

## City of Laramie

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

Telephone: (307) 721-5207  
Fax: (307) 721-5248

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# MEMORANDUM

**Date:** March 23, 2023

**To:** Urban System Advisory Committee

**From:** Derek T Teini, AICP, Planning Manager, City of Laramie

**Subject:** Major Street Plan Map – Modification Considerations

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The current Major Street Plan was adopted in 2018 and can be found attached to this report. Below staff has included the following requested amendments for consideration by USAC. Three requests for modification have been made:

- Request #1 - "Consideration of removal from the Major Street Plan those streets mapped from the intersection of 45th and Crow to the east end of Willett and to the north end of Boulder Drive." – Proposed by Bern Hinckley, Citizen of Laramie
- Request #2 - "Extension of Inca Drive to the northern most proposed Collector shown on the Major Street Plan." – Proposed by the City of Laramie
- Request #3 - Future Meeting Discussion – Proposed by the City of Laramie

Below is information regarding each request.

**Request #1 - "Consideration of removal from the Major Street Plan those streets mapped from the intersection of 45th and Crow to the east end of Willett and to the north end of Boulder Drive.":**

At the request of Bern Hinckley, of the Albany County Planning and Zoning this change was requested. The reasoning for the request is noted below;

"Through review of the proposed Growth Area Management Plan and updated Casper Aquifer Protection Plan - two ongoing City/County cooperative projects - it has come to my attention that the City's Comprehensive Plan includes a "Major Street Plan" that presents a small network of streets in the area between 45th Street and Grand Ave. In the posted Laramie Comprehensive Plan, this "Map 8.1" shows a "parkway" (only one step below an "Interstate") running from the corner of 45th and Crow, south to join Grand Ave. at Vista Drive. In a subsequent, freestanding posting dated 2018, the map has downgraded the concept somewhat, showing "Future Collectors" joining 45th & Crow with the east end of Willett and with the north end of Boulder Drive.

In either case, the concept of major streets running through this area is contradictory to the guidance of the Casper Aquifer Protection Plan, which recommends minimal development in the Casper Aquifer Protection Area, and is inconsistent with the substantial and continuing investment of the city, county, state, and various community groups in the preservation and

limited development of this general area for open space, recreation, and aquifer protection (e.g. Jacoby Ridge Trail, Schoolyard Section, Pilot Hill, Aquifer Protection Overlay Zone).

To faithfully reflect community plans and aspirations for the future of this area, I suggest you remove these street segments from the relevant maps and plans. Nobody reading your planning documents should be led to believe that the city is planning to build city streets through this area, nor should such streets be on any prioritization list for future funding.

Thank you for your consideration,  
- Bern Hinckley”

In general, as depicted in the reasoning above, the consideration of this change is related to ongoing planning processes occurring between the City and County as well as limited expected development in the area, thus not warranting the need for these roads on the Major Street Plan. The consideration if adopted would remove these roads from the Major Street Plan as depicted in the map below.

The City of Laramie related to this request would not recommend that this change be considered, and that these proposed roads remain on the Major Street Plan as depicted. Despite the fact that planning efforts in this area anticipate limited growth and identify factors such as aquifer protection as reasons not to grow in the area, it does not negate the fact that these roads will still serve a broader transportation purpose for the existing developments in the Alta Vista and Indian Hills neighborhoods as well as future anticipated growth to the north of the City and for the community as a whole.

Currently existing neighborhoods in this area must access 30<sup>th</sup> Street, a minor arterial to travel north or south within the community. With more growth anticipated in the areas north of the city as shown in the current City of Laramie Comprehensive Plan as well as the current draft of the Laramie Area Growth Plan, eliminating possible transportation corridors in this area is not desired by the City at this time. The City anticipates major growth north of the City based upon major infrastructure improvements being made to water and sewer in the area that will provide opportunity for growth north of the City. These roads may still be needed from a transportation network standpoint and thus the city desires not to have them removed.

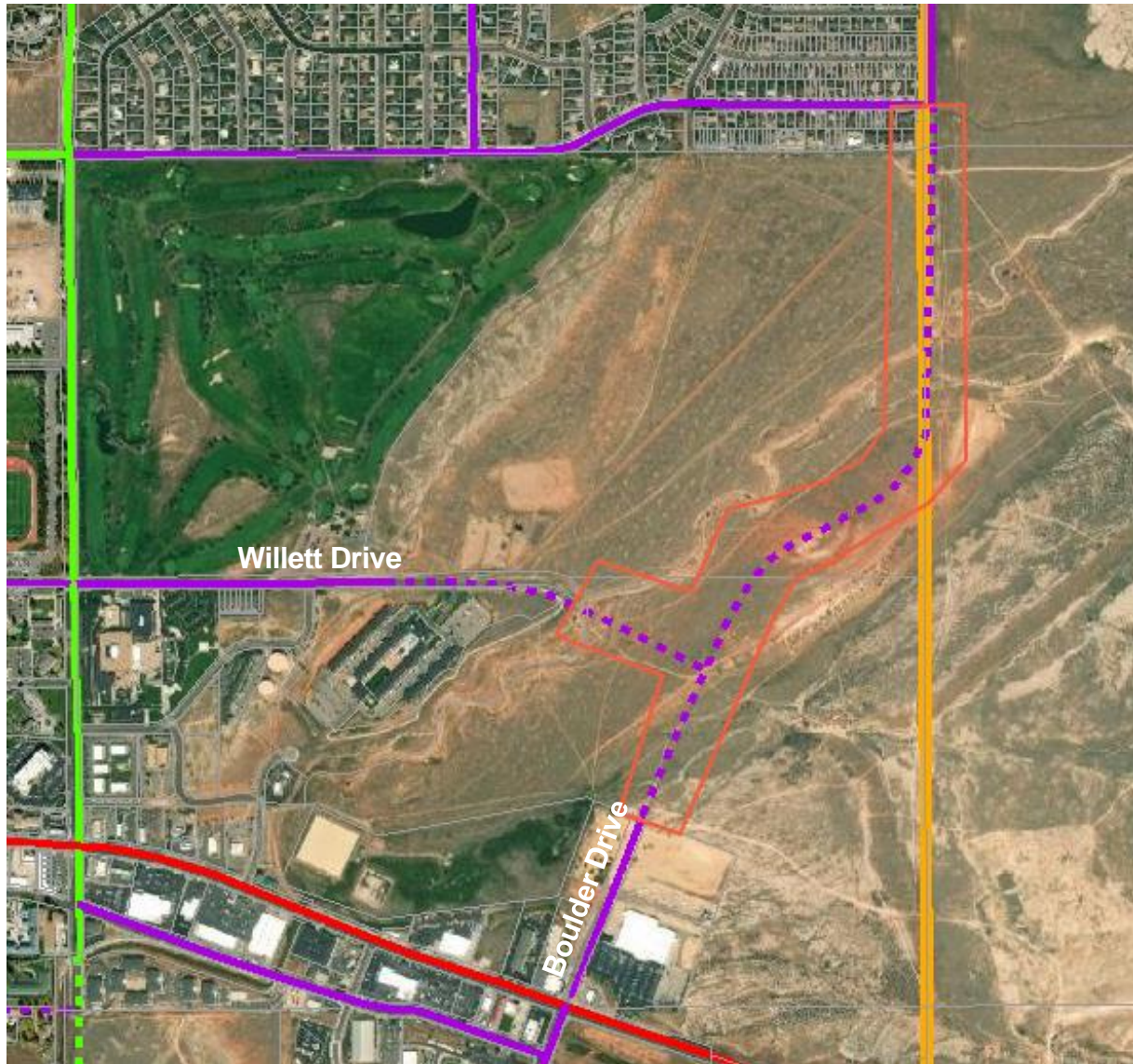
Albany County Planning Department does not have a recommendation. This does not impact the County road system.

A public comment related to this recommendation has been provided by the Albany County Clean Water Advocates and is attached to the report.

Motion Needed to Modify Per Request #1:

Move to approve removal from the Major Street Plan those streets mapped from the intersection of 45th and Crow to the east end of Willett and to the north end of Boulder Drive and forward to the City and County for adoption and concurrence.

If USAC wishes to keep the alignments as depicted no motion would be needed.

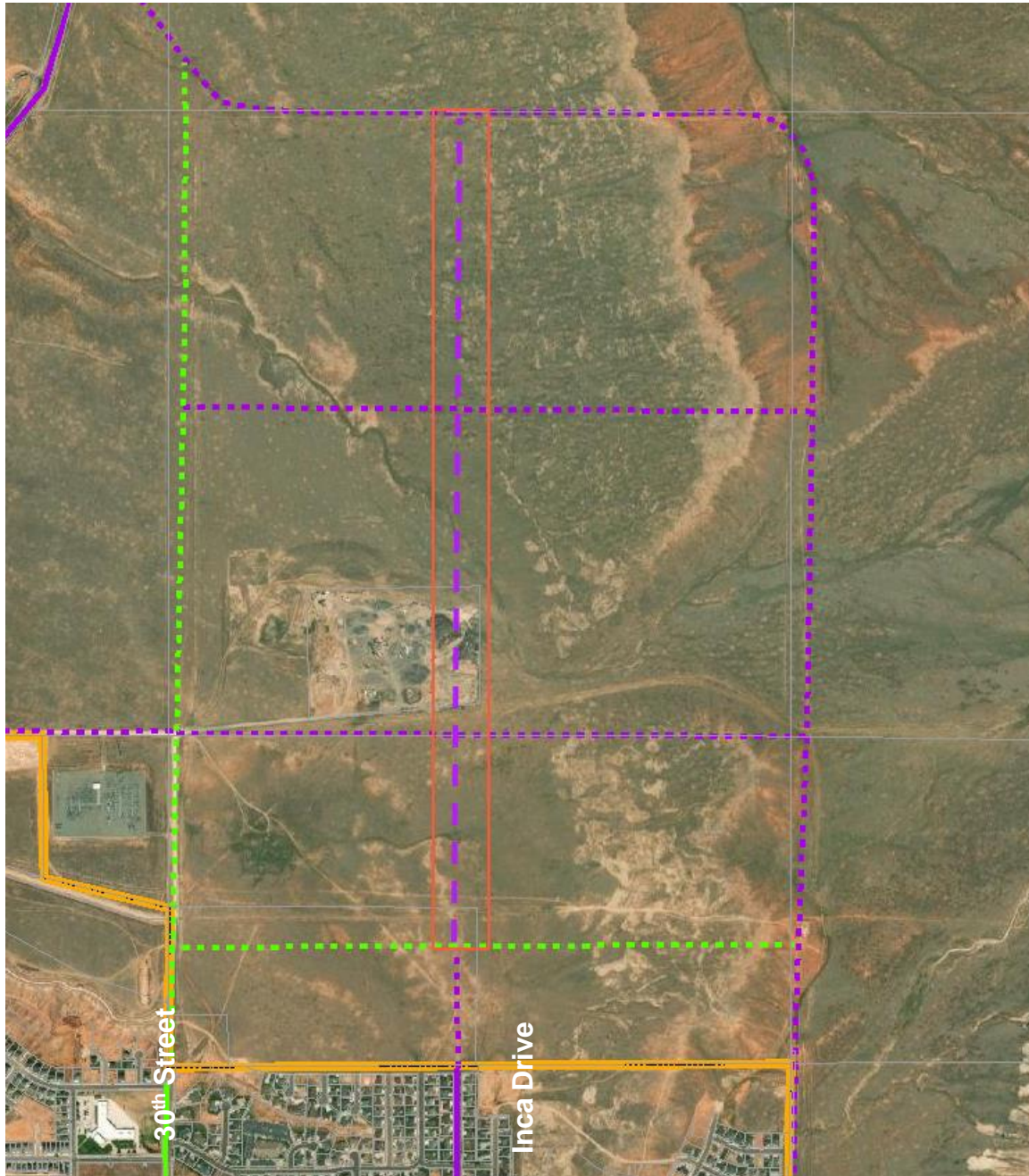


**Request #2 - “Extension of Inca Drive to the northern most proposed Collector shown on the Major Street Plan.”:**

With anticipated growth likely to occur north of the city, including a large subdivision nearing submittal, and due to infrastructure improvements being made in the area to both water and sewer, the extension of Inca Drive has been identified as a needed addition to the Major Street Plan. Currently Inca Drive extends north, just outside of the City limits, stopping at the future east-west proposed collector (Cumulus Drive). The City of Laramie is requesting that Inca Drive be extended to the most northern proposed collector as shown in the Major Street Plan and as shown in the map below. This extension will facilitate a more grid like pattern with better spacing between other proposed collectors and will provide future access to 30<sup>th</sup> Street and 45<sup>th</sup> Street as growth continues

northerly. The City of Laramie requests that this addition be made to the Major Street plan as shown in the map below.

Albany County Planning Department supports this recommendation.



Motion Needed to Modify Per Request #2:

Move to approve the extension of Inca Drive on the Major Street Plan extending Inca Drive to the most northerly proposed collector as shown in the Major Street Plan and forward to the City and County for adoption and concurrence.

If USAC wishes to not extend Inca as requested no motion would be needed.

**Request #3 - “Discussion regarding a more comprehensive revision to the Major Street Plan, which would include additional ROW extension in areas of anticipated growth, alignment refinement and other general updates”:**

Following discussion as City Staff, the City is recommending that USAC be prepared for an upcoming meeting later this spring/summer to complete a more comprehensive update to the Major Street Plan. Generally, the alignments shown in the Major Street Plan shows general locations of Major Streets and adequately serve the needs as a Major Street Plan. However like any plan, the City believes that some refinements could be made to make the map more refined and address small issues noted over the years, as well as improve the general traffic/street network in areas where growth is anticipated. Typically, most USAC meeting address current issues and updates that are more immediate, versus a more comprehensive update which has not been done in many years and based on changes in our community. Because of these factors it seems to be time to complete such an update. At this time no specific recommendations are being proposed, however this request was to allow the City, County, WYDOT, USAC Committee members and the public time to formulate and consider any proposed changes so a future meeting could be set up and adequate time could be given to propose any necessary changes desired by anyone. The hope is the respective agencies, and community members could prepare any desired requests so that they could be discussed comprehensively at a future meeting.

**Attachments:**

- 1) Existing 2018 Major Street Plan
- 2) Albany County Clean Water Advocates – March 23, 2023 Letter





P.O. Box 1753, Laramie, WY 82073

[albanycountycleanwateradvocates.org](http://albanycountycleanwateradvocates.org)

[albanyctycleanwateradvocates@gmail.com](mailto:albanyctycleanwateradvocates@gmail.com)

## **URBAN SYSTEMS ADVISORY COMMITTEE**

March 23, 2023

To the Members of USAC:

For nearly a year, Albany County Clean Water Advocates has been checking in with Laramie Planning Manager Derek Teini regarding our concern over the outdated Laramie Street Plan. This plan currently shows a proposed extension of the “collector” 45<sup>th</sup> Street to the end of Boulder Drive beside the Snowy Range Academy, along with a proposed extension of “collector” Willett Drive to meet the extension of 45<sup>th</sup> Street.

Mr. Teini advised us that the place to start with our concern was with USAC, and that time finally has arrived.

This map originally was put together before there was much knowledge of the Casper Aquifer or the need to protect its recharge area from potential pollutants (the Aquifer Protection Overlay Zone, or APOZ). The proposed collector extensions would generate street runoff and other impacts within the APOZ.

The city has taken fairly strong positions against new development within the APOZ and repeatedly has dismissed the idea of actually constructing these collector streets, which as currently mapped would cut through the Jacoby Ridge Trail development, bring traffic across the access points to the Pilot Hill Project (established in part for aquifer protection), and sit upgradient from the city’s Turner wellfield.

However, it remains on the USAC list and on the city street map, and has been picked up in other planning efforts, such as some versions of the Laramie Area Growth Plan.

The continued appearance of these proposed collectors on the city’s official street map contradicts its other ongoing efforts to promote aquifer protection, such as buying properties to maintain open space and requiring extra precautions from businesses operating within the APOZ.

We respectfully suggest that this contradiction be resolved by removing the proposed extensions of 45<sup>th</sup> Street and Willett Drive from the street map.

Sincerely,

Martin Greller, Secretary, for the Board of Directors  
Albany County Clean Water Advocates