which reads as follows: "Applicants wishing to develop property on which the Steep Slope Development criteria apply are specifically encouraged to apply for Planned Unit Development (PUD) zoning status. For PUD proposals, the applicant's Slope Classification Map may be submitted, reviewed, and approved as part of the preliminary PUD plan."

- 15.14.020.C.3.e which reads as follows: “All development plans and final plats for property including slopes greater than thirty (30) percent shall identify “no-build” area(s) on each lot that exclude development on such slopes, except as provided in subsections (5) and (6) and existing lots less than ½ acre that was recorded prior to the effective date of this code.”

AYES: Paulekas, Hester, Henry, Smith, and Nyquist. NAYS: None. Absent: Malcolm and Willis. MOTION CARRIED.

MOTION BY HENRY, seconded by Hester, to eliminate section 15.14.020.D, but reserve it for ridgeline specifics to be reviewed at a future date.

AYES: Paulekas, Hester, Smith, and Nyquist. NAYS: Henry. Absent: Malcolm and Willis. MOTION CARRIED.

## 9. ADJOURNMENT

Paulekas adjourned the meeting at 7:41 p.m.

VALIDATED:

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David Paulekas, Planning Commission Chair

Date

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Heather Earl, Interim Planning Commission Secretary and Clerk

Date

Minutes prepared by:  
Sara Davis, Administrative Assistant  
Community Development Department