

**AGENDA**  
**Laramie Planning Commission**  
**Monday, March 23, 2026 at 4:30 PM**  
**City Council Chambers, City Hall**  
**406 Ivinson Avenue, Laramie, WY**

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

<https://zoom.us/j/713514851?pwd=aGhXNkNQeXZOTnRrUFRXTjhxYjZ3QT09>

Meeting ID: 713 514 851 Password: 648198

One tap mobile: +13462487799,,713514851# US  
(Houston), +16699009128,,713514851# US (San Jose) or Dial by your location, +1  
346 248 7799 US (Houston), +1 669 900 9128 US (San Jose), +1 253 215 8782 US  
(Tacoma), +1 312 626 6799 US (Chicago), +1 646 558 8656 US (New York), +1 301  
715 8592 US (Germantown)

- 1. Call To Order/Roll Call**
  - 2. Approval Of Agenda And Minutes**
    - 2.A. Changes And Approval Of Agenda**
    - 2.B. Planning Commission Meeting Minutes**
      - 2.B.i. LPC Minutes 02.23.2026**
- Documents:
- [LPC Minutes 2-23-26.Pdf](#)
- 3. Citizen Comments - Non-Agenda Related Topics – No Action Can Be Taken**
  - 4. Planning Commission And Staff Reports And Comments**
  - 5. Disclosures – Ex-Parte Communications; Potential Conflicts Of Interest**
  - 6. Current Planning Projects**
    - 6.A. Old Business:**
    - 6.B. New Business:**
      - 6.B.i. RESOLUTION 2026-04 – West Side Urban Renewal Plan And Project**

**FILE:** RESOLUTION 2026-04 – West Side Urban Renewal Plan and Project

**REQUEST:** A Resolution recommending establishment of an Urban Renewal Plan and Project Area for the West Side Site, AKA 4G Property.

**LOCATION:** A tract in the E ½ of Section 32, Township 16 North, Range 73 West, of the 6th P.M., Albany County, Wyoming

**APPLICANT:** City of Laramie

**PURPOSE:** To recommend approval of the West Side Plan and Project

**PREPARED BY:** Todd Feezer, Assistant City Manager & Derek T Teini, AICP, Community and Economic Development Director

Documents:

[PC Staff Report Resolution 2026-04 URA West Side.pdf](#)  
[PC Resolution 2026-04 URA West Side Plan And Project.pdf](#)  
[Attachment A - Laramie\\_WestSide\\_Plan.pdf](#)

#### **6.B.ii. TA-26-01: UDC Text Amendment Update – Building Codes**

**FILE:** TA-26-01: UDC Text Amendment Update – Building Codes

**REQUEST:** An amendment to multiple Sections within Title 15 of the City of Laramie Municipal Code

**APPLICANT:** City of Laramie

**PURPOSE:** To update Laramie Municipal Code as a necessary, regular practice and to address comments provided by the contracting community related to building codes

**PREPARED BY:** Lucas Whitt, Chief Building Official

Documents:

[TA-26-01 PC Staff Report FINAL.pdf](#)  
[Work Session Presentation - Building Code Updates.pdf](#)

### **7. Long Range Planning Projects**

#### **8. Variances (Sitting As Board Of Adjustment)**

(Swearing in of witnesses)

##### **8.A. VAR-25-0011: Neighbors Of Laramie River Request For Relief From Section 15.14.140.A.6.B Of Laramie Municipal Code**

**FILE:** VAR-25-0011: Neighbors of Laramie River Request for Relief from Section 15.14.140.A.6.b of Laramie Municipal Code

**REQUEST:** The following variances are requested from Laramie Municipal Code 15.14.140.A.6.b (Setbacks for manufactured Home Communities)

**PROJECT LOCATION:** 1664 Cedar St

**OWNER:** Neighbors of Laramie River LLC, a WY LLC

APPLICANT: Jeffery T. Van Fleet, Brown & Hiser LLC

CURRENT ZONING: B1 (Limited Business) Zoning District

PREPARED BY: Joseph Shahidi, Planner II

Documents:

[VAR-25-0011 Staff Report 2026.03.23.Pdf](#)  
[Cover Letter-Cover Letter 12.09.2025\\_V1.Pdf](#)  
[NLR\\_Survey\\_2026.02.06.Pdf](#)  
[2026.01.26 VAR-25-0011 Memo.pdf](#)

## **9. Adjourn**

**CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY HALL COUNCIL CHAMBERS, 406 IVINSON AVE, LARAMIE, WY 82070**

**FEBRUARY 23, 2026**

**1. CALL TO ORDER**

Meeting was called to order by Chair Mattimore at 4:29 p.m.

Members present: Kendra Bull, Chris Moody, Jake Schneider, and Tom Mattimore.

Members absent: Sharon Buccino, Jana Heisler-White, and Donal O'Toole.

Council Liaison: Matt Lockhart (present)

Staff Present: Derek Teini, Community and Economic Development Director; Philip Gabathuler, Planning Manager; Ryan Shoefelt, Deputy City Clerk, and Jay Smith, WTP Ops & Prod Admin.

**2. APPROVAL OF AGENDA AND MINUTES**

**2.A. Changes and Approval of Agenda**

**2.B. Planning Commission Meeting Minutes**

**2.B.i. LPC Minutes 2.9.2026**

MOTION BY MOODY, seconded by Schneider, to accept the agenda and minutes as presented.

MOTION CARRIED by voice vote.

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

No public comment received.

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

Philipp Gabathuler- Forge Exchange for the Comprehensive Plan Update.

Derek Teini- Downtown Development Authority starting public engagement for the Downtown Development Plan March 25-27.

**5. DISCLOSURES - Ex-parte communications; potential conflicts of interest**

None.

**6. CURRENT PLANNING PROJECTS**

**6.A. OLD BUSINESS:** No items.

**CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY HALL COUNCIL CHAMBERS, 406 IVINSON AVE, LARAMIE, WY 82070**

**FEBRUARY 23, 2026**

**6.B. NEW BUSINESS:**

**6.B.i. Planning Commission request for fencing as permitted by LMC 15.14.100.D.1.h**

**FILE:** Planning Commission request for fencing as permitted by LMC 15.14.100.D.1.h

**REQUEST:** Per LMC 15.14.100.D.1.h the Planning Commission may allow “other materials as approved by the planning commission” for fencing. The City is requesting 8 foot security fencing with barbed wire on the top for securing the municipal water supply in two locations.

**LOCATION:** 1278 Colorado Avenue and near Joanna Bruner Street (Tanks)

**APPLICANT:** City of Laramie

**OWNER(s):** City of Laramie

**ZONING:** O (Open) – Tanks R3 (Multi-Family Residential) – Pump Station

**PURPOSE:** The City is requesting 8 foot security fencing with barbed wire on the top for securing the municipal water supply in two locations; Grant Street Pump Station and Zone 2 Storage Facility.

**PREPARED BY:** Derek T. Teini, AICP, Community and Economic Development Director, Jay Smith, Water Treatment and Production Administrator

MOTION BY SCHNEIDER, seconded by Moody, to approve a request by the City of Laramie to allow for 8-foot security fencing with barbed wire on the top, to allow for securing our water supply in two locations; Grant Street Pump Station and Zone 2 Storage Facility.

No public comment received.

MOTION CARRIED by voice vote.

**7. LONG RANGE PLANNING PROJECTS**

No items.

**8. VARIANCES (sitting as Board of Adjustment)**

No items.

**9. ADJOURN**

MOTION BY MOODY, seconded by Schneider, to adjourn the meeting.

MOTION CARRIED by voice vote.

Meeting adjourned at 4:44 p.m.

**CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY HALL COUNCIL CHAMBERS, 406 IVINSON AVE, LARAMIE, WY 82070**

**FEBRUARY 23, 2026**

APPROVED:

---

Tom Mattimore, Planning Commission Chair

Date

---

Derek Teini, Community and Economic Development Director

Date



# City of Laramie

Community and Economic  
Development Department  
P.O. Box C  
Laramie, WY 82073

Telephone: (307) 721-5207

## LARAMIE PLANNING COMMISSION MARCH 23, 2026 STAFF REPORT

**FILE:** RESOLUTION 2026-04 – West Side Urban Renewal Plan and Project

**REQUEST:** A Resolution recommending establishment of an Urban Renewal Plan and Project Area for the West Side Site, AKA 4G Property.

A tract in the E ½ of Section 32, Township 16 North, Range 73 West, of the 6th P.M., Albany County, Wyoming, and bounded and described as follows:

Beginning at a point on the north-south centerline of said Section 32 from which the north quarter corner bears North 1 degree 13 minutes 30 seconds East, a distance of 1,900.0 feet, said point also being the southwest corner of that certain parcel of land heretofore conveyed by the Union Pacific Land Resources Corporation to Packers' Cold Storage, Inc., by Warranty Deed dated April 21, 1972, U.P.L.R.C. C.D. No. 25-1-1, recorded in Book 213 on page 111 of the Albany County Records;

thence along the southerly line of said parcel of land conveyed to Packers' Cold Storage, South 88 degrees 52 minutes 30 seconds East a distance of 871.90 feet to a point being 450.0 feet west, measured at right angles, from the east line of the West half of the East Half (W½E½) of said Section 32;

**LOCATION:**

thence parallel with said east line South 1 degree 13 minutes 30 seconds West, a distance of 1,526.84 feet to the northwest corner of that certain parcel of land heretofore conveyed by the Union Pacific Railroad Company to Wyoming Pressed Brick Company by Release and Quitclaim Deed dated July 1, 1954, C.D. No. 40597;

thence along the west line of said deeded parcel conveyed to Wyoming Pressed Brick Company, South 1 degree 13 minutes 30 seconds West, a distance of 295.16 feet to the southwest corner of said parcel;

thence North 88 degrees 52 minutes 30 seconds West a distance of 871.90 feet to a point on the north-south centerline of said Section 32, from which the center of said Section bears North 1 degree 13 minutes 30 seconds East, a distance of 1,080.0 feet, more or less;

thence along said north-south centerline North 1 degree 13 minutes 30 seconds East, a distance of

1,822.0 feet to the Point of Beginning./ The entirety of all public rights-of-way adjacent to the lots and blocks referenced herein including applicable utilities./ The entirety of all public rights-of-way adjacent to the lots and blocks referenced herein including applicable utilities.

**APPLICANT:** City of Laramie

**PURPOSE:** To recommend approval of the West Side Plan and Project

**PREPARED BY:** Todd Feezer, Assistant City Manager & Derek T Teini, AICP, Community and Economic Development Director

---

**RECOMMENDED MOTION:**

Move to **approve** Resolution 2026-04 recommending approval to the City Council of the West Side Urban Renewal Plan and Project for the City of Laramie, Wyoming pursuant to Wyoming Statute Section 15-9-110.

**BACKGROUND:**

In 2022 the City of Laramie, pursuant to City Council Resolution No. 2022-55 and under Wyoming Statute 15-9-101, et seq., the City of Laramie found certain areas to be appropriate for urban renewal projects. This resolution, established that all properties within the City of Laramie, city limits showed conditions of blight and other conditions per Wyoming Statute Section 15-9-110 that qualified the city for future urban renewal projects. These conditions were outline by the "Conditions of Blight" study prepared by Ayres Associates, which was presented to the City's Urban Renewal Authority and City Council for approval.

The attached plan serves to establish the West Side Urban Renewal Plan and Project for the City of Laramie, Wyoming pursuant to Wyoming Statute Section 15-9-110. Due to previous approval of blight, the area described in the West Side Plan and Project (Attachment), 1 property was deemed eligible for a Plan and Project. As outline in the plan the City plans to use tax increment financing (TIF), enabled by Wyo. Stat. § 15-9-120, to aid in the completion of these objectives. The project area includes one lot that could contain a variety of projects that could utilize tax increment financing. Based upon existing zoning this property could see development in both commercial or residential type projects.

The Urban Renewal Agency considered the plan and project at their March 3, 2026 meeting and unanimously recommended approval.

**PUBLIC COMMENTS:**

Legal notice was published in the Laramie Boomerang on March 7, 2026 and March 14, 2026. Letters were sent to affected property owners within the Plan and Project area on March 6, 2026. No official notice is required for Planning Commission approval, however the plan outlines the public process already completed associated with this project. No written or other type of

public comment has been provide to City Staff related to this URA application. Public Comments were provided by the public at the March 5, 2026 Urban Renewal Agency meeting. Those comments can be viewed by watching the meeting video [here](#).

**STAFF RECOMMENDATION:**

Move to **approve** Resolution 2026-04 recommending approval to the City Council of the West Side Urban Renewal Plan and Project for the City of Laramie, Wyoming pursuant to Wyoming Statute Section 15-9-110.

**ATTACHMENTS:**

- 1 – Resolution 2026-04 (2 pages)
- 2 – Attachment A: North 4<sup>th</sup> Street Plan and Project (18 pages)

**CITY OF LARAMIE, WYOMING  
PLANNING COMMISSION: RESOLUTION 2026-04**

**RESOLUTION OF THE CITY OF LARAMIE PLANNING COMMISSION RECOMMENDING  
APPROVAL OF THE WEST SIDE URBAN RENEWAL PLAN AND PROJECT FOR THE CITY OF  
LARAMIE, WYOMING PURSUANT TO WYOMING STATUTE SECTION 15-9-110**

**WHEREAS**, pursuant to City Council Resolution No. 2022-55 and under Wyoming Statute 15-9-101, et seq., the City of Laramie found certain areas to be appropriate for an urban renewal project, including the "West Side Urban Renewal Plan and Project" as described in City Council Resolution No. 2022-55; and

**WHEREAS**, Resolution No. 2022-55 was adopted following a public hearing on September 6, 2022, and was found to be in conformity and appropriate for an urban renewal project pursuant to Wyoming Statute Section 15-9-107; and

**WHEREAS**, on March 5, 2026, the City Urban Renewal Agency: (i) reviewed the West Side Plan and Project; (ii) found the West Side Urban Renewal Plan and Project to be in conformity with the Laramie Comprehensive Plan; and, (iii) approved the West Side Urban Renewal Plan and Project as presented; and, (iv) forwarded the West Side Plan and Project to the Planning Commission for consideration in the form presented to the Urban Renewal Authority Board; and

**WHEREAS**, Wyoming Statute Section 15-9-108 requires that before approving an urban renewal project, the Governing Body shall have submitted the applicable urban renewal plan to the City Planning Commission, for review and recommendations as to its conformity with the Laramie Comprehensive Plan, which is the general plan for the development of the City of Laramie; and

**WHEREAS**, on March 7, 2026, and March 14, 2026, notice of the public meeting of the Planning Commission was published in a newspaper having a general circulation in the area; and

**WHEREAS**, on March 6, 2025, Planning Commission notice was mailed to all affected property owners in the West Side Urban Renewal Plan and Project area; and

**WHEREAS**, on March 23, 2026, the City Planning Commission: (i) reviewed the West Side Urban Renewal Plan and Project; (ii) found the West Side Urban Renewal Plan and Project to be in conformity with the Laramie Comprehensive Plan; and, (iii) approved the West Side Urban Renewal Plan and Project as presented; and, (iv) recommended that the City of Laramie City Council approve the West Side Urban Renewal Plan and Project in the form presented to the Planning Commission.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF LARAMIE, WYOMING:**

**Section 1.** That the foregoing recitals are incorporated in and made a part of this resolution by this reference.

**Section 2.** That the Planning Commission hereby recommends approval of the West Side Urban Renewal Plan and Project for the City of Laramie, Wyoming Pursuant to Wyoming Statute Section 15-9-110 and as shown in Attachment A.

**Section 3.** That this resolution is effective upon passage and approval.

**PASSED, APPROVED, AND ADOPTED this \_\_\_\_ day of \_\_\_\_ 2026.**

\_\_\_\_\_  
Tom Mattimore, Chair of the Planning Commission

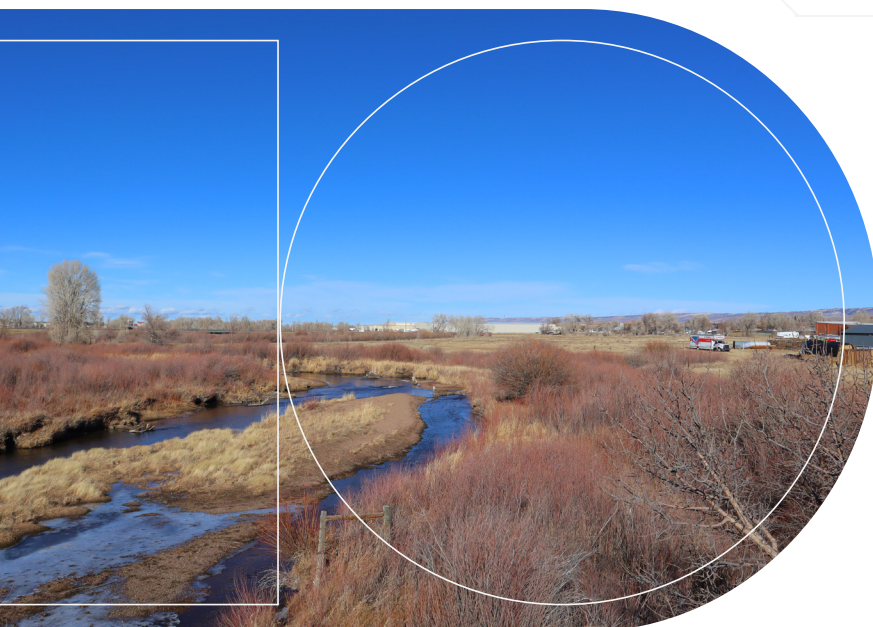
Attest:

\_\_\_\_\_  
Ryan Shoefelt,  
Staff Liaison



# West Side Urban Renewal Plan and Project

City of Laramie  
Spring 2026  
AVI, PC.



# Table of Contents

Introduction	1
Urban Renewal Boundaries	2
Conditions Survey	3
Authorized Urban Renewal Activities	5
Tax Increment Financing	5
Plan Financing	7
Conformance with Comprehensive Plan	8
Conformance with § 15-9-110	9
Public Engagement	10
Plan Term and Amendment Procedures	11



# Introduction



The City of Laramie adopted Resolution No. 2022-55 on September 6, 2022 authorizing the creation and use of powers for the Urban Renewal Agency. This action fulfilled the requirements in Wyo. Stat. § 15-9-106 and § 15-9-107 as the Governing Body adopted a resolution declaring one or more slum or blighted areas in the community and that the redevelopment of such areas are necessary for the health, safety, morals or welfare of the community. By completing the previous actions and pursuant to Wyo. Stat. § 15-9-106, the City of Laramie has completed the prerequisites to exercise the authority conferred by the Wyoming Urban Renewal Code. The initiative resolution included blight within the entire community, thus permitting the City and URA to consider Urban Renewal Plans and Projects for the vicinity as outlined in § 15-9-107.

This plan serves to establish the West Side Urban Renewal Plan and Project for the City of Laramie. The West Side Urban Renewal Plan will establish the urban renewal boundaries of the project area, the conditions of blight identified in the project area, all authorized urban renewal activities, the project financing, the term of the plan, the

conformance of the urban renewal project with adopted City of Laramie plans, the conformance of the project with Wyo. Stat. § 15-9-110, public engagement efforts, and the procedures to amend the plan. The West Side Urban Renewal Plan will be referred to the Urban Renewal Agency and City Planning Commission for recommendations. The plan and recommendations will be introduced before the Governing Body for final consideration through Resolution. The creation of the plan and adoption thereof serves to enable and fulfill Wyo. Stat. § 15-9-107 through § 15-9-111, § 15-9-113, § 15-9-115 through § 15-9-116, and § 15-9-119 through § 15-9-132.

The City plans to use tax increment financing (TIF), enabled by Wyo. Stat. § 15-9-120, to aid in the completion of these objectives. The project area includes a large property that will contain a variety of projects anticipated to utilize tax increment financing. Notably, one of the most anticipated projects will include the development of multi-family housing.

# Urban Renewal Boundaries

The map below 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.

Map of Urban Renewal Boundaries



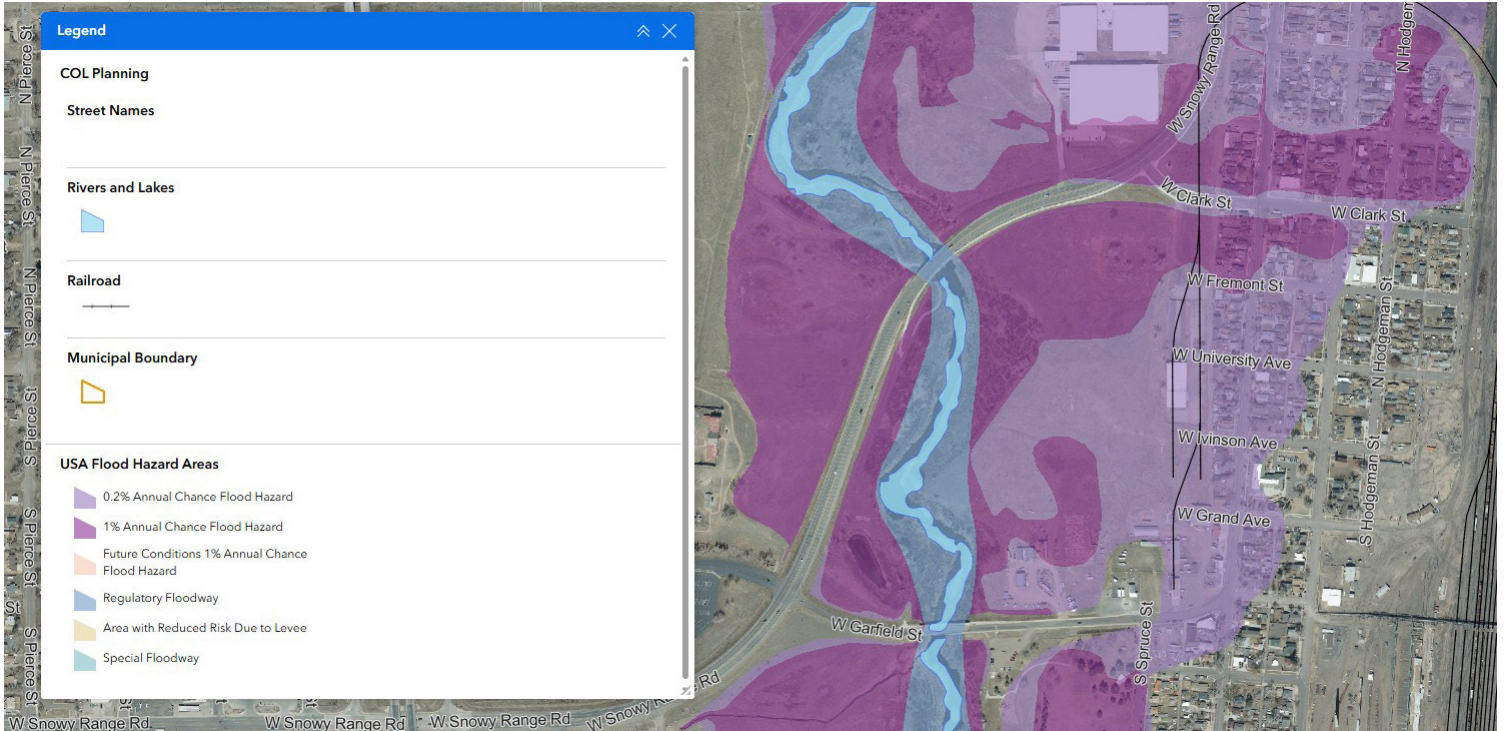
# Conditions Survey

The initial resolution identifying blight in Laramie states: “That the Governing Body of the City of Laramie, Wyoming hereby finds and declares “blight,” as defined by Wyoming Statute §15-9-103(iii), exists within the boundaries of the City of Laramie and that the rehabilitation, conservation, redevelopment or a combination thereof of the area or areas is necessary in the interests of public health, safety, morals or welfare of our residents. “ This yields that an Urban Renewal Plan and Project may occur anywhere within the community. However, to illustrate the need for Urban Renewal assistance in the area, the image below illustrates the conditions of blight for the subject property. The overview shows that the site contains predominance of defective or inadequate street layout; faulty lot layout in relation to size, accessibility or usefulness; and unsanitary or unsafe conditions. The description of each condition on the blight study can be found on the following page.



# Conditions Survey

The following conditions of blight at the bottom of the page are exhibited on the subject property. The image below shows the extensive nature of the floodplain on the property. The plan anticipates that tax increment financing funding may be used to mitigate flooding concerns on and adjacent to the subject property.



## 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 right-of-ways. 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.

# Authorized Urban Renewal Activities

The conditions identified in the plan and project area yield that the property is in need of rehabilitation and that such redevelopment is in the best interest of the public health, safety, morals and welfare of the community. This Urban Renewal Plan and Project proposes the City of Laramie use the Urban Renewal powers authorized in Wyo. Stat. § 15-9-113 to:

- ◇ 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

Upon passage of the Resolution adopting the West Side Urban Renewal Plan and Project area, all authorized Urban Renewal activities will be eligible for tax increment financing (TIF) assistance.

## Tax Increment Financing

Pursuant to Wyo. Stat. § 15-9-120, the West Side Urban Renewal Plan authorizes the use of tax increment financing for the Urban Renewal Project Area as identified in the Urban Renewal Boundaries. Upon passage of the Resolution for this Urban Renewal Plan, taxes levied upon the subject taxable property shall be divided as follows:

- a. *That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the urban renewal project as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized prior to the effective date of the urban renewal project shall be allocated to and, when collected, paid into the funds of the respective taxing agencies as taxes by or for those taxing agencies on all other property are paid; and*
- b. *That portion of the levied taxes each year in excess of the amount specified in paragraph (a) of this section shall be allocated to and, when collected, paid into a special fund of the City of Laramie to pay the principal and interest on loaned money advanced to, or any indebtedness (whether funded, refunded, assessed, or otherwise) incurred by the City or the Urban Renewal Authority, unless the total assessed valuation of the taxable property for the aforementioned properties exceeds the total assessed value of the taxable property in the project as shown by the last equalized assessment roll referred to in paragraph (a) of this section, all of the taxes levied and collected upon the taxable property in the urban renewal project shall be paid into the funds of the respective taxing agencies. When any loans, advances and indebtedness, if any, and interest have been paid in full, all monies thereafter received from taxes upon the taxable property in the urban renewal project shall be paid into the funds of the various taxing agencies as taxes on all other property are paid.*

# Tax Increment Financing

The tax increment will be used to fulfill the purposes of Wyo. Stat. § 15-9-121, which reads:

*In any urban renewal plan or in proceedings for the advance of monies or making of loans or the incurring of any indebtedness by the municipality or agency to finance or refinance in whole or in part the urban renewal project, the portion of the taxes specified in W.S. 15-9-120(a)(ii) may be irrevocably pledged for the payment of the principal of and interest on those loans or advances or that indebtedness.*

The City will utilize the TIF to pay principal and interest on loans the City or a designated developer(s) receives for the purposes of carrying out the activities specified in this plan.

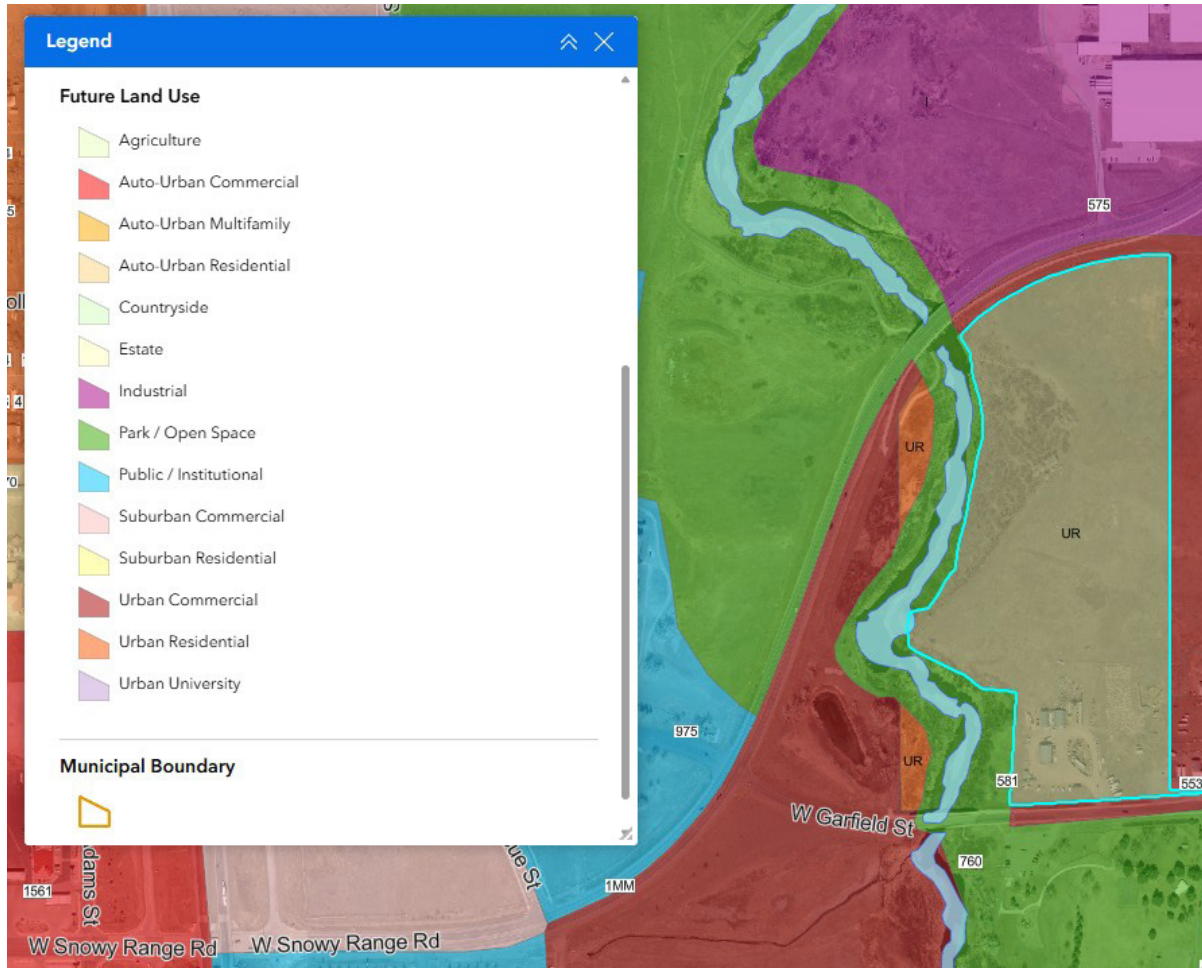




## Plan Financing

As mentioned in the previous section, the West Side Urban Renewal Plan and Project will utilize tax increment financing. The base of all the properties included in the plan boundaries is \$3,128.27. Like other Urban Renewal Plans and Projects in the State, each project will be required to perform individually, meaning the project will only be able to collect TIF from the increment it creates unless a project creates substantially more TIF than it needs. Due to development uncertainties and the number of properties in the project area, this plan does not project the tax increment for the project. Each project will be required to project its increment in the development agreement phase and required development agreement application.

# Conformance with Comprehensive Plan



The West Side Urban Renewal Plan and Project seeks to provide a development opportunity for the subject property in West Side. This project provides housing cited as a need in Strategy 13 of the Thrive Laramie Plan. In addition to fulfilling the objectives of this plan, the project is in line with the Future Land Use Map (shown above) and the following objectives of the Laramie Comprehensive Plan:

- ◇ Provide adequate sites, through zoning and infrastructure improvements, to meet projected housing demand.
- ◇ Promote investment and infill in established residential neighborhoods. Items such as improving the availability and access to local parks, schools, and other public facilities as well as maintaining and improving neighborhood amenities such as sidewalks and street lighting.
- ◇ Encourage Neighborhood plans to allow control over teardowns and redevelopment in established neighborhood in order to maintain character.
- ◇ Areas designated for redevelopment should be studied to determine maintenance and replacement needs including upgrades for water and sewer services that will serve the expected future growth.
- ◇ Strategy 11. Prioritize Municipal Infrastructure Improvements to Increase Economic Competitiveness (Thrive Laramie)

# Conformance with §15-9-110

In order for an Urban Renewal Plan and Project to be approved the Governing Body must find that the plan meets the review criteria found in Wyo. Stat. § 15-9-110(a) and (b). Due to the fact that the West Side Urban Renewal Plan does not consist of open space to be acquired by the municipality, the plan will not address the findings of Wyo. Stat. § 15-9-110(b). Pursuant to Wyo. Stat. § 15-9-110(a), the plan achieves the following requirements:

## Criterion

## Conformance

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;*

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.

ii. *The urban renewal plan conforms to the general plan of the municipality as a whole;*

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.

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;*

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.

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.*

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.

# Public Engagement

The City of Laramie hosted a public open house on January 13, 2026 to gather community input regarding the proposed West Side Urban Renewal Plan and Project Area, including the potential use of tax increment financing (TIF) and multi-family development as anticipated in the January 2022 - West Side Laramie EPA Brownfields Technical Assistance Conceptual Redevelopment Plan. The engagement was intended to:

- ◇ Provide information on urban renewal and eligibility criteria
- ◇ Present the proposed project and project area boundaries
- ◇ Collect feedback on land use preferences
- ◇ Gather community priorities for public improvements
- ◇ Identify concerns related to blight, environmental conditions, and neighborhood impacts

The open house used a board-based, self-guided format. Attendees could move through the room at their own pace and engage with seven topic boards. Participants were invited to provide input through:

- ◇ Dot voting (green dots = support; red dots = do not support)
- ◇ Sticky note comments directly on boards
- ◇ Written comment forms for more detailed feedback

City staff and consultants were available throughout both open house sessions to answer questions and discuss materials.

## Attendance

Sign-in sheets documented attendance for two sessions:

- Morning session (11:00 a.m.–1:00 p.m.): 31 attendees
- Afternoon session (4:00 p.m.–6:00 p.m.): 21 attendees

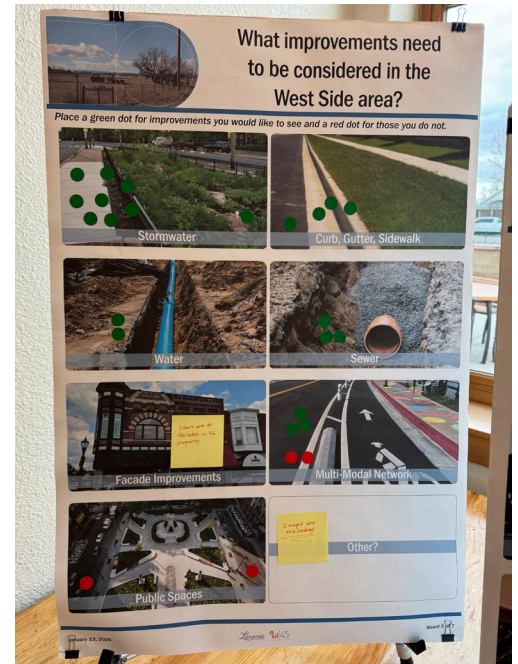
Total documented attendance: **52 participants**

## Overall Character of Public Input

The feedback cannot be characterized simply as support or opposition to development. Instead, it reflects layered priorities, including:

- ◇ Strong concern for environmental protection and flood resilience
- ◇ Desire for equitable investment in existing neighborhoods
- ◇ Interest in affordable housing solutions
- ◇ Support for green space, walkability, and public amenities
- ◇ Skepticism about the use of TIF and the urban renewal tool in this context
- ◇ Desire for transparency and trust in the planning process

A complete report on the public meeting can be found in the Appendix.



# Plan Term and Amendment Procedures

The Term of the West Side Urban Renewal Plan is 25 years from the approval of the Resolution by the Governing Body. The Plan shall be effective pursuant to Wyo. Stat. § 15-9-111(b). If the Governing Body deems that all projects have been accomplished and all debts incurred to finance those projects and all expenses of the Agency have been repaid, the Governing Body may declare this Plan fully implemented and the total tax collections derived from this Plan Area shall be paid into the funds of the appropriate taxing entity.

This plan may be amended pursuant to Wyo. Stat. § 15-9-111(a). All modifications to this Plan will be referred from the Urban Renewal Agency Board to the City of Laramie Governing Body and shall be approved by Resolution.



# Appendix A: Public Engagement Report

Date of Open House: January 13, 2026

Location: Lincoln Community Center

Format: Self-guided public open house with staffed boards, dot-voting, and written comment opportunities

## Purpose of Engagement

The City of Laramie hosted a public open house to gather community input regarding the proposed West Side Urban Renewal Plan and Project Area, including the potential use of tax increment financing (TIF) and the proposed multi-family development adjacent to the floodplain. The engagement was intended to:

- Provide information on urban renewal and eligibility criteria
- Present the proposed project and project area boundaries
- Collect feedback on land use preferences
- Gather community priorities for public improvements
- Identify concerns related to blight, environmental conditions, and neighborhood impacts

## Meeting Structure and Materials

The open house used a board-based, self-guided format. Attendees could move through the room at their own pace and engage with seven topic boards:

1. Urban Renewal Overview
2. West Side Plan and Project Area
3. Blight in the Plan and Project Area
4. Should the Plan and Project Area be Expanded?
5. Eligible Public Improvements
6. Preferred Uses
7. Next Steps and Additional Comments

Participants were invited to provide input through:

- Dot voting (green dots = support; red dots = do not support)
- Sticky note comments directly on boards
- Written comment forms for more detailed feedback

City staff and consultants were available throughout both open house sessions to answer questions and discuss materials.

## Attendance

Sign-in sheets documented attendance for two sessions:

- Morning session (11:00 a.m.–1:00 p.m.): 31 attendees
- Afternoon session (4:00 p.m.–6:00 p.m.): 21 attendees

Total documented attendance: 52 participants

This level of participation indicates strong community interest in the proposed Urban Renewal Plan and project.

## **Summary of Input: Key Themes**

Public feedback reflected a wide range of perspectives. While individual comments varied, several consistent themes emerged across dot voting, sticky notes, and written comments.

### *1. Infrastructure and Public Improvements*

There was broad support for investment in basic infrastructure, particularly when framed as benefiting existing residents and addressing longstanding needs on the west side.

Common priorities included:

- Stormwater management and flood mitigation
- Sewer and water infrastructure upgrades
- Sidewalk, curb, and pedestrian improvements
- General infrastructure modernization

However, several participants emphasized that infrastructure improvements should prioritize existing neighborhoods before being extended to support new development. Comments such as “Fix the ‘blight’ that already exists first” and “Improve existing sidewalks and curbs before adding new ones” reflect concerns about equity and sequencing of public investment.

### *2. Environmental Protection and Floodplain Concerns*

Environmental issues were among the most frequently raised topics.

Recurring themes included:

- Concern about flood risk and potential downstream impacts
- Desire for strong protection of the river corridor
- Support for nature-based solutions such as vegetated areas, green infrastructure, and stormwater infiltration
- Requests for conservation-oriented approaches, including conservation easements, greenbelts, or preservation of open space

Some participants explicitly advocated for alternatives to development on the site, including land swaps or permanent protection of the property as open space. Others indicated conditional support for development only if environmental protection and flood mitigation are clearly addressed and prioritized.

### *3. Land Use Preferences*

Dot voting and written comments suggest nuanced views about land use.

Generally supported uses included:

- Multi-family housing (particularly when affordability was emphasized)
- Townhomes and small-scale residential formats
- Office and live/work concepts
- Neighborhood-serving amenities such as parks, trails, and public access to the river

# Appendix A: Public Engagement Report

There was clear opposition to certain uses, including:

- Fast food establishments
- Auto-oriented strip commercial development

Several participants expressed support for limited commercial uses if they serve neighborhood needs and are locally oriented, such as a grocery store, small retail, or community-serving businesses. One comment noted a “great need for a full-service grocery store on West Laramie,” which received strong positive dot support.

## *4. Affordability and Housing Needs*

Multiple comments expressed support for affordable housing outcomes. Participants asked whether proposed housing would be attainable for local residents and emphasized the importance of addressing community housing needs.

This suggests that while concerns exist regarding location and process, there is also meaningful community interest in achieving housing outcomes that benefit Laramie residents, particularly if paired with strong environmental protections and neighborhood compatibility.

## *5. Neighborhood Character and Design Compatibility*

Several sticky note comments emphasized that any future development should:

- Fit the scale and character of the surrounding neighborhood
- Avoid designs perceived as incompatible or out of context
- Respect existing architectural patterns and community identity

This theme reflects a desire for thoughtful, context-sensitive development rather than opposition to all change.

## *6. Skepticism About Process and Materials*

Some participants expressed concern about the engagement process itself, including:

- Comments that images used on boards were “misleading”
- Challenges to the accuracy or applicability of some examples shown
- Skepticism that public input would meaningfully influence outcomes

These comments highlight the importance of continued transparency, clear communication, and responsiveness to community concerns as the process moves forward.

## 7. Location of Density

One notable theme was that some participants do not oppose higher-density development in general, but rather question its appropriateness in this particular location. A comment encouraging higher-density expansion “where there’s already dense-ish development, especially toward Hodgeman & Railroad” suggests interest in more strategic placement of growth rather than blanket opposition to housing intensity.

### **Overall Character of Public Input**

Taken together, the engagement reflects a community that is highly engaged, thoughtful, and deeply concerned about how growth occurs on the west side of Laramie. The feedback cannot be characterized simply as support or opposition to development. Instead, it reflects layered priorities, including:

- Strong concern for environmental protection and flood resilience
- Desire for equitable investment in existing neighborhoods
- Interest in affordable housing solutions
- Support for green space, walkability, and public amenities
- Skepticism about the use of TIF and the urban renewal tool in this context
- Desire for transparency and trust in the planning process

### **Use of Input Going Forward**

This engagement provides valuable guidance for policymakers, staff, and stakeholders. Key implications include:

- The need to clearly demonstrate how environmental and floodplain issues will be addressed in future development plans
- The importance of explaining how public improvements would benefit existing residents
- The value of clarifying affordability outcomes and community benefits
- The opportunity to refine communication materials to improve clarity and trust

Public input collected during this open house should be considered alongside technical analysis, statutory requirements, and broader community planning goals as the City considers next steps related to the Urban Renewal Plan and Project.

Public engagement conducted for the West Side Urban Renewal Plan demonstrates strong community interest and thoughtful feedback regarding both the proposed project and the broader needs of the west side. Participants expressed consistent concern regarding flood risk, environmental protection, and the importance of prioritizing infrastructure investment in existing neighborhoods. At the same time, input reflected meaningful support for affordable housing, neighborhood-serving amenities, walkability, and improved public access to green space and the river corridor. Several comments emphasized that development should be context-sensitive, environmentally responsible, and designed to reflect neighborhood character. While skepticism was expressed regarding the use of urban renewal tools and the proposed location of development, the engagement illustrates that public sentiment is not simply opposition to change, but rather a desire for outcomes that balance housing needs, environmental stewardship, and equitable public benefit. This feedback has been documented and considered in the preparation of the Plan.

# Appendix B: Legal Description

A tract in the E  $\frac{1}{2}$  of Section 32, Township 16 North, Range 73 West, of the 6th P.M., Albany County, Wyoming, and bounded and described as follows:

Beginning at a point on the north-south centerline of said Section 32 from which the north quarter corner bears North 1 degree 13 minutes 30 seconds East, a distance of 1,900.0 feet, said point also being the southwest corner of that certain parcel of land heretofore conveyed by the Union Pacific Land Resources Corporation to Packers' Cold Storage, Inc., by Warranty Deed dated April 21, 1972, U.P.L.R.C. C.D. No. 25-1-1, recorded in Book 213 on page 111 of the Albany County Records;

thence along the southerly line of said parcel of land conveyed to Packers' Cold Storage, South 88 degrees 52 minutes 30 seconds East a distance of 871.90 feet to a point being 450.0 feet west, measured at right angles, from the east line of the West half of the East Half ( $W\frac{1}{2}E\frac{1}{2}$ ) of said Section 32;

thence parallel with said east line South 1 degree 13 minutes 30 seconds West, a distance of 1,526.84 feet to the northwest corner of that certain parcel of land heretofore conveyed by the Union Pacific Railroad Company to Wyoming Pressed Brick Company by Release and Quitclaim Deed dated July 1, 1954, C.D. No. 40597;

thence along the west line of said deeded parcel conveyed to Wyoming Pressed Brick Company, South 1 degree 13 minutes 30 seconds West, a distance of 295.16 feet to the southwest corner of said parcel;

thence North 88 degrees 52 minutes 30 seconds West a distance of 871.90 feet to a point on the north-south centerline of said Section 32, from which the center of said Section bears North 1 degree 13 minutes 30 seconds East, a distance of 1,080.0 feet, more or less;

thence along said north-south centerline North 1 degree 13 minutes 30 seconds East, a distance of 1,822.0 feet to the Point of Beginning.



**City of Laramie**  
 Code Administration Division  
 P.O. Box C  
 Laramie, WY 82073  
 codeadmin@cityoflaramie.org  
 (307) 721-5293

**LARAMIE PLANNING COMMISSION**  
**March 23, 2026**  
**STAFF REPORT**

**FILE:** TA-26-01: UDC Text Amendment Update – Building Codes  
**REQUEST:** An amendment to multiple Sections within Title 15 of the City of Laramie Municipal Code  
**APPLICANT:** City of Laramie  
**PURPOSE:** To update Laramie Municipal Code as a necessary, regular practice and to address comments provided by the contracting community related to building codes  
**PREPARED BY:** Lucas Whitt, Chief Building Official

**RECOMMENDED MOTION:**

Move to recommend that the City Council **approve** amendments to LMC Title 15 for the purpose of updating, amending, adding and deleting select sections of the ICC 2024 Code within the city code as recommended by staff.

**APPLICABLE CODE SECTION(S):**

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

- Laramie Municipal Code Title 15, Unified Development Code

**BACKGROUND AND SUMMARY:**

The present amendment is initiated by the City of Laramie 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 Titles 15 (Unified Development Code) can be found online at [www.cityoflaramie.org/UDC](http://www.cityoflaramie.org/UDC).

The Code Administration Division launched a contractor-driven review of Laramie’s adopted International Building Codes to identify local amendments that may reduce the cost and complexity of residential construction. International Building Code dictate the physical construction of a home and building.

To gather input, staff created an online survey distributed to approximately 500 licensed contractors, provided paper copies at December 12, 2026, contractor meeting and also had the surveys available at the public Code Administration counter, the survey was open for approximately two months.

This effort represented a more direct, contractor-focused approach to potential code updates, which were a result of concerns staff and council had heard regarding construction difficulties. Despite these outreach efforts, only **one (1) contractor responded, submitting two (2) proposed code amendments**. A few additional comments/suggestions were provided by contractors at the December 12, 2026, contractor meeting, which was attended by 25 contractors.

A Work Session was held with the Laramie City Council on February 10, during which Lucas Whitt, Chief Building Official, presented the contractor-submitted suggestions, feedback received at the December 12 contractor meeting, and additional amendments identified by staff. A recording of the City Council Work Session and supporting documentation are available on the City Council Agenda Center: (<https://www.cityoflaramie.org/AgendaCenter/City-Council-1>).

The amendments and updates within this UDC Text Amendment are concentrated on changes to the currently adopted ICC (2024) that were identified by local contractors and staff. The 2024 ICC has been adopted by the state and these changes bring city code in-line with the currently adopted code by the state, however localities can modify, exempt or add to these codes in order to address local issues and concerns.

For each proposed code change, each section will include where changes will occur, a brief description of why these changes are being made, the current code, and the proposed code changes. When changes are being suggested pieces being added will be identified with **Color and underlined** text, while suggested omissions are identified with ~~strike-out text~~. Ultimately the City Council will review suggested changes before the UDC is updated.

Unless specifically noted below the updates proposed reflect the changes being made between the last ICC code cycle from 2021 and newly adopted 2024 ICC code cycle.

#### **1. Amend Laramie Municipal Code Section 15.24.010.A.**

Section R309 of the 2024 International Residential Code requires that an automatic sprinkler system be installed in both townhouses and one- and two-family dwellings. Currently the Code Administration Division does not enforce this requirement and would recommend an amendment to adjust the language of this code to make it optional instead of required. Note: The Fire Marshal does not review townhouses and one- and two- family dwellings and supports this recommendation.

**Current Code R309.1:**

An automatic sprinkler system shall be installed in townhouses.

**Exception:** An automatic sprinkler system shall not be required where additions or alterations are made to an existing townhouses that do not have an automatic sprinkler system installed.

**Proposed Code R309.1:**

An automatic sprinkler system ~~shall~~ **may** be installed in townhouses.

**Exception:** An automatic sprinkler system shall not be required where additions or alterations are made to an existing townhouses that do not have an automatic sprinkler system installed.

**Current Code R309.2:**

An automatic sprinkler systems shall be installed in one- and two-family dwellings.

**Exception:** An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

**Proposed Code R309.2:**

An automatic sprinkler systems ~~shall~~ **may** be installed in one- and two-family dwellings.

**Exception:** An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

**2. Amend Laramie Municipal Code Section 15.24.010.A.**

Section R325.5 of the 2024 International Residential Code requires that air exhaust and intake openings that terminate outdoors require a screen. Code Administration Inspectors note that moist exhaust air can condense and freeze on the screen resulting in ice buildup and can completely seal the vent. Removing the minimum of ¼ inch and only allowing ½ openings to hopefully prevent moisture freezing the screens, louvers or grilles.

**Current Code R325.5:**

Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than ¼ inch (6 mm) and a maximum opening size of ½ inch (13 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

**Proposed Code R325.5:**

Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than ~~¼ inch (6 mm)~~

~~and a maximum opening size of ½ inch (13 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.~~

### 3. **Amend Laramie Municipal Code Section 15.24.010.A.**

Section R608.8.2 of the International Residential Code requires lintels over openings equal to or greater than two feet in width. In some cases, when an existing window opening is widened to meet egress window requirements, the existing lintel may be cut or modified. Altering a lintel can compromise its structural load-carrying capacity. This code modification is intended to ensure that a licensed engineer evaluates and approves any proposed cutting or modification of an existing lintel to confirm that the structural integrity of the opening and surrounding wall is maintained. This amendment clarifies expectations and codifies how we have addressed this modification to existing building in the past.

#### **Current Code R608.8.2:**

Lintels shall be provided over all openings equal to or greater than 2 feet (610 mm) in width. Lintels with uniform loading shall conform to Sections R608.8.2.1 and R608.8.2.2, or Section R608.8.2.3. Lintels supporting concentrated loads, such as from roof or floor beams or girders, shall be designed in accordance with ACI 318.

#### **Proposed Code R608.8.2:**

Lintels shall be provided over all openings equal to or greater than 2 feet (610 mm) in width. Lintels with uniform loading shall conform to Sections R608.8.2.1 and R608.8.2.2, or Section R608.8.2.3. Lintels supporting concentrated loads, such as from roof or floor beams or girders, shall be designed in accordance with ACI 318. Before cutting a new concrete opening or modifying an existing concrete opening or lintel, a licensed engineer must be consulted and the stamped recommendations of the licensed engineer provided to the Building Official as part of the building permit application.

### 4. **Amend Laramie Municipal Code Section 15.24.010.E.**

Section N1102 (R402) in the International Energy Conservation Code is related to the Building Thermal Envelope and regulates building design and construction to ensure long-term energy efficiency. Contractors requested adjustments to energy rating requirements to allow for more affordable lower- and midrange homes and remodels. Staff recommends replacing REScheck with a locally adopted Residential Energy Efficiency Certification Table, modeled after Cheyenne's approach.

#### **Current Code N1102.1.2:**

Table N1102.1.2 (R402.1.2) maximum assembly U-Factors<sup>a</sup> and fenestration requirements

Climate Zone	Vertical Fenestration U-Factor	Skylight U-Factor	Ceiling U-Factor	Insulation Entirely Above Roof Deck	Wood-Framed Wall U-Factor	Mass Wall U-Factor <sup>b</sup>	Floor U-Factor	Basement Wall U-Factor	Unheated Slab F-Factor <sup>e</sup>	Heated Slab F-Factor <sup>e</sup>	Crawl Space Wall U-Factor
6	.28 <sup>d</sup>	.50	.026	.032	.045	.060	.033	.050	.48	.66	.055

For St: 1 foot= 304.8 mm.

a. Nonfenestration U-Factors and F-factors shall be obtained from measurement, calculation, an approved source or Appendix NF where such appendix is adopted or approved.

b. Mass walls shall be in accordance with Section N1102.2.6. Where more than half the insulation is on the interior, the mass wall U-factors shall not exceed 0.17 in Climate Zones 0 and 1, 0.14 in Climate Zone 2, 0.12 in Climate Zone 3, 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zones 6 through 8.

c. In Warm Humid locations as defined by Figure N1101.7 and Table N1101.7, the basement wall U-factor shall not exceed 0.360.

**Current Code N1102.1.3 (R402.1.3):**

**Insulation and Fenestration Requirements by Component <sup>a</sup>**

<u>Climate Zone</u>	<u>Fenestration U-Factor <sup>b</sup></u>	<u>Skylight <sup>b</sup> U-Factor</u>	<u>Glazed Fenestration SHGC <sup>b</sup></u>	<u>Ceiling R-Value</u>	<u>Wood-frame Wall R-Value</u>	<u>Mass Wall R-Value <sup>g</sup></u>	<u>Floor R-Value</u>	<u>Basement <sup>c</sup> Wall R-Value</u>	<u>Slab <sup>d</sup> R-Value &amp; Depth</u>	<u>Crawl-space <sup>c</sup> Wall R-Value</u>
<u>6</u>	<u>0.28</u>	<u>0.60</u>	<u>NR</u>	<u>49</u>	<u>30 or 20&amp;5ci or 13&amp;10ci or 0&amp;20ci <sup>f</sup></u>	<u>15/20</u>	<u>30 <sup>e</sup></u>	<u>15ci or 19 or 13 &amp;5ci</u>	<u>10, 4 ft</u>	<u>15/19</u>

**Proposed changes to table N1102.1.2 (R402.1.2) and N1102.1.3 (R402.1.3) are amended to read as follows:**

Table N1102.1.3 (R402.1.3) is amended to read as follows: For New Single-Family Residences, either this table or the current code adopted REScheck shall be accepted.

**Insulation and Fenestration Requirements by Component <sup>a</sup>**

<u>Climate Zone</u>	<u>Fenestration U-Factor <sup>b</sup></u>	<u>Skylight <sup>b</sup> U-Factor</u>	<u>Glazed Fenestration SHGC <sup>b</sup></u>	<u>Ceiling R-Value</u>	<u>Wood-frame Wall R-Value</u>	<u>Mass Wall R-Value <sup>g</sup></u>	<u>Floor R-Value</u>	<u>Basement <sup>c</sup> Wall R-Value</u>	<u>Slab <sup>d</sup> R-Value &amp; Depth</u>	<u>Crawl-space <sup>c</sup> Wall R-Value</u>
<u>6</u>	<u>0.30</u>	<u>0.60</u>	<u>NR</u>	<u>49</u>	<u>21 or 15+5 <sup>f</sup></u>	<u>15/19</u>	<u>30 <sup>e</sup></u>	<u>15/19</u>	<u>10, 4 ft</u>	<u>15/19</u>

- a. R-values are minimums. U-factors and SHGC are maximums.
- b. The SHGC column applies to all glazed fenestration.
- c. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- e. Or insulation sufficient to fill the framing cavity, R-19 minimum.
- f. "15+5" means R-15 cavity insulation plus R-5 insulated sheathing.
- g. The second R-value applies when more than half the insulation is on the interior of the mass wall.

Table N1102.1.3 (R402.1.3) is amended to read as follows: For New Single-Family Residences, either this table or the current code adopted REScheck shall be accepted.

**Table N1102.1.2 (R402.1.2)**  
**Equivalent U-Factors<sup>a</sup>**

<u>Climate Zone</u>	<u>Fenestration U-Factor</u>	<u>Skylight U-Factor</u>	<u>Ceiling U-Factor</u>	<u>Frame Wall U-Factor</u>	<u>Mass Wall U-Factor<sup>b</sup></u>	<u>Floor U-Factor</u>	<u>Basement Wall U-Factor</u>	<u>Crawlspace Wall U-Factor<sup>c</sup></u>
<u>6</u>	<u>0.30</u>	<u>0.60</u>	<u>0.026</u>	<u>0.057</u>	<u>0.060</u>	<u>0.033</u>	<u>0.050</u>	<u>0.065</u>

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.10 in Zone 4, except Marine, and the same as the frame wall U-factor in Marine Zone 4 and Zones 5 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.

**5. Amend Laramie Municipal Code Section 15.24.010.E.**

- o Section N1102.5.1.2 (R402.5.1.2) This section of the Energy Code requires that all dwelling units undergo air leakage testing conducted by an approved third-party tester. The City of Laramie does not currently enforce this provision. Third-party testing can be cost-prohibitive for some residential projects, and staff believes that compliance with other adopted Energy Code provisions sufficiently addresses overall energy performance objectives.

**Current Code N1102.5.1.2 (R402.5.1.2):**

The building or each dwelling unit or sleeping unit in the building shall be tested for air leakage. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827 or ASTM E3158 and reported at a pressure differential of 0.2 inch water gauge(50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope have been sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.

4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

**Exception:** For heated, attached private garages and heated, detached private garages accessory to one- and two-family dwellings and townhouses not more than three stories above grade plane in height, building thermal envelope tightness and insulation installation shall be considered acceptable where the items in Table N1102.5.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party independent from the installer shall inspect both air barrier and insulation installation criteria. Heated, attached private garage space and heated, detached private garage space shall be thermally isolated from all other habitable, conditioned spaces in accordance with Sections N1102.2.13 and N1102.4.5, as applicable.

**Proposed Code N1102.5.1.2 (R402.5.1.2):**

The building or each dwelling unit or sleeping unit in the building shall ~~shall~~ may be tested for air leakage. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827 or ASTM E3158 and reported at a pressure differential of 0.2-inch water gauge (50 Pascals). ~~Where required by the code official testing~~ When the air leakage option is chosen, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope have been sealed.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.
4. Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. Supply and return registers, where installed at the time of the test, shall be fully open.

**Exception:** For heated, attached private garages and heated, detached private garages accessory to one- and two-family dwellings and townhouses not more than three stories above grade plane in height, building thermal envelope tightness and insulation installation shall be considered acceptable where the items in Table

N1102.5.1.1, applicable to the method of construction, are field verified. ~~Where required by the code official,~~ When the air leakage option is chosen, an approved third party independent from the installer shall inspect both air barrier and insulation installation criteria. Heated, attached private garage space and heated, detached private garage space shall be thermally isolated from all other habitable, conditioned spaces in accordance with Sections N1102.2.13 and N1102.4.5, as applicable.

**6. Amend Laramie Municipal Code Section 15.24.010.E.**

Section N1103.13 (R403.13) This section of the Energy Code requires that gas fireplaces be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, staff believes that this section of code may increase construction costs without a proportional benefit.

**Current Code N1103.13 (R403.13):**

Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20.

**Proposed Code N1103.13 (R403.13):**

~~Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20.~~

**7. Amend Laramie Municipal Code Section 15.24.010.E.**

Section N1104.1 (R404.1) This section of the Energy Code requires that permanently installed lighting fixtures, with certain exceptions, contain only high-efficacy lighting sources. In practice, the lighting market has largely transitioned away from incandescent bulbs in favor of high-efficacy LED and CFL lighting. Removing this requirement reflects current industry standards, simplifies the inspection process, and reduces the time required for staff to verify compliance during inspections.

**Current Code N1104.1 (R404.1):**

All permanently installed luminaires shall be capable of operation with an efficacy of not less than 45 lumens per watt or shall contain lamps capable of operation with an efficacy of not less than 65 lumens per watt.

Exceptions:

1. Appliance lamps
2. Antimicrobial lighting used for the sole purpose of disinfecting
3. General service lamps complying with DOE 10 CFR, Part 430.32.
4. Luminaires with a rated electric input of not greater than 3.0 watts.

**Proposed Code N1104.1 (R404.1):**

~~All permanently installed luminaires shall be capable of operation with an efficacy of not less than 45 lumens per watt or shall contain lamps capable of operation with an efficacy of not less than 65 lumens per watt.~~

~~— Exceptions:~~

~~5. Appliance lamps~~

~~6. Antimicrobial lighting used for the sole purpose of disinfecting~~

~~7. General service lamps complying with DOE 10 CFR, Part 430.32.~~

~~8. Luminaires with a rated electric input of not greater than 3.0 watts.~~

**8. Amend Laramie Municipal Code Section 15.24.010.E.**

- Sections N1104.2.1 (R404.2.1) and N1104.2.2 (R404.2.2) of the Energy Code require dimmers or automatic shutoff lighting controls in habitable spaces and certain utility areas. By making these requirements optional, the City of Laramie reduces residential construction costs and gives contractors and homeowners greater flexibility in lighting design.

**Current Code N1104.2.1 (R404.2.1):**

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

**Proposed Code N1104.2.1 (R404.2.1):**

~~All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

**Current Code N1104.2.2 (R404.2.2):**

All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

**Proposed Code N1104.2.2 (R404.2.2):**

~~All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.~~

**9. Amend Laramie Municipal Code Section 15.24.020.D**

Section P2503.6 of the Plumbing Code requires large walk-in showers to be filled with two inches of water for a 15-minute test which can use up to 50 gallons of water, resulting in unnecessary costs and logistical difficulties, particularly during winter months, while not presenting a safety concern if eliminated.

**Current Code P2503.6:**

Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged watertight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51mm) measured at the threshold. Where a threshold of not less than 2 inches (51mm) in height does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches (51mm) in depth measured at the threshold. The water shall be retained for a test period of not less than 15 minutes and there shall not be evidence of leakage.

**Proposed Code P2503.6:**

~~Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged watertight for the test. The floor and receptor area shall be filled with potable water to a depth of not less than 2 inches (51mm) measured at the threshold. Where a threshold of not less than 2 inches (51mm) in height does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor area to a level not less than 2 inches (51mm) in depth measured at the threshold. The water shall be retained for a test period of not less than 15 minutes and there shall not be evidence of leakage.~~

**10. Amend Laramie Municipal Code Section 15.24.020.D**

Section P2701.1 of the Plumbing Code requires that all plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces this language needs to be clarified to not allow corrugated designs that can disrupt flow and create areas where hair, grease, and food particles can easily become trapped, leading to clogs and unsanitary conditions.

**Current Code P2701.1:**

Plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces, shall be free from defects, shall not have concealed fouling surfaces, and shall conform to the standards indicated in Table P2701.1 and elsewhere in this code.

**Proposed Code P2701.1:**

Plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces, shall be free from defects, shall not have concealed fouling surfaces, and shall conform to the standards indicated in Table P2701.1 and elsewhere in this code. Fixtures, faucets and fixture fittings shall not be made of a corrugated (accordion-style or flexible) design.

**11. Amend Laramie Municipal Code Section 15.24.040.A**

- **Section R310.3** of the International Residential Code requires smoke detectors to be installed on the ceiling or wall outside each separate sleeping area and within each room used for sleeping purposes. However, plans frequently include offices and/or bonus rooms that are not clearly identified and may later be converted to sleeping rooms. This ambiguity often results in additional coordination between the builder and inspector, delaying the review process. Requiring smoke detectors in bedrooms, offices, and bonus rooms would streamline plan review and provide consistency in enforcement. Fire Prevention Staff supports this request.

**Current Code R310.3:**

Single- or multiple-station smoke alarms shall be installed and maintained in Townhouses and One- and Two-Family Dwellings at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

**Proposed Code R310.3:**

Single- or multiple-station smoke alarms shall be installed and maintained in Townhouses and One- and Two-Family Dwellings at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms **and in any office and/or bonus room containing an egress window that could reasonably be converted to a sleeping area.**
2. In each room used for sleeping purposes **and in any office and/or bonus room containing an egress window that could reasonably be converted to a sleeping area.**
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

**PUBLIC COMMENTS:**

This amendment was legally advertised in the Laramie Boomerang on March 4, 2026. Staff has received no comments regarding this proposed amendment to Laramie Municipal Code.

Note: The proposed recommended changes come from public input received from local contractors, citizens and council during recent engagement opportunities on building codes. Comments given during the contractor meeting and Council Work Session can be found at the following links.

[Watch the Contractor Meeting 12/12/2026](#)

[Watch the City Council Work Session 2/10/2026](#)

**FINDINGS OF FACT:**

The amendment is found to be in accordance with substantive and procedural requirements and necessities in City of Laramie code and best planning practice.

**CONCLUSIONS OF LAW:**

The amendment is proceeding in accordance with applicable law, including Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning and Wyoming State Statutes Title 15 Cities and Towns, Article 6 Zoning

**STAFF RECOMMENDATION:**

Move to recommend that the City Council **approve** amendments to LMC Title 15 for the purpose of updating, amending, adding and deleting select sections of the ICC 2024 Code within the city code as recommended by staff.

**ATTACHMENTS:**

1. City Council Work Session Presentation 2/10/2026

Code Update  
City Council  
Work Session  
February 10, 2026

*Laramie*  
WYOMING

# A Different Approach

---

The Code Administration Division's goal was to review potential updates to the International Building Codes as adopted by the City of Laramie as suggested by contractors working in the community. These updates would address areas where the local code can differ from the International Building Codes, helping ensure that local building regulations better support contractors working in Laramie.



# CALLING ALL CONTRACTORS

Join the discussion on potential  
Laramie Municipal Code updates.



December 12 | 7:00 a.m.

Municipal Operations Center, North Platte  
Conference Room, 4373 N 3rd Street

*Laramie*  
WYOMING

## What makes this a Different Approach?

- Code Administration staff routinely track potential International Building Code updates they identify during plan reviews and field inspections.
- Contractors have raised concerns that current building regulations make residential construction in Laramie cumbersome, expensive, and slow.
- In response, the Code Administration Division created several avenues to gather contractor-driven suggestions for code updates.

## Updating Laramie's Building Standards

The purpose of the December 12th discussion is to review potential updates to the International Building Code as adopted by the City of Laramie, with an emphasis on supporting contractors and improving local building processes.

To help City staff prepare meaningful draft revisions for this meeting, we are requesting your input in advance. Specifically, we are asking:

\* **Which sections of the code you believe should be considered for revision**—whether to improve clarity, enhance safety, reduce permitting or construction timelines, or provide opportunities for cost savings.

\***Any proposed language changes or guidance** on the types of revisions you feel would be most beneficial for the City of Laramie to explore.

Receiving this information beforehand will allow for a more productive and focused discussion on December 12th. If you wish to comment on multiple sections of the code, please submit the form more than once.

Please submit responses by **December 1st** so they can be reviewed ahead of the meeting. The survey will remain open through the end of 2025 for additional input following the December 12th discussion.

\* Indicates required question

Email \*

Your email

## Gathering Input Through A Contractor Survey

- Created an online Google survey to collect contractor suggestions for International Building Code updates.
- Contractors were asked to identify:
  - Sections of building code they believe should be revised.
  - Proposed language changes or guidance on revisions.
- Survey link was posted on the Code Administration webpage and emailed directly to approximately **500 licensed general and trade contractors**.
- Survey was open for approximately a month prior to the December 12<sup>th</sup> public meeting where staff would discuss the submitted suggestions.

# Gathering Input Through Contractor Survey

- At the December 12<sup>th</sup> code update meeting, paper surveys were provided for contractors to fill out on-site.
- Contractors were informed that the online survey would remain open through the end of 2025.
- Paper copies of the survey were also made available at the Building Department public counter.

# Survey Results

---

**1 contractor submitted 2 code update suggestions.**

# Code Update Suggestions Through Survey

## **N1104.2 Interior lighting controls**

**CODE:** All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

**Exception:** Lighting controls shall not be required for safety or security lighting.

### **N1104.2.1 Habitable Spaces.**

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

### **N1104.2.2 Specific locations.**

All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

# Code Update Suggestions Through Survey

## N1104.2 Interior lighting controls- continued

**CODE:** All permanently installed luminaires shall be controlled as required in [Sections R404.2.1](#) and [R404.2.2](#).

**SUGGESTION:** “Should be optional as some clients prefer regular switches and does not affect the safety of construction. I would think the only enforceable codes would need to do with safety.”

**STAFF RECOMMENDATION:** The Code Administration Division will be bringing a change of N1104.2 to make dimmer switches and electronic control switches (timing switches & occupancy sensors) optional instead of required in front of City Council for review.

# Code Update Suggestions Through Survey

## R507.5.2 Deck Beam Connection to Supports

**CODE:** Deck beams shall be connected to supporting members to prevent lateral displacement. Deck beam connections to wood posts shall be in accordance with Figures R507.5.2(1) and R507.5.2(2). Manufactured post-to-beam connectors shall be sized for the post and beam sizes. Bolts shall have washers under the head and nut

**SUGGESTION:** “Allow for structural screw connections rather than notches, especially for smaller decks”

**STAFF RECOMMENDATION:** This is already permitted under a provision in the code; thus, no change is needed. Code Administration staff has contacted the local contractor to identify the specific code sections that allow this.

# Contractor Meeting December 12<sup>th</sup>

---

At the December 12th Contractor Meeting, Code Administration staff sought additional input beyond the two survey responses during a two-hour discussion that initially focused on operational concerns—most notably contractor requests for better daytime phone access to staff and a preference for appointment-based inspection scheduling like a barber-style system rather than staff-assigned time slots. In the second half of the meeting, contractors shifted to providing feedback on potential updates to the City of Laramie’s adopted International Building Code, emphasizing revisions that could help reduce residential construction costs and lessen regulatory burden.

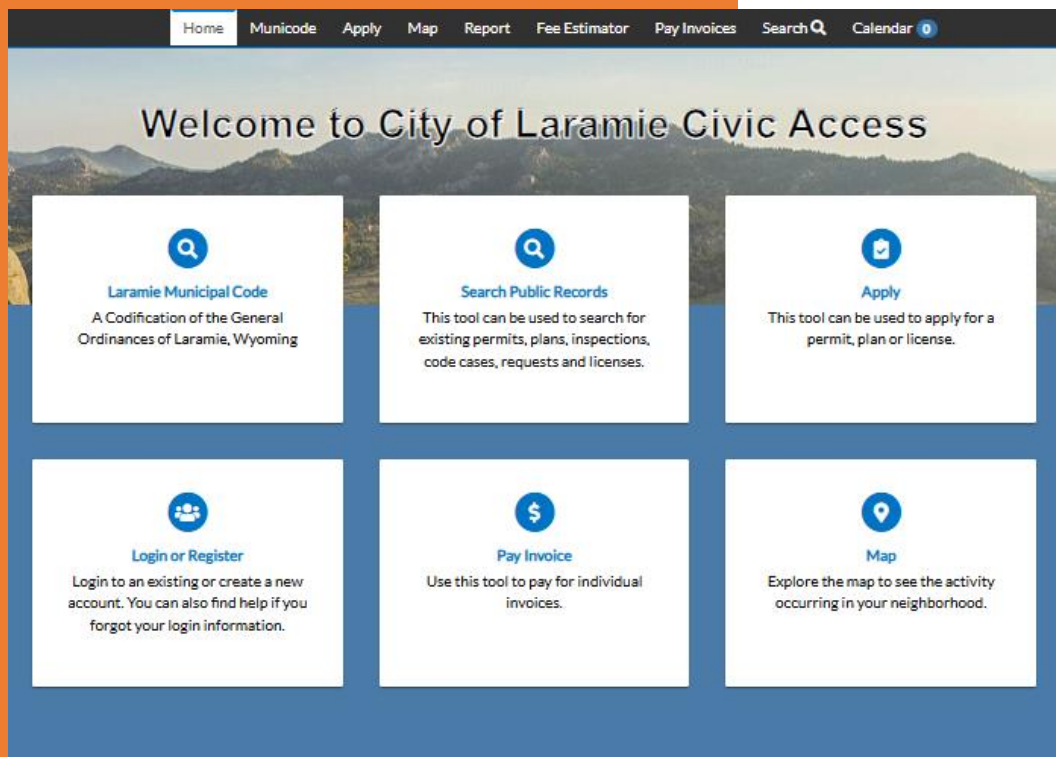


## Phone Access to Code Administration Staff

- Code Administration has one full time Building Permit and Licensing Technician who handles most incoming calls and emails.
- The permit tech receives on average 20 calls per day, with 60% of calls answered as they come in.
- On average, 30 emails are received per day.
- With 50 points of communication a day with customers, this means a new communication every 10 minutes is completed in an 8 hr. day.
- The public window is open Monday – Friday from 9:00 a.m. – 3:00 p.m.
- Walk-in customers at the public window are frequent.



## Scheduling of Inspections



- Contractors are strongly encouraged to schedule inspections through the City of Laramie Civic Access System, which receives priority over voicemail and email requests.
- Online scheduling improves efficiency but is not comparable to booking a barber appointment.
- Not all inspections are equal – some require coordination across multiple departments and vary greatly in complexity, duration and location.
- Staff must have adequate time to review submitted plans before an inspection can occur.

Code Update  
Suggestions  
Through  
December  
12<sup>th</sup> Meeting

## Chapter 11 Energy Efficiency

**CODE:** This chapter shall regulate the design and construction of buildings for the effective use and construction of energy over the useful life of each building.

**SUGGESTION:** Contractors would like to see an adjustment to energy ratings so they can produce more lower and midrange cost houses and remodels of residential buildings.

**STAFF RECOMMENDATION:** Instead of utilizing the standard REScheck-Web site run by the U.S. Department of Energy, the City of Cheyenne has created its own *Residential Energy Efficiency Certification Table* that the Code Administration Division would recommend using as a template for the Laramie City Council adopt. Staff would also recommend a table addressing energy efficiency of residential remodels as well as this was also brought forth by contractors.

# Code Update Suggestions Through December 12<sup>th</sup> Meeting

## R302.13 Fire Protection of Floors

**CODE:** Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a ½-inch gypsum wallboard membrane, 5/8-inch wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.

**SUGGESTION:** Contractors would like to see the ½” fire suppression lid on basements removed from code.

**STAFF RECOMMENDATION:** Both Code Administration Staff and the Fire Marshal, do not recommend making this change in code due to safety concerns. The ½” lid on basements that do not have a sprinkler system in place reduces the risk of firefighters falling into a basement when the floor becomes compromised from an active fire.

Code Update  
Suggestions  
Through  
December  
12<sup>th</sup> Meeting

## **R309.2 One- and Two-Family Dwellings** **Automatic Sprinkler Systems**

**CODE:** An automatic sprinkler system shall be installed in one- and two-family dwellings.

**SUGGESTION:** Contractors would like to see this section be optional.

**STAFF RECOMMENDATION:** Currently the Code Administration Division does not enforce this requirement and would recommend an amendment to adjust the language of this code to make it optional instead of required. Note: The Fire Marshal does not review one- and two-family dwellings.

# Code Update Suggestions Through December 12<sup>th</sup> Meeting

## **903.2.8 Group R.**

**CODE:** An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

**SUGGESTION:** Contractors would like to see fire suppression not to be required in 3- and 4-unit apartment buildings.

**STAFF RECOMMENDATION:** Both Code Administration staff and the Fire Marshal, do not recommend making this change in code due to safety concerns.

# Code Changes Brought Forth by Staff

As previously mentioned, Code Administration staff routinely track potential International Building Code updates they identify during plan reviews, field inspections, best practices and communication with contractors in the field.



# Code Updates Suggestions From Code Administration Staff

## R327.1 Space Required

**CODE:** Fixtures shall be spaced in accordance with Figure R327.1, and in accordance with the requirements of Section P2705.1.

**SUGGESTION:** Contractors would like the 15 inches minimum from the centerline of the toilet to the nearest obstruction on either side removed from code. They feel it makes bathroom remodels of older bathrooms very difficult.

**STAFF RECOMMENDATION:** Code Administration does not recommend reducing the 15 inches from the centerline of toilet. This code is to ensure the safety, accessibility, and comfort of individuals.

# Code Updates Suggestions From Code Administration Staff

## 907.2.11.2 Groups R-2, R-3, R-4 and I-1

**CODE:** Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes...

**SUGGESTION:** Smoke detectors are required in each room used for sleeping. However, during the plan review process rooms are often not labeled if they are bedrooms, offices, or bonus rooms. The back and forth between the contractor and the reviewer to determine if the room is a bedroom is slowing down the review process.

**STAFF RECOMMENDATION:** Staff recommends requiring that all rooms have a smoke detector to streamline the review process.

# Code Updates Suggestions From Code Administration Staff

## **N1102.4.1.2 (R402.4.1.2) Testing**

**CODE:** The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8

**SUGGESTION:** Laramie is classified as zone 6. The Code Administration does not currently enforce this code and does not require a Blower door test.

**STAFF RECOMMENDATION:** Staff recommends an amendment to remove this requirement that is not currently being enforced.

# Code Updates Suggestions From Code Administration Staff

## R608.8.2 Lintels

**CODE:** Lintels shall be provided over all openings equal to or greater than 2 feet in width.

**SUGGESTION:** Currently if an egress window is being added or modified during a remodel and a cut is created up or sideways from the window into the lintel no special restrictions apply.

**STAFF RECOMMENDATION:** Code Administration staff recommends an amendment adding the requirement that an engineer would need to be consulted before cutting or modifying a lintel to ensure the structural integrity of the building is not compromised.

# Code Updates Suggestions From Code Administration Staff

## **Roof Top Unit (RTU) HVAC Replacement**

**CODE:** No current code.

**SUGGESTION:** Currently there is confusion with contractors and the public on whether a permit is required for a roof top unit (RTU) HVAC replacement.

**STAFF RECOMMENDATION:** Code Administration staff recommends adding wording to code that specifically calls out that RTU HVAC replacement does require that a permit be pulled to verify proper installation, curb sealing, and electrical safety.

# Code Updates Suggestions From Code Administration Staff

## **N1104.1 (R404.1) Lighting Equipment**

**CODE:** All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high-efficacy lighting sources.

**SUGGESTION:** remove this section of code.

**STAFF RECOMMENDATION:** Code Administration staff recommends removing this section of code. The lighting market has phased out incandescent bulbs in favor of high-efficacy LEDs and CLFs. Removing this provision simplifies the inspection process and reduces the time required for code compliance verification.

Code Updates  
Suggestions  
From Code  
Administration  
Staff

## **N1103.13 (R403.13) Gas Fireplaces**

**CODE:** Gas fireplace systems shall not be equipped with a continuous pilot and shall be equipped with an on-demand pilot, intermittent ignition or interrupted ignition, as defined by ANSI Z21.20

**SUGGESTION:** remove this section of code.

**STAFF RECOMMENDATION:** Code Administration staff recommends removing this section of code. Staff believes that this section of code may potentially increase construction costs without a proportional benefit.

# Code Updates Suggestions From Code Administration Staff

## P2503.6 Shower Liner Test

**CODE:** Where shower floors and receptors are made watertight by the application of materials required by Section P2709.2, the completed liner installation shall be tested...

**SUGGESTION:** remove this section of code.

**STAFF RECOMMENDATION:** Code Administration staff recommends removing this section of code. Requiring large, walk-in showers to be filled with two inches of water for a 15-minute test can use up to 50 gallons of water, resulting in unnecessary costs and logistical difficulties, particularly during winter months, while not presenting a safety concern if eliminated.

# Code Updates Suggestions From Code Administration Staff

## P2701.1 Quality of Fixtures

**CODE:** Plumbing fixtures, faucets and fixture fittings shall have smooth impervious surfaces, shall be free from defects, shall not have concealed fouling surfaces, and shall conform to the standards indicated in Table P2701.1 and elsewhere in code.

**SUGGESTION:** Tighten up the language in this code to not allow corrugated designs that can disrupt flow and create areas where hair, grease, and food particles can easily become trapped, leading to clogs and unsanitary conditions.

**STAFF RECOMMENDATION:** Code Administration staff recommends altering this section of code to explicitly prohibit the use of accordion (flexible) pipes.

# Code Updates Suggestions From Code Administration Staff

## **R325.5 Outside opening protection**

**CODE:** Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than  $\frac{1}{4}$  inch and a maximum opening size of  $\frac{1}{2}$  inch, in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.

**SUGGESTION:** Remove the requirement that outdoor air exhaust openings have a screen. Moist exhaust air can condense and freeze on the screen resulting in ice buildup and can completely seal the vent.

**STAFF RECOMMENDATION:** Code Administration staff recommends removing the requirements for screens on outdoor air exhaust openings.

Lucas Whitt,  
Chief Building Official  
and  
Code Administration  
Supervisor  
307-721-5293

[lwhitt@cityoflaramie.org](mailto:lwhitt@cityoflaramie.org)

*Laramie*  
WYOMING



City of Laramie  
 Planning Division  
 P.O. Box C  
 Laramie, WY 82073

Telephone: (307) 721-5207  
 E-Mail: Planning@Cityoflaramie.org

Commented [RB1]: You should consider swapping out the hamburger for the new logo.

**LARAMIE PLANNING COMMISSION  
 (SITTING AS THE LARAMIE BOARD OF ADJUSTMENT)  
 March 23, 2026  
 STAFF REPORT**

**FILE:** VAR-25-0011: Neighbors of Laramie River Request for Relief from Section 15.14.140.A.6.b of Laramie Municipal Code

**REQUEST:** The following variances are requested from Laramie Municipal Code 15.14.140.A.6.b (Setbacks for manufactured Home Communities)

**PROJECT LOCATION:** 1664 Cedar St

**OWNER:** Neighbors of Laramie River LLC, a WY LLC

**APPLICANT:** Jeffery T. Van Fleet, Brown & Hiser LLC

**CURRENT ZONING:** B1 (Limited Business) Zoning District

**PREPARED BY:** Joseph Shahidi, Planner II

**STAFF RECOMMENDED MOTION:**

Move to **deny** the requested variance from Laramie Municipal Code 15.14.140.A.6, which would permit the applicant to encroach on setback requirements for manufactured home communities, located at 1664 Cedar St, based on findings of fact and conclusions of law.

**APPLICABLE CODE SECTIONS**

- LMC -- 15.06.060.D – Variances
- LMC – 15.08.030.C – Limited Business (B1) District
- LMC – 15.08.040.D– Gateway Overlay (GO)
- LMC – 15.10.000 – Table of Permitted Uses
- LMC – 15.14.140.A – Development Standards – Manufactured Home Communities – Development Standards
- LMC – 15.22.020 – Nonconforming Uses

Authority for consideration and granting of variances is found in LMC § 15.06.060.D [Variances]. The variance process is intended to provide limited relief from the requirements of this code in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this code. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this code may impose on property owners in general. Rather, it is intended to provide relief where the requirements of this code render the land difficult or impossible to use because of some unique physical

attribute of the property itself or some other factor unique to the property for which the variance is requested. State and/or federal laws or requirements may not be varied by the city.

#### **APPLICABLE DEFINITIONS**

##### **15.08.030.C.1 – Limited Business (B1) District – purpose**

The B1 district is intended for retail and office uses. The district includes retail centers that provide shopping service to surrounding neighborhoods and the community. Commercial uses that would not be compatible with surrounding residential areas are prohibited or subject to special restrictions. This district is intended to accommodate commercial development on a smaller scale than that in the B2 district with a more narrow range of allowed uses.

##### **15.08.040.D.1 – Gateway Overlay (GO) – Intent**

The provisions of the Gateway Overlay district are intended to enhance the image of Laramie by increasing the visual appearance of development as viewed from important routes entering the city. It does not restrict any permitted or conditional uses along such routes, but includes different dimensional and development standards to increase the attractiveness of new buildings and their sites as viewed from motor vehicles traveling at the legal speed limit.

##### **15.28.030.A.129 – Dwelling, Manufactured Home – A single-family dwelling unit constructed after June 15, 1976, built in accordance with National Manufactured Home Construction and Safety Standards Act, 42 U.S.C. Section 5400 et seq.**

##### **15.28.030.A.130 – Dwelling, Mobile Home -- A factory-built dwelling built before June 15, 1976, to standards other than the National Manufactured Home Construction and Safety Standards Act, 42 U.S.C. Section 5400 et seq., and acceptable under applicable state codes in effect at the time of construction of introduction of the home into the state. Mobile homes have not been built since introduction of the National Manufactured Home Construction and Safety Standards Act, 42 U.S.C. Section 5400 et seq.**

##### **15.28.030.A.230 – Manufactured Home Community – A site containing spaces, improvements and utilities that are leased for the long-term placement of manufactured homes, mobile homes, or recreational vehicles.**

##### **15.28.030.A.248 – Nonconforming Buildings or Structure – A building or structure or portion thereof built in conformance with applicable city ordinances prior to the effective date of the ordinance codified in this division, or any amendment thereto, and conflicting with the provisions of the ordinance codified in this division applicable to the zone in which it is situated. (Ord. 194 § 12.2 (25), 1964; Ord. 1596 § 53, 2011).**

##### **15.28.030.A.320 – Setback – The minimum distance required from the property line to the building line.**

##### **15.28.030.A.345 – Street, Collector – a street designed to intercept traffic from the local street system and carry it to the nearest arterial street, while provided limited access to abutting property. Direct lot access is restricted. (Ord. 1322 § 2 (part), 2000).**

15.28.030.A.346 – Street, Local – a street designed to provide service to abutting property usually with unrestricted access. (Ord. 1322 § 2 (part), 2000).

15.28.030.A.348 – Structure -- anything constructed or erected, except fences or decks less than twelve inches in height, which requires permanent location on the ground or is attached to something having location on the ground. (Ord. 1322 § 2 (part), 2000: Ord. 194 § 12.2(32), 1964).

15.28.030.A.373 – Use – The purpose for which land or building is designed, arranged or intended, or for which either is or may be occupied or maintained. (Ord. 194 § 12.2(33), 1964).

**BACKGROUND/DISCUSSION:**



On December 9, 2025, the City of Laramie Planning Division received a Variance application for a setback violation for manufactured homes located within the Manufactured Home Community Neighbors of Laramie River. Neighbors of Laramie River is a manufactured home community comprised of 87 spaces. Located north of Curtis Street a minor arterial maintained by Wyoming Department of Transportation, and divided by Cedar Street and West Mitchell, local streets maintained by the City of Laramie. Located within the B1 zoning district and adjacent to the Gateway overlay, the community is considered a preexisting nonconforming use per LMC section 15.22.020. The manufactured home community, designed in 1981, has remained in roughly the same configuration as the original design and does not appear to have come closer to current City of Laramie manufactured home community standards as outlined in 15.14.140 since its initial construction.

On April 23, 2025, while on a plumbing inspection with the Code Administration Division, Planning staff suspected that the newly set manufactured home units on sites 74, 77, and 79 did not appear to meet the setback requirements of section 15.14.140. Since the property lies on an unplatted parcel, the Planning Division requested additional information clarifying the property lines. On June 19, 2025, the Planning Division received an uncertified land survey which indicated that the units likely encroached into the setbacks. Note that on the date of the original hearing, the violation was not confirmed by this document since it was only in draft form and not certified by a licensed land surveyor per the requirements of Wyoming State Statute 33-29-801(a)(i), however, on February 9<sup>th</sup> the applicant submitted the certified document verifying the violation.

While the previous mobile homes on these spaces were similarly nonconforming, they qualified for a grandfathered exemption under LMC Section 15.22.020.A.1, provided that

*“No existing structure devoted to a use not permitted by this Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.”*

The removal of these previous structures and the replacement with the current homes lifted that exemption, triggering enforcement of setback requirements.

**DEPARTMENT REVIEW:**

The application was routed to other City departments for review and comment per standard procedure. Based upon the applicant’s submitted information, no comments were provided to the planning division.

**FINDINGS OF FACT FOR VARIANCE:**

In support of their request, the applicant has provided a detailed explanation related to the finding of fact required for this Variance request. This reasoning can be found in the attached cover letter.

Pursuant to LMC §15.06.060.D [Specific Review Procedures – Variances], the Board of Adjustment must find that all of the following criteria have been met in order to approve the variance:

- (a) There are special circumstances or conditions, fully described in the board’s findings, that are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the code, such as irregularity, narrowness, or shallowness of lot, or exceptional topographical conditions.**

*Staff Response:* The Planning Division has concluded that no special circumstances or conditions exist regarding the land or building that would justify regulatory relief. Neighbors of Laramie River is similar to other manufactured home parks in the community in that spaces were originally laid out to accommodate trailers of the time period. With the increased size of manufactured homes throughout the industry, the community’s historical space configuration no longer meets the requirements for LMC section 15.14.140.A within the City. While the previous trailers were exempt due to being grandfathered into previous code, the removal and installation of new structures requires compliance with current municipal code, including setbacks.

**(b) The circumstances or conditions are such that the strict application of the provisions of the code would deprive the applicant of the reasonable use of such land or building.**

*Staff Response:* While code as written does not permit Manufactured Home Communities as a use within the B1 zoning district, it does not leave the property without any viable uses nor does it prevent the owner from using the property in the same general level of use enjoyed by other properties in the area specifically those in the same zoning districts. This property has the longstanding zoning of Limited Business (B1), which LMC table 15.10-1 specifies that Manufactured Home Communities are prohibited. While this application does not expand the use from historic levels, it does not meet the intent of code which identifies this property's use as incompatible with current zoning and therefore a gradual phasing of the property to a permitted use is required.

**(c) If applicable, the circumstances or conditions are such that the strict application of the provisions of the code would deprive the applicant of access to alternative forms of energy such as solar or wind power.**

*Staff Response:* Not applicable. No solar or wind power devices are being sought in this context and the variance being requested would not deprive the applicant of access to alternative forms of energy.

**(d) The granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.**

*Staff Response:* The variance appears to meet the minimum adjustment that will accomplish the purpose as the currently set units, seem to meet the general requirements of the 10 foot internal drive setback on the north side and the requested 20 foot setback from the boundary of a manufactured home community on the south side instead of the currently enforced 40 ft from the right-of-way.

**(e) The granting of the variance is in harmony with the general purposes and intent of the code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

*Staff Response:* The variance is not considered consistent with the general purposes of the code. The purpose of the code is to provide the community with a buffer between generally higher intensity uses as well as provide separation between the units. The manufactured home community is not only a preexisting non conforming use on the property but also located next to a gateway district. This indicates that the design standards are much more important in this area and to the planning division’s knowledge, no movement towards improved compliance with design standards has occurred. It is generally understood that manufactured home communities are a higher level of use with a higher density of units than simple residential units and as such require a higher standard of buffering between neighboring residential dwellings and other areas of importance. As the placement of the new units currently stand next to an existing minor arterial the encroachment of the setback does not achieve the desired buffering outlined in code.

**(f) The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.**

*Staff Response:* Since the Manufactured Home Community is a preexisting use it is unlikely to alter the essential character of the neighborhood or substantially impair the appropriate use or development of adjacent properties. However, the variance, if granted does not bring the community closer to meeting the development standards within the City as outlined in 15.14.140 and will likely further postpone the desired uses and design standard conformance of the site.

**PUBLIC COMMENTS:**

Legal notice was published in the Laramie Boomerang on March 7, 2026. Letters were sent to surrounding property owners within 300 feet of the subject property. Prior to writing this staff report, the Planning Division received a few inquiries but no comments were received.

**ALTERNATIVES:**

1. Approve the variance as submitted by the applicant, based on findings of fact and conclusions of law.
2. Approve the variance subject to conditions based on findings of fact and conclusions of law.
3. **Deny** the variance based on findings of denial. **(Recommended)**
4. Postpone the variance until issues identified during the meeting can be resolved.
5. Move to Withdraw the variance based on staff recommendations.

**CONCLUSION OF FINDINGS AND STAFF RECOMMENDATION/ BOARD OF ADJUSTMENT OPTIONS:**

All the required findings, statutorily necessary for granting a variance as detailed in the staff report above, cannot be made for the request for relief from Municipal Code LMC section 15.14.140.A.6 therefore:

Move to **deny** the requested variance from Laramie Municipal Code 15.14.140.A.6, which would permit the applicant to encroach on setback requirements for manufactured home communities, located at 1664 Cedar St., based on findings of fact and conclusions of law.

**ATTACHMENTS:**

1. Vicinity Map (1 Page)
2. Applicant Cover Letter (7 Pages)
3. Site Plan (3 Pages)

**BROWN & HISER LLC**  
A WYOMING LIMITED LIABILITY COMPANY

KERMIT C. BROWN,\* P.C.  
WILLIAM L. HISER, P.C.  
ALAN G. HARDING,\* P.C.  
GALEN B. WOELK,# P.C.  
JEFFERY T. VAN FLEET,\*P.C.  
—  
MARIAH SABADOS-DOWNEY  
CHEYENNE TROUCHON

163 N. 4<sup>TH</sup> STREET (82072)  
P.O. BOX 971  
LARAMIE, WYOMING 82073-0971  
TELEPHONE 307-745-7358 (LARAMIE)  
TELEPHONE 307-324-7350 (RAWLINS)  
FACSIMILE 307-745-7385  
WWW.BROWNANDHISER.LAW  
JVanFleet@BrownandHiser.Law

THOMAS S. SMITH  
(1924-2008)

—  
JANICE B. RERUCHA  
OF COUNSEL

KELLY M. NEVILLE\*†  
OF COUNSEL

\* ALSO ADMITTED IN COLORADO  
# ALSO ADMITTED IN IDAHO  
† ALSO ADMITTED IN NEBRASKA

December 9, 2025

Community and Economic Development Department  
Via Web Submission

Re: Area (Dimensional Variance) for  
1664 N Cedar St., Laramie WY 82072

Dear Community and Economic Development Department:

This firm represents Neighbors of Laramie River, A Wyoming LLC (“Neighbors”), the owner/operator of the longstanding mobile home park located at 1664 N Cedar St., Laramie, WY 82072. The park has operated in this location for fifty or more years—formerly known as Lee’s Mobile Home Park—and portions of the larger lot were donated by the Bong family to the City following annexation in 1982, reflecting the site’s deep roots in the community. In 2022, Neighbors acquired the park and commenced a diligent program to evaluate legal status of units, remove derelict trailers, improve lots, and procure new homes to enhance habitability and neighborhood appearance, investing nearly \$100,000.00 in legal and significant additional sums in physical improvements. Neighbors is affiliated with TCC Management and The Churchlight Communities LLC.

1. Request and Relief Sought

Neighbors respectfully applies for an area (dimensional) variance from current setback standards as applied to existing and replacement homes within the park at 1664 N Cedar St., to the minimum extent necessary to allow the park's established spaces to remain in use consistent with their historic placement. This application is submitted for hearing and decision by the Board of Adjustment, which is vested with authority to hear and decide variance applications.

Neighbors request that the application be processed in accordance with the Common Review Procedures, including staff review and recommendation, published/written/posted public notice, and Board action pursuant to LMC 15.06.030.C-E.

A. LMC 15-14-140 (A)(6) states All manufactured home communities shall comply with all other applicable zoning, design, and development regulations set forth in this code, including but not limited to (b) 40 feet from the edge of a public right-of-way.

As depicted by the following picture of the placement of the homes as of 2023, the homes are all 49 to 123 feet away from right of way.



Neighbors' argument is supported by established law. According to Wyo. Stat. Ann. § 24-1-105:

(a) All county roads established under this chapter shall not be less than sixty (60) nor more than one hundred (100) feet in width, unless the board of county commissioners determines that a county road be established with a less width; provided, that for the purpose of providing driveways for livestock, the board of county commissioners may open a road to a width not exceeding five hundred (500) feet. Provided, however, that state highways may be established not to exceed three hundred (300) feet in width unless a greater width is necessary for parking facilities, maintenance, excavations, embankments, the deposit of waste materials, or driveways for livestock.

According to LMC15-18-010, the maximum right-of-way permitted within the City is 100 feet wide. Albany County has the right-of-way- marked as 203 feet wide. The 203 feet is already more than double the 100 feet right-of-way outlined in Wyoming Statutes and Laramie Ordinance. Pursuant to the applicant's reading of the plain language of LMC 15-14-140 (A)(6), no variance is needed. The City has stated setbacks, including the right of way setback are from the edge of the right-of-way. Thus, the applicant seeks a variance from LMC 15-14-140 (A)(6) for all trailers located on the Southern boundary of the park.

B. LMC 15-14-140 (A)(6) states All manufactured home communities shall comply with all other applicable zoning, design, and development regulations set forth in this code, including but not limited to (a) 20 feet from the boundary of the manufactured home community.

As a result, Neighbors request a dimensional variance for the lots on the Southern border of the park. These homes are and have been, 10 or more feet from the Southern boundary of the manufactured home community for decades.

## 2. Compliance with Review Criteria

Neighbors addresses each required review criterion and will supplement the record with testimony and exhibits at hearing:

- a. Special circumstances. The park's homes have occupied substantially the same locations for five decades; application of current setbacks to these long-established spaces is a unique circumstance tied to the property's history and prior annexation, not created by Neighbors.
- b. Deprivation of reasonable use. Strict enforcement would and has precluded continued use of numerous established spaces, depriving Neighbors of reasonable use of the property as an existing mobile home community without advancing a proportional public benefit. Strict enforcement will eliminate homes for approximately 25 Laramie families and discourage the applicant to make improvements and increase affordable housing in the area..
- c. Minimum adjustment. Neighbors seeks only the least deviation necessary to align existing and replacement homes with historic placements while satisfying health and safety clearances, thereby constituting the minimum adjustment that will afford relief.
- d. Harmony with code and public welfare. Variance approval will further the public welfare and code purposes by stabilizing housing, remedying blight through removal of unsafe units, and improving site conditions, consistent with the City's interest that variances do not violate the intent of the code. Denying the variance effectively eliminates all means Neighbor's has to address the current conditions within the park.
- e. Neighborhood character/adjacent uses. The park's continuous operation for decades means the requested relief will not alter the essential character of the neighborhood nor substantially impair appropriate use

or development of adjacent property; recent investments have improved the park's appearance and conditions.

### 3. Procedural Acknowledgments

- a. Application Content. This submission specifies the relief sought and the facts demonstrating how the approval criteria are satisfied, and Neighbors will provide any additional materials required by the Administrative Manual.
- b. Public Notice. Neighbors acknowledges published, written, and posted notice requirements and requests City coordination to ensure compliance with LMC 15.06.030.D.
- c. Hearing and Decision. Neighbors request placement on the Board of Adjustment agenda at the earliest available date for staff presentation and Board action under LMC 15.06.030.E.
- d. Appeals. Neighbors acknowledges the appeals provisions of subsection 15.06.030.F.
- e. Lapse of Approval. Neighbors is aware that no building permit for a granted variance shall be issued after six months from the date of approval unless otherwise specified by the Board and will timely pursue any required permits.

### 4. Limitations and Intent

Neighbors does not seek authorization for any use not permitted in the applicable zoning district and recognizes that no variance may be granted that violates the intent of the Code or while a pending zoning request remains

Neighbors of Laramie River LLC  
Page 7 of 7  
December 9, 2025

unresolved by the City Council. The request is limited to dimensional setbacks necessary to continue and improve the established manufactured home community at this address.

#### 5. Community Benefits

Granting the requested dimensional relief will allow Neighbors to continue investing in safe, code-compliant replacements and site upgrades, sustaining naturally occurring affordable housing while improving neighborhood conditions—outcomes consistent with the Code’s general purposes and the variance criteria regarding harmony with the public welfare and neighborhood character.

We appreciate staff’s review and look forward to presenting this application to the Board of Adjustment. Please direct correspondence to the undersigned at the address and email below.

Very truly yours,

BROWN & HISER LLC



Jeffery T. Van Fleet  
Of Brown & Hiser LLC  
P.O. Box 971  
Laramie, WY 82073  
Phone: (307) 745-7358

Encl. Site Plan (Submitted electronically)

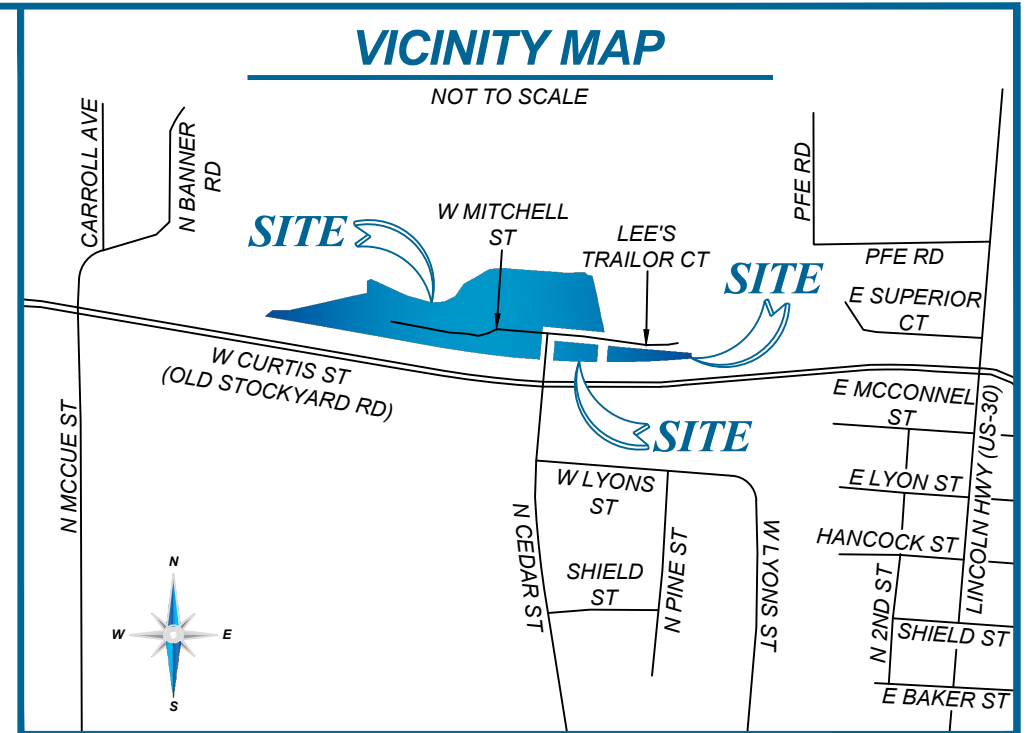
cc: TCC Mgt.

# ALTA/NSPS LAND TITLE SURVEY

1664 N CEDAR ST

LOCATED IN: SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST, SIXTH P.M.

LARAMIE, ALBANY COUNTY, WYOMING 82072



## GENERAL NOTES

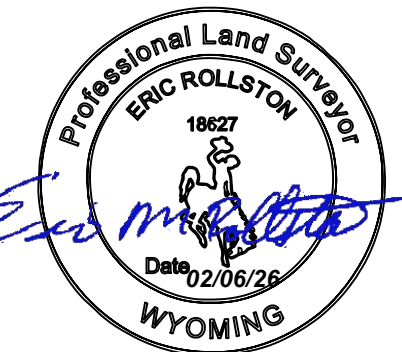
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MAY 14, 2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WEST CURTIS STREET AND NORTH CEDAR STREET, WHICH IS LOCATED AT THE SOUTH CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO NORTH CEDAR STREET, AND WEST MITCHELL STREET, EACH BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED WYOMING ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY, THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ALBANY COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED.
- THERE APPEARS TO BE 2 PARKING SPACES PER MOBILE HOME PAD.
- THERE WERE 85 MOBILE HOME PADS OBSERVED AT THE TIME OF THE ALTA SURVEY.
- THE MOBILE HOME SITES SHOWN ON THIS SURVEY ARE VIA AERIAL IMAGERY ONLY, NO CERTIFICATION IS MADE TO THE ACCURACY OF SAID AERIAL IMAGE.

## SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 8, 9, 11A, 13, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/14/2025.

DATE OF PLAT OR MAP: 02/06/2026



ERIC M. ROLLSTON  
PROFESSIONAL LAND SURVEYOR NO. 18627  
STATE OF WYOMING

# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 25-3335	<b>SURVEY DRAWN BY:</b> ZBG - 06/05/2025
<b>SURVEY REVIEWED BY:</b> MB	<b>SHEET:</b> 1 OF 3

DATE	REVISION HISTORY	BY
06/10/25	CLIENT COMMENTS	ZBG
01/05/26	CLIENT COMMENTS	ZBG

## NOTES CORRESPONDING TO SCHEDULE B

- RESERVATIONS, RESTRICTIONS AND CONDITIONS AS DISCLOSED IN DEED RECORDED: DECEMBER 24, 1985  
RECORDING INFORMATION: [BOOK D-2 OF DEED RECORDS, PAGE 81](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- RESERVATIONS, RESTRICTIONS AND CONDITIONS AS DISCLOSED IN DEED RECORDED: MARCH 26, 1901  
RECORDING INFORMATION: [BOOK J OF DEED RECORDS, PAGE 129](#)  
(UNABLE TO DETERMINE, CENTRAL ADDITION TO THE CITY OF LARAMIE REFERENCED THEREWITHIN NOT PROVIDED)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR: TELEPHONE AND TELEGRAPH LINES  
RECORDED: FEBRUARY 26, 1963  
RECORDING INFORMATION: [BOOK 126 OF PHOTO RECORDS, PAGE 163](#)  
(DOES NOT AFFECT SUBJECT PROPERTY APPEARS TO AFFECT PROPERTY TO THE EAST)
- ORDER OF CONVEYANCE INCLUDING THE TERMS AND CONDITIONS THEREOF: RECORDED: APRIL 3, 1963  
RECORDING INFORMATION: [BOOK 127 OF PHOTO RECORDS, PAGE 127](#) AND AMENDED ORDER OF CONVEYANCE RECORDED APRIL 1, 1964 IN [BOOK 136 OF PHOTO RECORDS, PAGE 488](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: NORTHERN GAS COMPANY FOR: NATURAL GAS PRESSURE REGULATOR  
RECORDED: JULY 20, 1972  
RECORDING INFORMATION: [BOOK 216 OF PHOTO RECORDS, PAGE 411](#) AND GENERAL CONVEYANCE, ASSIGNMENT, AND BILL OF SALE RECORDED APRIL 13, 2007 AS [DOCUMENT NO. 2007-2332](#)  
(AFFECTS: PLOTTED AND SHOWN)
- EASEMENT(S), INCLUDING THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY QUITCLAIM DEED  
RECORDED: DECEMBER 30, 1986  
RECORDING INFORMATION: [BOOK 367, PAGE 852](#)  
(AFFECTS: PLOTTED AND SHOWN)
- ORDINANCE NO. 766: AN ORDINANCE OF THE CITY OF LARAMIE, WYOMING FOR: ADOPTING A MAJOR STREET PLAN; PROVIDING PROCEDURES FOR AMENDMENT; FOR PRESERVATION OF AREAS WITHIN DESIGNATED STREETS; AND ACQUISITION OF SUCH AREAS BY EMINENT DOMAIN PROCEEDINGS; AND PROVIDING PENALTIES FOR VIOLATION  
RECORDED: FEBRUARY 12, 1987  
RECORDING INFORMATION: [BOOK 369 OF MICROFILM RECORDS, PAGE 890](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ORDINANCE NO. 1269: AN ORDINANCE OF THE CITY OF LARAMIE, WYOMING FOR: TO ADOPT THE AUGUST 10, 1992 REVISION OF THE MAJOR STREET AND HIGHWAY PLAN  
RECORDED: SEPTEMBER 20, 1993  
RECORDING INFORMATION: [BOOK 448 OF MICROFILM RECORDS, PAGE 565](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- ORDINANCE NO. 1570: AN ORDINANCE OF THE CITY OF LARAMIE, WYOMING FOR: AMENDING AND ADOPTING THE 08 AUGUST 2001 REVISION OF THE MAJOR STREET AND HIGHWAY SYSTEM PLAN MAP  
RECORDED: JANUARY 10, 2003  
RECORDING INFORMATION: [DOCUMENT NO. 2003-250](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- EASEMENT(S), INCLUDING THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY GENERAL CONVEYANCE, ASSIGNMENT, AND BILL OF SALE  
RECORDED: APRIL 13, 2007  
RECORDING INFORMATION: [DOCUMENT NO. 2007-2332](#)  
(AFFECTS: CONTAINS NO PLOTTABLE EASEMENT ITEMS)

## BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON A MONUMENT LINE TO THE NORTHWEST. THE BEARING IS DEDUCTED AS S 89°48'51" W PER GPS COORDINATE OBSERVATIONS WYOMING STATE PLANE, EAST ZONE NAD83.  
LATITUDE = 41°19'40.00"  
LONGITUDE = -105°36'00.70"  
CONVERGENCE ANGLE = 00°17'10.64"

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X". "X-SHADED": "AE" "AE-FLOODWAY" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 58001C1755E, WHICH BEARS AN EFFECTIVE DATE OF 6/16/2011 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOODS.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

ZONE "AE-FLOODWAY" - REGULATORY FLOODWAY

## UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, & CLIENT-PROVIDED UTILITY MAP DRAWINGS. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL WYOMING ONE-CALL AT 811 OR 800-849-2476 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.

## PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT THE TIME OF THE ALTA SURVEY.

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

## SITE INFORMATION

NF: LEE'S MOBILE HOME PARK, L.L.C., ET AL.  
1664 N CEDAR ST  
LARAMIE, WYOMING 82072  
APN: 1673294000200  
615,601 ± SQUARE FEET, OR 14.132 ± ACRES

## TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS PARCEL I AND PARCEL I DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. NCS-1136225-CO, REVISION NO. 1, WITH A COMMITMENT DATE OF SEPTEMBER 16, 2022 AT 5:00 P.M.  
PARCEL II NOT SHOWN HEREON

## SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALBANY, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

A TRACT OF LAND IN SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST OF THE 6TH P.M., ALBANY COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WYOMING HIGHWAY DEPARTMENT RIGHT OF WAY MARKER FROM WHICH THE SOUTH QUARTER CORNER OF THE SECTION BEARS SOUTH 29°00' WEST, 3080 FEET; THENCE NORTH 88°55' EAST, 390 FEET ALONG THE NORTH LINE OF CURTIS STREET EXTENDED FROM THE EAST; THENCE NORTH 18°30' WEST, 300 FEET TO A POINT ON THE SOUTHERLY BANK OF THE BIG LARAMIE RIVER; THENCE ALONG THE SOUTHERLY BANK OF THE BIG LARAMIE RIVER IN A WESTERLY AND SOUTHERLY DIRECTION TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE NORTH LARAMIE INTERSTATE 80 CONNECTION ROAD; THENCE SOUTH 79°08' EAST, 1111.8 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE TO THE P.C. OF A 1" CURVE TO THE LEFT; THENCE ALONG THE CURVE TO THE LEFT ALONG THE NORTHERLY RIGHT OF WAY LINE, 530 FEET TO A JUNCTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE ACCESS ROAD TO THE STOCKYARDS, AND THENCE ALONG THE WESTERLY RIGHT OF WAY LINE, 200 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LAND CONVEYED TO THE CITY OF LARAMIE IN THE QUIT CLAIM DEED RECORDED DECEMBER 30, 1986 IN BOOK 367, PAGE 852.

EXCEPTING THEREFROM THE LAND CONVEYED TO DOOLEY OIL IN CORRECTIVE WARRANTY DEED RECORDED OCTOBER 11, 2000 IN DOCUMENT NO. 2000-6456.

PARCEL II:

A TRACT OF LAND LYING EAST OF THE STOCKYARDS APPROACH TO NORTH LARAMIE INTERSTATE 80 CONNECTION ROAD IN SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST OF THE 6TH P.M., ALBANY COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST RIGHT OF WAY LINE OF THE ACCESS ROAD FROM THE NORTH LARAMIE INTERSTATE 80 CONNECTION ROAD TO THE STOCKYARDS INTERSECTS THE NORTH RIGHT OF WAY LINE OF THE NORTH LARAMIE INTERSTATE 80 CONNECTION ROAD; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF THE INTERSTATE 80 CONNECTION ROAD A DISTANCE OF 922.49 FEET, MORE OR LESS, TO A POINT WHERE THE RIGHT OF WAY LINE TURNS NORTH; THENCE NORTH ALONG THE HIGHWAY RIGHT OF WAY LINE AND EXTENSION THEREOF A DISTANCE OF 30 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF FORMER CURTIS STREET AS SHOWN ON THE PLAT OF CENTRAL ADDITION TO THE CITY OF LARAMIE ON PAGE 52 OF BOOK A OF PLATS IN THE OFFICE OF THE COUNTY CLERK OF ALBANY COUNTY, WYOMING; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID FORMER CURTIS STREET AND THE WESTERLY EXTENSION THEREOF TO THE POINT OF JUNCTION WITH THE EAST RIGHT OF WAY LINE OF THE ACCESS ROAD TO THE STOCKYARDS; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF THE ACCESS ROAD TO THE STOCKYARDS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES WITHIN THE BOUNDARIES OF CEDAR STREET AS SHOWN ON THE PLAT OF THE AFORESAID CENTRAL ADDITION.

PARCEL III:

THREE TRACTS OF LAND IN SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST OF THE 6TH P.M., ALBANY COUNTY, WYOMING:

TRACT I:  
BEGINNING AT A POINT BEARING NORTH 40°10' EAST 3,251 FEET FROM THE SOUTH ¼ CORNER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST TO A POINT, THENCE NORTH 9°18' WEST 348.8 FEET TO A POINT OF BEGINNING, PROCEED NORTH 8°55' WEST 129.2 FEET, THENCE NORTH 44°17' EAST 74.8 FEET, THENCE SOUTH 8°55' EAST 129.2 FEET, THENCE SOUTH 44°17' WEST 74.8 FEET TO THE POINT OF BEGINNING.

TRACT II:  
BEGINNING AT A POINT WHICH BEARS NORTH 36°49'½" EAST 3116.72 FROM THE SOUTH ¼ CORNER OF SAID SECTION AND FROM SAID BEGINNING POINT RUNNING THENCE SOUTH 88°35' WEST 20 FEET, THENCE NORTH 18°30' WEST 132 FEET, THENCE NORTH 81°00' EAST 19.82 FEET, THENCE SOUTH 18°30' EAST 132 FEET TO THE POINT OF BEGINNING.

TRACT III:  
BEGINNING AT A POINT THAT LIES NORTH 39°04' EAST A DISTANCE OF 3301 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 29; THENCE SOUTH 81°00' WEST A DISTANCE OF 60 FEET; THENCE SOUTH 21°40' EAST A DISTANCE OF 36 FEET; THENCE SOUTH 81°00' WEST A DISTANCE OF 90 FEET; THENCE NORTH 18°00' WEST A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH BANK OF THE LARAMIE RIVER; THENCE NORTHEASTERLY ALONG SAID BANK OF THE RIVER APPROXIMATELY 130 FEET; THENCE NORTH 61°50' EAST A DISTANCE OF 120 FEET; THENCE SOUTH 9°00' EAST A DISTANCE OF 30 FEET; THENCE SOUTH 61°50' WEST A DISTANCE OF 120 FEET; THENCE SOUTH 9°00' EAST A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

## ZONING INFORMATION

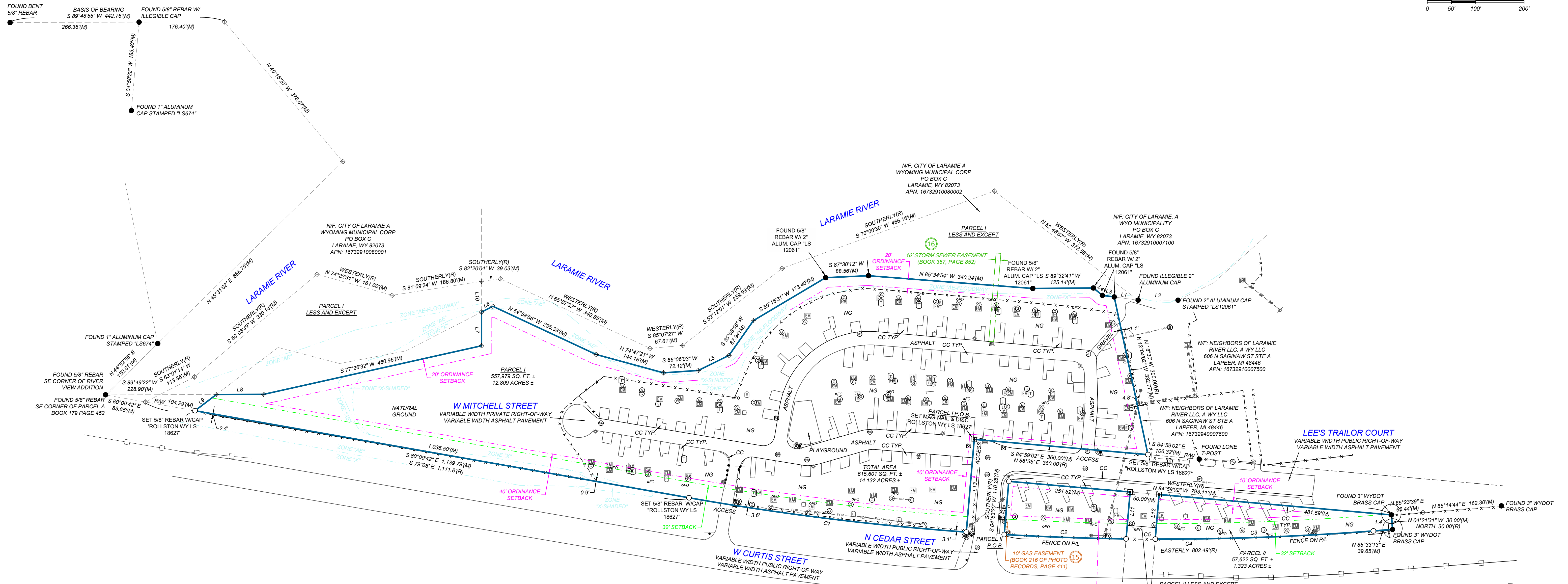
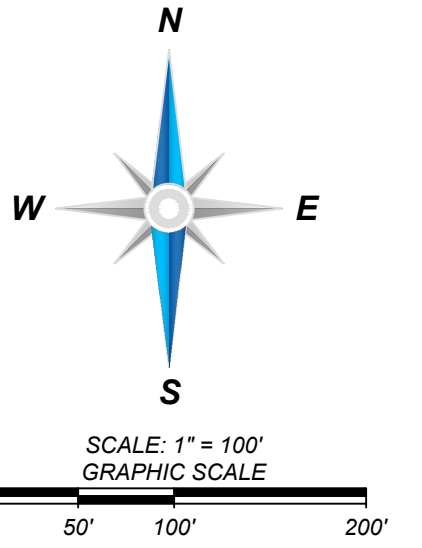
PROPERTY IS CURRENTLY ZONED:		AWAITING ZONING REPORT	
OBSERVED USE:	REQUIRED	USE PERMITTED BY ZONE:	YES, or NO
MIN. SETBACKS FRONT			N/A
MIN. SETBACKS SIDE			N/A
MIN. SETBACKS REAR			N/A
MAX. BUILDING HEIGHT			N/A
MIN. LOT AREA	615,601 SQ. FT. ±		
MIN. LOT WIDTH	2,519.53		
MAX. BLDG COVERAGE			N/A
PARKING REGULAR			0
PARKING HANDICAP			0
PARKING TOTAL			0

# ALT/NSPS LAND TITLE SURVEY

1664 N CEDAR ST

LOCATED IN: SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST, SIXTH P.M.

LARAMIE, ALBANY COUNTY, WYOMING 82072



## LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET 1" REBAR WITH CAP
- SET 1" ALUMINUM CAP WITH CHISEL
- ◇ COMPUTED POINT
- ⊠ ELECTRIC METER
- ⊡ ELECTRIC PEDESTAL
- ⊞ ELECTRIC BOX
- ⊟ POWER POLE
- ⊠ LIGHT POLE
- ⊡ TELEPHONE PEDESTAL
- ⊞ FIBER OPTIC CABINET
- ⊟ FIBER OPTIC POST
- ⊠ WATER METER
- ⊡ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊟ GAS METER
- ⊠ GAS VALVE
- ⊡ SANITARY MANHOLE
- ⊞ MANHOLE
- ⊟ DRAIN GRATE
- ⊠ CLEANOUT
- ⊡ MAIL BOX
- BOLLARD
- P.O.B. POINT OF BEGINNING
- NF NOW OR FORMERLY
- (M) MEASURED-CALCULATED DIMENSION
- (R) RECORD DIMENSION
- CC CONCRETE
- NG NATURAL GROUND
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- x-x-x-x- FENCE LINE
- GUARDRAIL
- OP-OP-OP- OVERHEAD POWER LINE
- FOP- UNDERGROUND FIBER OPTIC LINE
- UG- UNDERGROUND GAS LINE
- UL- UNDERGROUND WATER LINE
- CL- CLOUTING LINE

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	5,630.37'	577.25'	S 82°56'55" E	577.00'	5°52'27"
C1(R)	N/A	532.00'	N/A	N/A	N/A
C2(M)	5,628.90'	251.89'	N 87°57'55" W	251.86'	2°33'50"
C3(M)	5,630.96'	450.78'	S 87°50'50" W	450.66'	4°35'12"
C4(M)	5,630.22'	762.84'	S 89°26'06" W	762.26'	7°45'47"
C5(M)	5,607.30'	60.18'	S 89°33'08" E	60.18'	0°36'54"

## LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 82°16'20" E	49.72'
L2(M)	S 89°58'12" E	82.39'
L3(M)	N 82°16'20" W	24.84'
L4(M)	S 50°31'39" E	23.85'
L5(M)	N 63°50'05" E	70.32'
L6(M)	S 62°48'30" W	26.20'
L7(M)	S 00°00'44" E	69.59'
L8(M)	N 89°49'22" E	97.59'
L9(M)	S 52°43'15" W	55.34'
L10(M)	N 00°00'44" W	63.39'
L11(M)	N 04°52'14" E	97.15'
L12(M)	S 04°52'14" W	92.36'
L13(M)	S 04°53'20" W	192.03'
L13(R)	N/A	200.00'

# BLEW

Surveying | Engineering | Environmental  
 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
 EMAIL: SURVEY@BLEWINC.COM  
 OFFICE: 479.443.4506 FAX: 479.582.1883  
 WWW.BLEWINC.COM

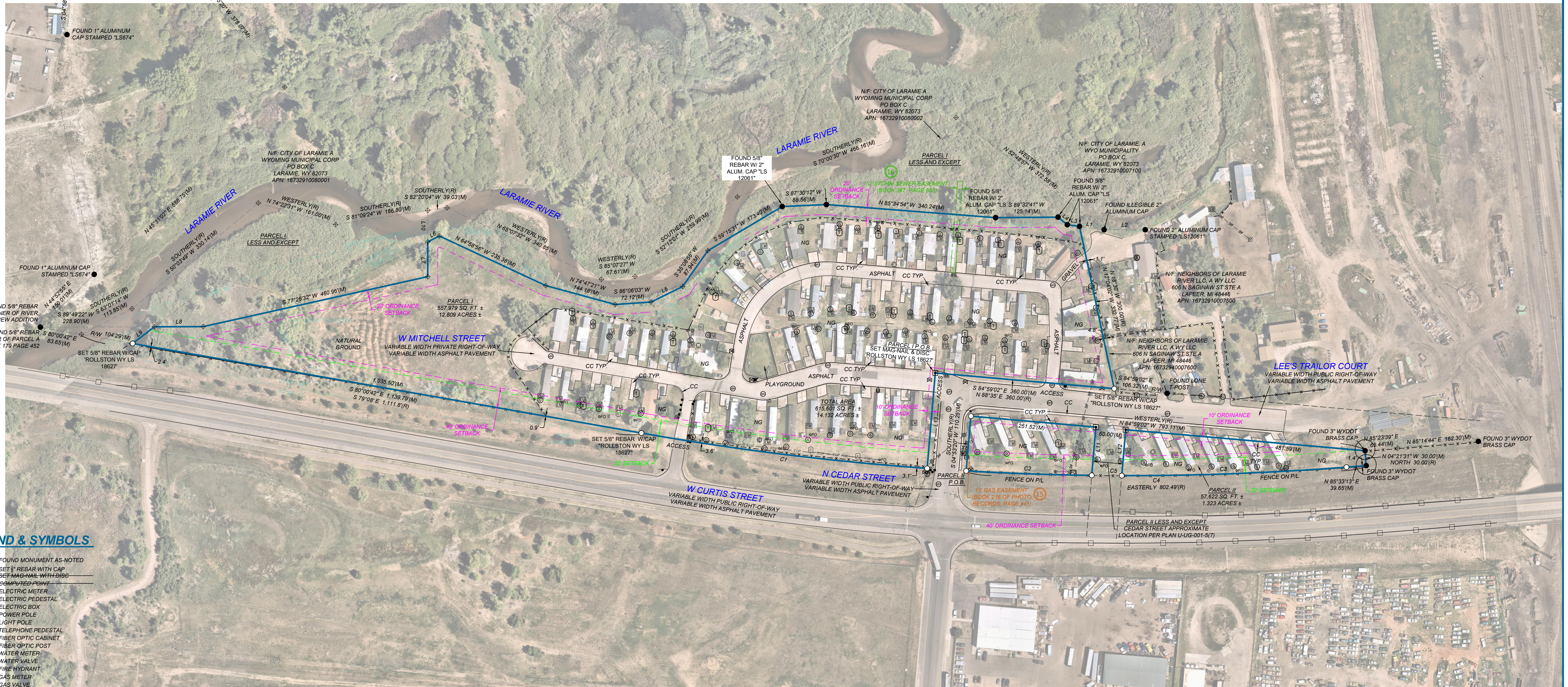
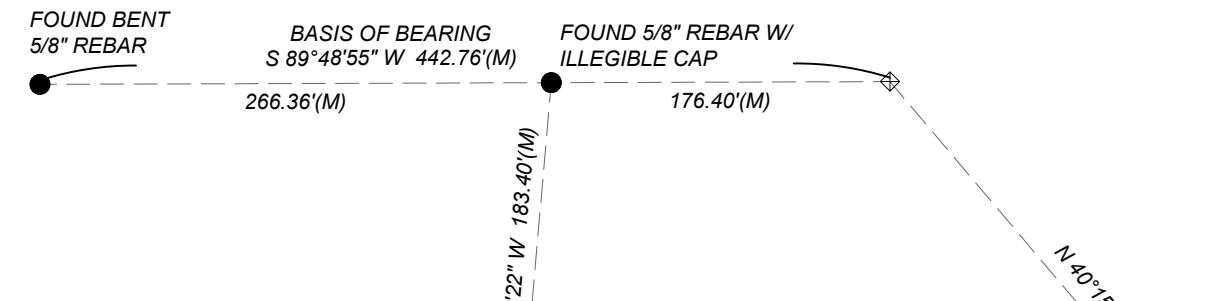
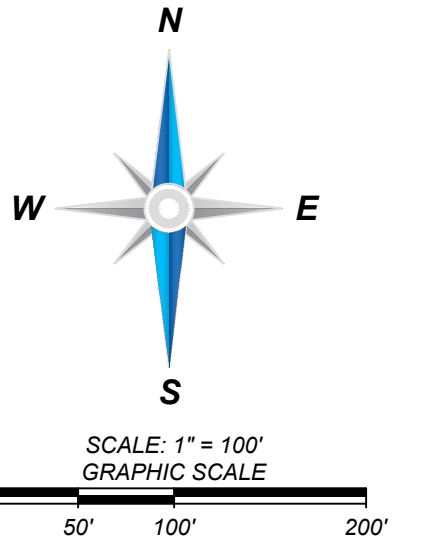
SURVEYOR JOB NUMBER: 28-3335	SURVEY DRAWN BY: ZBG - 06/05/2025
SURVEY REVIEWED BY: MB	SHEET: 2 OF 3

# ALT/NSPS LAND TITLE SURVEY

1664 N CEDAR ST

LOCATED IN: SECTION 29, TOWNSHIP 16 NORTH, RANGE 73 WEST, SIXTH P.M.

LARAMIE, ALBANY COUNTY, WYOMING 82072



## LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- SET 1\"/>
- SET 1\"/>
- COMPUTED POINT
- ⊕ ELECTRIC METER
- ⊖ ELECTRIC PEDESTAL
- ⊕ ELECTRIC BOX
- ⊖ POWER POLE
- ⊕ LIGHT POLE
- ⊖ TELEPHONE PEDESTAL
- ⊕ FIBER OPTIC CABINET
- ⊖ FIBER OPTIC POST
- ⊕ WATER METER
- ⊖ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊖ GAS METER
- ⊕ GAS VALVE
- ⊖ SANITARY MANHOLE
- ⊕ MANHOLE
- ⊖ DRAIN GRATE
- ⊕ CLEANOUT
- ⊖ MAIL BOX
- BOLLARD
- P.O.B. POINT OF BEGINNING
- N/F. NOW OR FORMERLY
- (M) MEASURED-CALCULATED DIMENSION
- (R) RECORD DIMENSION
- CC CONCRETE
- NG NATURAL GROUND
- BOUNDARY LINE
- EASEMENT LINE
- R/W --- RIGHT-OF-WAY LINE
- X-X-X FENCE LINE
- GUARDRAIL
- OP-OP-OVERHEAD POWER LINE
- FOP-UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	5,630.37'	571.25'	S 82°56'55\"/>		

## LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 82°16'20\"/>	

# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
28-3335

SURVEY DRAWN BY:  
ZBG - 06/05/2025

SURVEY REVIEWED BY:  
MB

SHEET:  
3 OF 3



**City of Laramie**  
Planning Division  
P.O. Box C  
Laramie, WY 82073

Telephone: (307) 721-5207  
E-Mail: [Planning@Cityoflaramie.org](mailto:Planning@Cityoflaramie.org)

---

**To: Laramie Planning Commission**  
**From: Joseph Shahidi**  
**Cc: Planning Division,**  
**Date: January 26, 2026**  
**Subject: VAR-25-0011 – Laramie Municipal Code Section 15.14.140.A.6**

---

Planning Commission,

The Planning Division is providing this memorandum to clarify the applicable code section associated with VAR-25-0011, scheduled for your review on January 26, 2026. This variance request concerns the setback standards for manufactured homes within the Friends of Laramie River Manufactured Home Park.

It has come to our attention that the relevant section of code for Laramie Municipal Code – LMC 15.14.140.A.6 – is not clearly identified within the staff report. To ensure the Commission has a clear understanding of the provision being applied and reviewed, staff felt it appropriate to highlight the exact setback standard referenced in the applicant's request.

Per the applicant's cover letter, the variance pertains specifically to **LMC 15.14.140.A.6.b**, which has been applied to lots along W. Curtis Street, N. Cedar Street, and E. Mitchell Street on the south side of the property.

It is important to note that these setback requirements apply only to Manufactured Home Communities as a use category. All other uses follow the setback standards associated with their respective zoning districts unless a different requirement is expressly provided within LMC Chapter 15.14.

Within code LMC 15.14.140.A.6 is written as such:

6. *All manufactured homes, and extensions thereof, accessory structures and other buildings shall be set back:*
  - a. *20 feet from the boundary of the manufactured home community;*
  - b. *40 feet from the edge of a public right-of-way;*
  - c. *10 feet from a private interior drive, or walking or parking area or other common space; and*
  - d. *16 feet from any other manufactured home.*

This memo is intended solely to assist the Commission in identifying the correct standards and understanding how they relate to the applicant's request.

Additionally, attached to this memo is "Exhibit A" is the design standards for Manufactured Home Park for your review. This is the complete set of design standards focusing on the use "Manufactured Home Community."

Please feel free to contact staff with any questions as you prepare for consideration of VAR-25-0011.

Respectfully,

Joseph Shahidi  
Planner II  
Planning Division  
City of Laramie

Attachment: Exhibit A - Section 15.14.140

**15.14.130.CC. Venue**

Venue for any judicial dispute between the City and provider shall be in the District Court, 2nd Judicial District, in Albany County, Wyoming.

**15.14.130.DD. Severability**

The various parts, sentences, paragraphs, sections and clauses of this chapter are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected thereby.

**15.14.130.EE. Violations of this Chapter**

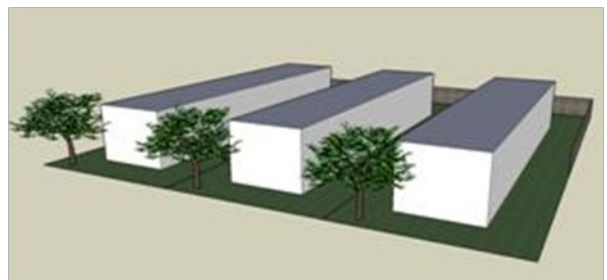
A violation of any of the provisions of this chapter shall be subject to LMC 15.26 Enforcement and Penalty and may be punishable with a fine of up to \$750 a day for each violation. Each day that a violation occurs or is allowed to exist by the provider constitutes a separate offense.

**15.14.140 MANUFACTURED HOME COMMUNITIES**

Manufactured home communities shall comply with the licensing provisions of subsection 15.24.050.F and the requirements listed in this subsection. The proposed manufactured home community shall be reviewed pursuant to the site plan review procedures of subsection 15.06.060.O (Ord. 1671 § 21, 2014).

**15.14.140.A. Development Standards**

1. All manufactured home communities shall comply with all other applicable zoning, design, and development regulations set forth in this code, including but not limited to:
  - a. The requirements of the zoning district in which the property is located (chapters 15.08, 15.10, and 15.12);
  - b. Applicable development and design standards (chapter 15.14) );
  - c. Improvement standards (chapter 15.18);
  - d. Current NFPA 501A (Standard for Fire Safety Criteria for Manufactured Home Installations, Sites, and Communities) standards; and
  - e. Current NFPA 54 (National Fuel Gas Code), NFPA 58



**Figure 15.14.140-1:** At minimum, manufactured home parks shall be landscaped, have perimeter fencing and shall be skirted.

(Liquefied Petroleum Gas Code) and NFPA 31(Standard for the Installation of oil Burning Equipment) standards.

2. Site development and access shall conform to the current International Fire Code as adopted by the city and all applicable development standards of this chapter.
3. All manufactured home communities shall be a minimum of 20 contiguous acres.
4. All manufactured home communities shall conform to the L4 site perimeter landscaping standards of subsection 15.14.050.
5. All manufactured home communities shall be screened from any adjacent development or public street with a masonry wall or solid material fence at least six feet in height and adequate plantings.
6. All manufactured homes, and extensions thereof, accessory structures and other buildings shall be set back:
  - a. 20 feet from the boundary of the manufactured home community;
  - b. 40 feet from the edge of a public right-of-way;
  - c. 10 feet from a private interior drive, or walking or parking area or other common space; and
  - d. 16 feet from any other manufactured home.
7. One freestanding identification sign may be erected at each major approach to the community provided that such sign:
  - a. Does not exceed an area of 15 square feet;
  - b. Does not exceed 10 feet in height;
  - c. Is set back from the street at least 18 feet;
  - d. Is of low-intensity illumination, not flashing or animated, and is ground-mounted; and
  - e. Meets all other requirements of chapter 15.14.120, Signs.
8. Manufactured home communities shall comply with the parking requirements of 15.14.040. Visitor parking spaces may be grouped in a common parking area and shall not be more than two hundred feet of the manufactured home space to which it relates.
9. All access aisles, internal roadways, and parking areas shall be surfaced with concrete or asphalt as determined by the City Manager's Office.
10. Ingress / Egress. A minimum of two accesses to a manufactured home community shall be required. At minimum, one access shall occur directly from a collector or arterial street unless otherwise approved by the City Manager's Office.
11. Dead-end access aisles, internal roadways or driveways shall not exceed 150'

in length unless otherwise approved by the City Manager's Office.

12. Individual spaces shall provide three hundred square feet of private open space for the sole benefit and use of the occupier of the space. The area shall not be a part of any modular home building footprint area, shall be adjacent to the subject manufactured homes and shall not count towards required landscaping or bufferyards.
13. Solid waste collection stands shall be provided for all personal waste containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning of the area. Solid waste collection stands shall be screened adequately from view. As an alternative, screened dumpsters may be provided.
14. Storage areas shall be provided for the storage of boats, campers, utility trailers and extra vehicles at the following minimum ratio: Three hundred square feet for each two manufactured home spaces. Each storage area shall be enclosed with a fence six feet in height and shall be screened from exterior view.
15. There shall be a paved system of walkways which gives safe and convenient access to every manufactured home and all common facilities.
16. The manufactured home community shall be connected to city water and sewer service. Septic systems are not approved for manufactured home community.
17. All utility lines shall be underground.
18. Each manufactured home shall be securely installed upon a stand and shall be skirted so as to conceal the undercarriage.
19. At least one-third of the manufactured home spaces in the manufactured home community shall be fully developed before any units may be located on the site and every unit shall be connected with water and sewer systems before occupancy.
20. No additions shall be attached to any manufactured home.
21. All accessory buildings shall conform to the accessory building setback requirements of the approved development plan and the provisions of this title.
22. Each manufactured home space shall be provided with a paved concrete patio, redwood deck, or other similar area of at least forty square feet.

#### **15.14.140.B. Permitted Accessory Buildings Within a Manufactured Home Park**

The following shall be permitted accessory buildings within a manufactured home park:

1. Laundry, grounds maintenance, recreation, restroom and swimming pool facilities and leasing offices. All community accessory building shall be on the approved development plan.

2. Detached individual storage rooms with an area no more than 150 sq. ft. each.

### **15.14.140.C. Manufactured Home Requirements**

1. All units located within a manufactured home community shall have been constructed after June 15, 1976 and built in accordance with National Manufactured Home Construction and Safety Standards Act, 42 U.S.C. Section 5400 et seq.
2. All units shall be a minimum of 16 feet wide by 36 feet long.