

# AGENDA

## CITY OF LARAMIE, WYOMING

### CITY COUNCIL WORK SESSION

(VIA ZOOM MEETING)

CITY HALL, COUNCIL CHAMBERS, 406 IVINSON AVE  
TUESDAY, JANUARY 25, 2022, 6:00 PM

City Council Meetings are open to the public. Council Chambers seating is unavailable at this time due to social distancing. We encourage the use of the following tools to participate: watch live meetings on YouTube Live Feed ([www.youtube.com/cityoflaramie/live](http://www.youtube.com/cityoflaramie/live)), Cable Channel 191, or Zoom Webinar- Meeting ID: 814 5748 1354 Passcode: 452992 via internet, app, or telephone 1(669)900-9128. Public comments during the meeting can be provided via Zoom meeting. Public comments may also be submitted via email: [council@cityoflaramie.org](mailto:council@cityoflaramie.org). Please email: [clerk@cityoflaramie.org](mailto:clerk@cityoflaramie.org) to request to make public comment during speaking time by no later than 3:00 pm on the day the meeting is to occur. Position of speaking will be assigned by lottery. Requests for accommodations from persons with disabilities must be made to the City Manager's Office 24 hours in advance of a meeting.

Please be advised no additional agenda item will be introduced at a Regular City Council meeting after the hour of 9:30 pm, unless the majority of the City Council members present vote to extend the meeting.

Public comment is limited to three (3) minutes per speaker. Written public comment shall be submitted to the City Clerk for dissemination and retention for official City records, or submitted to the City Council through electronic correspondence at [council@cityoflaramie.org](mailto:council@cityoflaramie.org). Full text available in Council Rules of Procedure and Code of Conduct 4.02 and Appendix B and C.

Written materials relative to an agenda item shall be submitted six (6) days in advance of the meeting (sooner if there are holidays prior to the meeting) in order that copies may be included with the agenda and to give the council an opportunity to review the material in advance of the appearance.

Zoom Link: <https://cityoflaramie.zoom.us/j/81457481354?pwd=UkxycWpRYkdUMkpoRmxoSTExZGJWZz09>

- 1. WORK SESSION**
- 2. Public Comment on Non-Agenda Items (Aggregate time limit 30 minutes)**  
(Limited to three (3) minutes per speaker.)
- 3. WORK SESSION: Increasing Access and Affordable Housing Options in Single Family Zoning Districts in Laramie (R1, LR, RR)**  
**[Teini, Planning Manager]**

Documents:

[Cover Sheet\\_Council Work Session 01.25.2022.pdf](#)

**4. City Council Updates/Council Comments**

**5. Agenda Review**

Documents:

Feb 1 2022 Draft .pdf

# CITY OF LARAMIE COUNCIL WORK SESSION January 25, 2022



**Agenda Item: Presentation**

**Title: Increasing access and affordable housing options in Single Family Zoning Districts in Laramie (R1, LR, RR)**

## **Recommended Council MOTION:**

No motion required. Work session is meant to give staff guidance on code changes.

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## **Administrative or Policy Goal:**

Under Section 15.04.050.A the City Manager's Office shall have the authority to review and make recommendations to the appropriate decision making authority for Text Amendments. Under Section 15.06.060.A states the purpose of a text amendment is for the purpose not to relieve particular hardships nor to confer special privileges or rights on any person, but rather to make adjustments to the text of this code that are necessary in light of changed conditions, changes in the comprehensive plan, public policy, or that are necessary to advance the general welfare of the city. As well, under Section 15.02.050 states that this code should be regularly reviewed, evaluated and amended, if necessary, based on private and city economic conditions, vision for the community, changing planning and zoning principles, frequent difficulty in implementing or enforcing any specific standard(s), or changes in the state, federal or case law.

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## **Background:**

This work session follows on the heels of prior initiatives taken by City Council based on findings in the Thrive Laramie Housing Study and Housing Code Audit. These prior initiatives included Downtown Commercial (DC) Zone changes, residential parking standards, and changing dimensional standards for the R2, R2M, and R3 zoning districts in order to promote the development of additional affordable housing options.

This presentation was initiated by the City of Laramie City Council as part of the continual effort to keep the Unified Development Code (UDC) accurate, correct concerns, and remove potential avenues of confusion. All prior revisions to LMC Chapter 15 (Unified Development Code) can be found online at [www.cityoflaramie.org/UDC](http://www.cityoflaramie.org/UDC).

The presentation proposes initiatives that could become part of the City of Laramie's effort in combatting housing challenges. This presentation is focused on easily implementable solutions such as updating dimensional standards within the R1, LR, and RR zoning districts, removing the garage requirement, as well as more robust planning initiatives such as allowing for ADU's and up-zoning.

## **Responsible Staff:**

Derek Teini, AICP, Planning Manager,  
721-5245

Philipp Gabathuler, Principal Planner, 721-  
5232

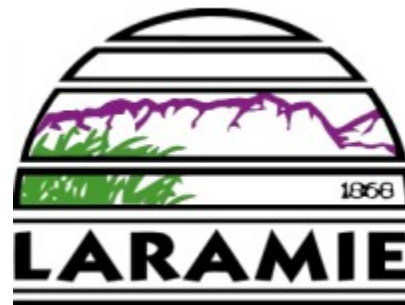
Future dates are subject to change

Work Session	
Advertised	
Public Hearing Held	
Public Hearing Advertised	
Introduction/1 <sup>st</sup> Reading	n/a
2 <sup>nd</sup> Reading	n/a
3 <sup>rd</sup> Reading	n/a

# City Council Work Session: Increasing affordability in Laramie's Single Family Zoning Districts (R1, LR, RR)

City of Laramie Planning Department

01/25/2022



# Housing – Easing Municipal Code Requirements

Goal A.4. Holistic Economic Development

**Review Methods for Improving Resident Housing, 4-Part Strategy for 2021 -**

1	Explore land banking as a tool	No Progress
2	Review/modify setback requirements, density	Initial review complete with ongoing work into '22
3	Review/modify in-fill development standards	Initial review complete with ongoing work into '22
4	Consider rental inspection or licensing program	Complete

# Objectives

1

Examine single-family zoning districts in Laramie (R1, LR, and RR).

2

Discuss specific policy solutions for single-family zoning districts that would promote affordable housing options.

3

Provide staff guidance on what policy solutions to pursue.

Residential zoning in Laramie

Zone	% of All Residentially Zoned Parcels	% of All Acreage Zoned Residential
<b>Multi-family permitted</b>		
R2	29%	16%
R2M	7%	6%
R3	30%	29%
<b>TOTAL</b>	<b>66%</b>	<b>51%</b>
<b>Multi-family not permitted</b>		
R1	27%	24%
RR	2%	8%
LR	5%	16%
<b>TOTAL</b>	<b>34%</b>	<b>48%</b>

**A national issue:**

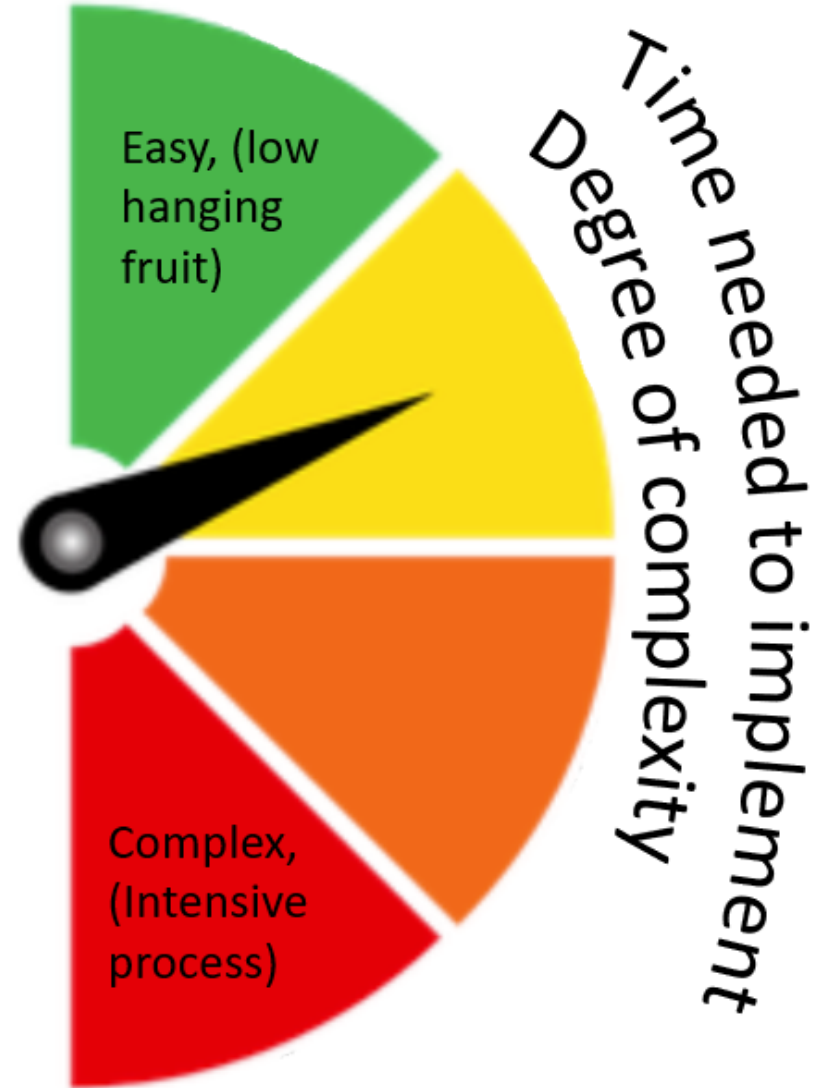
How does Laramie's percentage of land zoned single-family compare to other cities?

Locality	% of residential land zoned for detached single-family homes only
San Jose, CA	94%
Arlington, TX	89%
Sandy Springs, GA	85%
Charlotte, NC	84%
Seattle	81%
Chicago	79%
Portland, OR	77%
Los Angeles	75%
Minneapolis	70%
<b>Laramie, WY</b>	<b>51%</b>
Washington D.C	36%
NYC	15%



# Policy solutions

- Dimensional Standards
  - Minimum Setbacks
  - Minimum Lot widths
  - Minimum Lot size
- Design Standards
- Accessible Dwelling Units
- Up-zoning



# Policy solution

- **Minimum Setbacks**
- Decreasing setback requirements would allow for more usable building space.
- Easy, straightforward planning process to adopt and implement.

District	Use	Front (ft)	Side (ft)	Rear (ft)
RR	Principal Building	35	10	10
	Accessory Building	60	5	5
LR	Principal Building	25	5	7
	Accessory Building	45	5	3
R1	Principal Building	20	5	5
	Accessory Building	45	3	3
R2	Principal Building	5	5	5
	Accessory Building	45	3	3
R2M	Principal Building	5	5	5
	Accessory Building	45	3	3
R3	Principal Building	5	5	5
	Accessory Building	45	3	3

Recently changed from 25 ft.

# Staff recommendation

- **Minimum Setbacks**
- Decreasing setback requirements would allow for more usable building space.
- Easy, straightforward planning process to adopt and implement.

## Existing Setback Requirements

District	Use	Front (ft)	Side (ft)	Rear (ft)
RR	Principal Building	<del>35</del>	<del>10</del>	<del>10</del>
	Accessory Building	60	5	5
LR	Principal Building	<del>25</del>	5	<del>7</del>
	Accessory Building	45	5	3
R1	Principal Building	<del>20</del>	5	5
	Accessory Building	45	3	3

## Recommended Setback Requirements

District	Use	Front (ft)	Side (ft)	Rear (ft)
RR	Principal Building	10	5	5
	Accessory Building	60	5	5
LR	Principal Building	10	5	5
	Accessory Building	45	5	3
R1	Principal Building	10	5	5
	Accessory Building	45	3	3

# Policy solution

- **Minimum Lot widths**
- Decreasing min. lot widths allow for development of more houses.
- More efficient use of land.
- Smaller lots promote affordability.
- Smaller lots use fewer municipal resources.
- Easy, straightforward planning process to adopt and implement.

Existing Dimensional Standards

District	Use	Minimum Lot Width (ft)
RR	Principal Building	75
	Accessory Building	
LR	Principal Building	60
	Accessory Building	
R1	Principal Building	55
	Accessory Building	
R2	60 per principal building, 24 per town house	20 per principal building, 20 per town house
R2M	40 per principal building, 24 per town house	20 per principal building, 20 per town house
R3	60 per principal building, 16 per town house	20 per principal building, 12 per town house

↑  
Recently changed from

# Staff recommendation

- **Minimum Lot widths**
- Decreasing min. lot widths allow for development of more houses.
- More efficient use of land.
- Easy, straightforward planning process to adopt and implement.

Proposed Dimensional Standards

District	Use	Minimum Lot Width (ft)	
RR	Principal Building	30	<del>75</del>
	Accessory Building		
LR	Principal Building	30	<del>60</del>
	Accessory Building		
R1	Principal Building	30	<del>55</del>
	Accessory Building		

# Policy solution

- **Minimum Lot size**
- Decreasing min. lot size allows for development of more houses.
- Easy, straightforward planning process to adopt and implement.

Existing Dimensional Standards

District	Use	Minimum Lot Area (sqft)
RR	Principal Building	16,000
	Accessory Building	
LR	Principal Building	7,000
	Accessory Building	
R1	Principal Building	5,000
	Accessory Building	
R2	6,000 min. lot size, 3,500 per unit	2,500 min. lot size, 1,250 per unit
R2M	4,800 min. lot size, 3,500 per unit	2,500 min. lot size, 1,250 per unit
R3	6,000 min. lot size, 1,000 per unit	2,000 min. lot size, 1,000 per unit

  
Recently changed from

# Staff recommendation

- **Minimum Lot size**
- Decreasing min. lot size allow for development of more houses.
- Smaller lots promote affordability.
- Smaller lots use fewer municipal resources.
- Easy, straightforward planning process to adopt and implement.

Proposed Dimensional Standards

District	Use	Minimum Lot Area (sqft)	
RR	Principal Building	8,000	<del>16,000</del>
	Accessory Building		
LR	Principal Building	5,000	<del>7,000</del>
	Accessory Building		
R1	Principal Building	4,000	<del>5,000</del>
	Accessory Building		

# Policy solution



Figure 15.14.080-3: Multiple façades in an attached dwelling

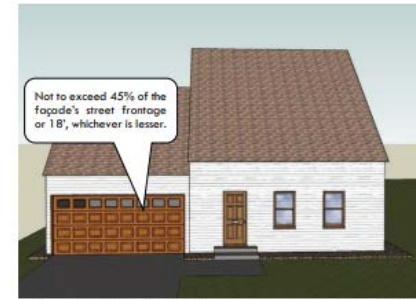


Figure 15.14.080-6: Street-facing two-car garage doors shall not comprise more than 45 percent of the facade width or 18 feet, whichever is lesser

- **Current residential design standards for single family detached homes:**
  - Variation: 4 different facades required for developments containing 20+ single family homes.
  - Garage requirement: All single-family dwellings in LR, R1 districts shall have a garage.
  - Materials: no metal siding, smooth-faced CMU Block and/or tilt-up panels allowed on exterior of principal buildings.
  - Landscaping: At least two trees should be planted in front yard area. The front yard shall consist of at least 75% living ground cover.
    - Xeriscaping option also exists.



# Staff recommendation

- **Current residential design standards for single family detached homes:**
  - **Eliminate garage requirement**
    - Allows for more usable building space.
    - Allows for additional building options under proposed changes.
    - Increase affordability.
    - Easy, straightforward planning process to adopt and implement.



# Policy solution

- **Accessible dwelling units (ADUs)**

- Only 1 ADU per property.
- Parking requirements for ADUs.
- Require a minimum size of principal structures.
- Require a minimum lot size.
- Access requirement.
- Permit an accessory unit that is no more than a % of the gross floor area of the principal structure up to a maximum amount.
- Require the property owner to live in the principal or accessory unit.
- Design standards for ADUs so they architecturally match the primary dwelling or reflect and complement neighborhood aesthetics.



# Policy solution

- Up-zoning
- Abolishing SF zoning

The Economist Menu Weekly edition Search

United States Sep 25th 2021 edition > **Build, baby, build**  
**California ends single-family zoning**  
The move marks progress in the state's urgent quest for more housing



Mel Melcon/Los Angeles Times/Polaris/Eyevine

Sep 23rd 2021 BERKELEY

THE GOLDEN mean in California's one-party politics can be caricatured, only a little unfairly, as the art of sounding progressive while acting conservative. Take housing. Homeowners may recognise that housing affordability and homelessness are acute social problems. But the obvious remedy—more

## CHICAGO POLICY REVIEW

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### Abolish Single-Family Zoning

Wednesday, September 8th, 2020 - THOMAS MCCALL



In the United States and abroad, housing crises abound: from San Francisco to Auckland, New Zealand.

Single-Family

Most Read

- Sweden's Unconventional Approach to Covid-19: What went wrong?
- When Liberals Become Conservative: A Danish Political Culture of Islamophobia
- Illinois Mandates Comprehensive Sex Education in Schools

Twitter

Tweets by @ChicagoPolicy

Chicago Policy Review @ChicagoPolicy

Big tech companies are notoriously secretive about how they operate online advertisements. New legislation is a step in the right direction. [chicagopolicyreview.org/2021/12/13/tech](https://chicagopolicyreview.org/2021/12/13/tech)

## The New York Times

### Minneapolis, Tackling Housing Crisis and Inequity, Votes to End Single-Family Zoning

f WhatsApp Twitter Email Share Bookmark 199





# Policy solution

- **Up-zoning/abolishing single family zoning**
- Permit multi-family development in traditional single-family zoning districts.
- Would require code rewrite, comprehensive plan amendment, and substantial public input process.
- Substantial, unprecedented, long-term planning effort.

City Council Work Session: Increasing  
affordability in Laramie's Single Family Zoning  
Districts (R1, LR, RR)

**Policy direction?**



## **DRAFT AGENDA ITEMS**

**February 1, 2022**

1. AGENDA
2. Pledge of Allegiance
3. Roll Call
4. Public Comment on Non-Agenda Items
5. Consideration of Changes in Agenda and Setting the Agenda
6. PROCLAMATIONS/PUBLIC HEARINGS/NOTIFICATIONS
  - 6.A. PROCLAMATIONS & PRESENTATIONS
  - 6.B. PUBLIC HEARING
    - 6.B.i. PUBLIC HEARING: Original Ordinance No. 2040, Amending Section 2.20 of Laramie Municipal Code Related to Board of Health [Bartholomew, CC]
  - 6.C. ANNOUNCEMENTS
7. Disclosures by City Council Members
8. Approval of Consent Agenda
9. CONSENT AGENDA
  - 9.A. MINUTES: City Council Meetings. [Bartholomew, CC]
  - 9.B. MINUTES: Minutes from the October 14, 2021 Monolith Ranch Advisory Committee Meeting [Webb, PW]
  - 9.C. CEMETERY DEEDS: Cemetery Deeds for January 16-31, 2022. [Feezer, ACM]
  - 9.D. VOUCHERS: January 2022 [Wade, ASD]
  - 9.E. BID AWARD: Award of Bid; Fire Department – Unit 42 Pickup Truck with Trade-In [Webb, PW]
  - 9.F. AGREEMENT: Community Project Designations: Wyoming Community Gas Distribution [Wade, ASD]
  - 9.G. CONTRACT: Consideration of Award of Contract Between the City of Laramie, Wyoming and Great Western Recreation for the Removal, Design, Provision, and Installation of a 5 to 12-Year-Old Playground with Synthetic Turf Safety Surfacing at Kiowa Park. (\$84,534.96) [Hunter, Parks/Feezer, ACM]
  - 9.H. RESOLUTION: Resolution 2022-12, Appointing One Member to Albany County Tourism Joint Powers Board [Bartholomew, CC]
  - 9.I. SCHEDULE MEETINGS:
    - 9.I.i. March 8, 2022, 5:30 pm – WORK SESSION: Community Partner Presentations Joint with Albany County Board of Commissioners
10. REGULAR AGENDA
11. Award of Bid; Public Works Department – Solid Waste Division –Dual Arm Automated Refuse Truck with Trade-In [Webb, PW]

**DRAFT AGENDA ITEMS**

**February 1, 2022**

12. Award of Contract to Supply and Install Furniture for the City's Municipal Operations Center [Webb, PW]
13. Resolution 2022-13, Designating Recreation Project Request Priorities to the Albany County Recreation Board for Funding Consideration in Fiscal Year 2023. (\$383,003.00). [Feezer, ACM]
14. Original Ordinance No. 2040, Amending Section 2.20 of Laramie Municipal Code Related to Board of Health. Second Reading. (Introduced by Cumbie) [Bartholomew, CC]
15. Original Ordinance No. 2041, Amending LMC 10.32 – Bicycles to Update Language to Reflect Current Device Uses. Introduction and First Reading. [Feezer, ACM/Stalder, PD/Austin-Belaski, ATTY]
16. Public Comments on Non-Agenda Items.
17. Consideration of future Council Work Session topics.
18. Adjourn