

	<p>Agenda Item: Resolution</p> <p>Title: Resolution 2026-25, Declaring the West Side Study Area as Blight and Authorizing Development Pursuant to Wyoming Statute § 15-9-107(postponed from March 17, 2026)</p>
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Recommended Council Motion:

I move that the Laramie City Council approve Resolution 2026-25, declaring the West Side Study Area as blight and authorizing development pursuant to Pursuant to Wyoming Statute § 15-9-107, and authorize the Mayor and City Clerk to sign.

Administrative or Policy Goal:

Resolution 2025-13, Housing, foster and participate in action-oriented partnerships with stakeholders, across public and private sector, to address complex community issues like attainable workforce housing, economic development and public transportation, identify infill opportunities to increase housing diversity within he core area of the city, continue facilitating special projects that recruit developers in partnership with other regional partners, Economic Opportunity & Development, consider and evaluate growth opportunities in underutilized areas of north and west Laramie as well as what type of development should occur to attract investment.

Background:

The Laramie Urban Renewal Agency and City Staff along with the owners, represented by the Laramie Chamber Business Alliance, have worked on promoting development of the West Side Study Area through zoning and comprehensive plan changes. Following the completion of those items, the Laramie Urban Renewal Agency employed the services of Mark Christensen, AVI (Cheyenne) to develop a Plan & Project for the West Side Study Area.

Although the City of Laramie has established blight through an initiative resolution allowing for urban renewal activities to occur within the City Limits, City Council is required to declare the specific site as “blight” and available for urban renewal. Resolution 2026-25 and attached documents support the declaration of blight and authorize urban renewal. There are 9 specific conditions of blight including deteriorated or deteriorating structures, a predominance of defective or inadequate street layout, faulty lot layout in relation to size, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or other special assessments, delinquency exceeding the fair value of the land, defective or unusual conditions of title, and the existence of conditions which endanger life or property by fire and other causes.

Staff and our consultant believe the property qualifies under the three (3) following conditions constituting blight: 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 ROW. 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. New development may build 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. The floodplain can be seen as a condition that is unsafe to property and life.

The West Side study area exhibits the existence of blight in the community. Although largely undeveloped, the lack of utilities and existence of the floodplain yield conditions that the property is likely cost prohibitive to develop without the use of the powers outlined in the Wyoming Urban Renewal Code. The rehabilitation, conservation, or redevelopment of the subject property would not only benefit the community, but is necessary to protect the health, safety, welfare, and morals of the community. The use of the authority provided by the Wyoming Urban Renewal Code could facilitate development of the area through several of the tools enabled by the legislation, namely tax increment financing.

In addition to the conditions listed above there four criteria under 15-9-110 for a “plan” that must be met. 1) A feasible method exists for the relocation of families displaced, etc. As there is currently no housing on the property there this requirement is met. 2) The urban renewal plan conforms to the general plan of the municipality as a whole. The City of Laramie’s general plan is the Comp Plan which has been amended with this property on the Future Land Use Map being Urban Residential. All planning studies including the Comp Plan can be found at: <https://cityoflaramie.org/225/Studies-Plans-and-Other-Information> 3) Gives due consideration to the provision of adequate park and recreation areas, etc. This area is adjacent to Optimist Park and borders the Laramie River. There will be adequate access to the Laramie River Greenbelt and Optimist Park if this area is developed. 4) Affords maximum opportunity, consistent with the municipality’s needs, for the rehabilitation or redevelopment of the urban renewal area by private enterprise. As this land is not being acquired by the City of Laramie the full intent of this project for development to be completed by private enterprise.

Staff and our consultants are satisfied the report meets and exceeds the mandate to establish blight and slum by the governing body found in WY Stat. § 15-9-107 and recommends approval of the resolution.

Legal/Statutory Authority:

Laramie Municipal Code 2.34
Wyoming Statute 15-9-101, et seq. the “Wyoming Urban Renewal Code”

Budget Information:

N/A

Responsible Staff:

Todd Feezer, City Manager, Email: tfeezer@cityoflaramie.org, Phone: 307-721-5304

Attachments:

CC Resolution 2026-25 URA West Side Blight
3.9.26 Laramie_WestSide_Blight_Study