

AGENDA
Laramie Planning Commission
Monday, January, 23, 2017 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.

- 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. 01.09.2017 LPC Minutes**

Documents:

[LPC Minutes 01.09.17.Pdf](#)

- 3. Citizen Comments - Non-Agenda Related Topics – No Action Can Be Taken**
- 4. Planning Commission And Staff Reports And Comments**
 - 4.A. FYI Item Regarding Prohibited Uses List (Casper Aquifer Protection Plan & Laramie Municipal Code)**

Documents:

[Planning Commission 1.23.2017 APO FYI Memo.pdf](#)
[Wester Wetstein Memo And Table.pdf](#)
[WWC Peer Review Memo.pdf](#)
[Public Comments FULL 1.16.2017.Pdf](#)

- 5. Disclosures – Ex-Parte Communications; Potential Conflicts Of Interest**
- 6. Current Planning Projects**
 - 6.A. Old Business:**

6.A.i. FP-16-03 Grand View Heights, 6th Filing, Final Plat

File: FP-16-03 Grand view Heights, 6th Filing, Final Plat

Request: A Final Plat proposing 39 residential lots on a 10.57 acre tract of land.

Location: Located west of Glacier Street and north of the future Bill Nye Avenue.

Applicant/Agent: Country Club, LLC (John Edwards)

Owner: County Club, LLC

Purpose: Residential lots for future sale and development

Current Zoning: R2 (Limited Multi-Family)/Grand View Heights

PUD/Turner Tract Overlay Zone
Prepared By: Derek T. Teini, Principal Planner, AICP

Documents:

[FP-16-03 Postponement Memo 1.23.2017.Pdf](#)

6.B. New Business:

6.B.i. CUP-16-17: 1754 Centennial Drive – Hospice Of Laramie

REQUEST: Amend CUP-13-13 to incorporate an amended landscape plan, site plan and trash enclosure

LOCATION: 1754 Centennial Drive (Lot 2, Block 2 Fox Addition)

APPLICANT: Hospice of Laramie

OWNER: Albany County

ZONING: B1 (Limited Business)/ROB (Residential Overlay for Business) District

PURPOSE: Establishment of a Hospice Residential Care Facility

PREPARED BY: Charles W. Bloom, AICP, Principal Planner

Documents:

[CUP-16-17 Staff Report.pdf](#)

6.B.ii. FP-16-04: Stagecoach Ridge Subdivision, 1st Addition Final Plat

REQUEST: A Final Plat creating six residential lots on a 1.58 acre tract of land.

LOCATION: Generally located east of Falcon Court and north of Beaufort Street.

APPLICANT: BLT, LLC/ Christie Roberts (Gertsch-Baker Engineering & Design)

OWNER: BLT, LLC

ZONING: R1 (Single-Family Residential) District

PURPOSE: Residential lots for future sale and development

PREPARED BY: Eric Conner, Associate Planner

Documents:

[FP-16-04 Staff Report.pdf](#)

7. Long Range Planning Projects

8. Variances (Sitting As Board Of Adjustment)

(Swearing in of witnesses)

8.A. VAR-16-10: 417 Fremont Street- Alley Paving Requirements

REQUEST: Variance from LMC § 15.18.010.A.15 (Alleys) that would grant relief from City of Laramie standards for the required paving of alleyways in association with new development.

LOCATION: 417 Fremont Street

APPLICANT: Jensen LaPlante Development

OWNER: 417 Fremont Partners, LLC

ZONING: B2/ ROB Overlay (Business/ Residential Overlay for Business)

PURPOSE: Variance from LMC § 15.18.010.A.15 (Alleys) that would grant relief from City of Laramie standards for the required paving of alleyways in association with new development.

PREPARED BY: Eric Conner, Associate Planner

Documents:

[VAR-16-10 Staff Report.pdf](#)

9. Adjourn

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
JANUARY 9, 2017**

1. CALL TO ORDER

Meeting convened at 4:30 PM

Members present: Kathe Carlton, Jim McGrath, Ben McKay, Justin Piccorelli, Randy Vickers, and Kaye Willis (Chair).

Members absent: Brandon Reynolds

Council Liaison: Vicki Henry (absent)

Staff Present: Derek Teini, Paula Wilson-Cazier, and Nancy Bartholomew.

2. Elections

2.A. Election Of Officers – Chair (President)

Nominations were: Willis by McGrath.

Votes show Kaye Willis was elected Chair (President).

2.B. Election Of Officers – Vice-Chair (Vice President)

Nominations were: Vickers by Willis.

Votes show Vickers was elected Vice-Chair (Vice-President).

3. APPROVAL OF AGENDA AND MINUTES

3.A. Changes and Approval of Agenda

Agenda was approved as written.

3.B. Planning Commission Meeting Minutes

3.B.i. December 12, 2016 Planning Commission Minutes

MOTION BY MCKAY, seconded by Carlton, to approve the Minutes as written.

MOTION CARRIED by voice vote.

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

No citizen comments.

5. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

Teini- City Council liaison is now Vicki Henry.

Teini- FYI coming next meeting with EAC Prohibited Use List.

McGrath- asked about use of windmill in Turner Tract area.

McGrath & Piccorelli- talked about reducing the traffic flow over CAPP.

Teini- Urban Systems Advisory Committee (USAC) meeting on February 8, 2017.

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
JANUARY 9, 2017**

- 6. DISCLOSURES - Ex-parte communications; potential conflicts of interest**
No disclosures.

- 7. Training - Open Meetings And Public Records Acts**
Paula Wilson- Cazier gave presentation.

8. CURRENT PLANNING PROJECTS

- 8.A. OLD BUSINESS:** No items.

8.B. NEW BUSINESS:

8.B.i. Laramie Planning Commission Rules Of Procedure (By-Laws)

MOTION BY MCKAY, seconded by Vickers, to accept the Laramie Planning Commission Rules of Procedure (By-Laws) as adopted on January 9, 2017.

MOTION BY MCGRATH, seconded by Piccorelli, to amend By-Laws by changing the meeting time from 4:30 PM to 6:00 PM.

MOTION TO AMEND BY-LAWS FAILED by voice vote.

MOTION CARRIED by voice vote.

8.B.ii. 2017 Planning Division Submittal Schedules

MOTION BY CARLTON, seconded by Vickers, to accept the 2017 Planning Division Submittal Schedules.

MOTION CARRIED by voice vote.

9. LONG RANGE PLANNING PROJECTS

No items.

10. VARIANCES (sitting as Board of Adjustment)

None.

11. ADJOURN

MOTION BY VICKERS, seconded by McKay, to adjourn the meeting.

MOTION CARRIED by voice vote.

Meeting adjourned at 5:41 PM.

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
JANUARY 9, 2017**

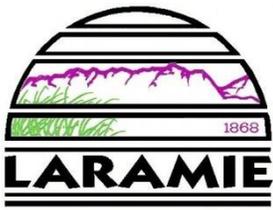
VALIDATED:

Kaye Willis, Planning Commission Chair

Date

Derek Teini, Planning Manager

Date



City of Laramie

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

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

Date: January 23, 2017

To: Laramie Planning Commission

From: City of Laramie Staff, Planning and Water Resource Administrator

Subject: FYI Item regarding Prohibited Uses List (Casper Aquifer Protection Plan & Laramie Municipal Code)

City Staff has prepared this FYI memo to inform the Planning Commission and Public about the status of the review related to the prohibited uses list in the Casper Aquifer Protection Plan and within Laramie Municipal Code. This item is being proposed as an FYI item to allow the Planning Commission the opportunity and time to review the documents presented. Staff believes that it is important to provide any materials associated with the possible amendments to the Planning Commission as soon as possible and prior to the Planning Commission considering a Code Text Amendment or Comprehensive Plan Amendment. The Planning Division recommends that if members of the public are present at this meeting that they accept public comments, however as an FYI item no action shall be taken on this item.

Background

The Casper Aquifer Protection Plan and accompanying ordinance were adopted in June of 2008 and have been in place since that time, with no changes or revisions made to the plan.

(Casper Aquifer Protection Plan: <http://www.cityoflaramie.org/index.aspx?NID=226>)

(Zoning Ordinance 15.08: <http://www.cityoflaramie.org/DocumentCenter/Home/View/2227>)

Following adoption and up to this point in time, all development has followed the Casper Aquifer Protection Plan guidance and regulatory measures include in Laramie Municipal Code (LMC) for the Casper Aquifer Protection Overlay Zone. In that time, regulations regarding prohibited uses, vulnerable feature setbacks and the Site-Specific Investigation process has allowed development to continue, all while protecting the aquifer through the prescribed measures outlined by LMC. More specifically, 58 Site Specific Investigations have been completed for a variety of permitted developments located within the Aquifer Protection Overlay Zone. Of those permitted uses, and based upon the completion of the Site Specific Investigation and peer review, many engineering controls have been required of the developments in order to mitigate potential risks identified during the Site Specific Investigation process. The engineering controls required for the different projects have ranged from more basic measures such as stormwater drainage controls to more

complicated measures such as the installation of an impermeable liner beneath an asphalt parking area. Through the administration of these SSI's, the question has been raised by staff, as well as developers within the community, "Could engineering controls possibly be used to allow for uses not permitted at this time?"

In response to this general concept and question, staff contracted with John Wetstein of Wester Wetstein and Associates, an Engineering and Hydrogeology consulting firm to consider the concept of amending the Prohibited Activities List based upon the general concept that engineering controls may allow for some currently prohibited activities within the Overlay Zone. Wester Westein and Associates were then given the task of reviewing the prohibited use list and framework ordinance in terms of the general concept that engineering controls may provide an opportunity for presently prohibited activities to be allowed. Aside from the general framework as to how an activity may be reviewed, no other direction regarding each of the prohibited activities were given. The memo from Wester Wetstein and Associates is attached.

Following completion of the review by Wester Wetstein and Associates, City Staff desired to hire two other multi-disciplinary consulting firms (Engineering and Geology) to peer review the recommendations within the memo related to the prohibited activities list and framework regulations completed by Wester Wetstein and Associates. Unfortunately, at this time, staff has only been able to secure one firm to review the work, which is the review completed by WWC (attached). WWC completed their review of both the memo and recommendations by Wester Wetstein and Associates and the information provided by staff related to the framework regulations.

With the completion of the original review and one peer review, staff set and held a meeting with the Environmental Advisory Committee (EAC), a joint City/County committee tasked with reviewing and providing recommendations on environmental and technical issues for both the City Council and County Commissioners, on January 5, 2016 for this topic. During the meeting, the EAC discussed, asked questions and considered the general concept, as well as provided the members of the public in attendance an opportunity to provide comments. After public comments and discussion, the EAC unanimously recommended against consideration of the concept. Staff recommends that Planning Commission listen to the EAC meeting which contains a presentation by John Wetstein of Wester Wetstein and Associates, EAC deliberation and public comment. The EAC meeting audio is available online here: <http://www.cityofflaramie.org/DocumentCenter/Index/1007> .

FYI Materials

Included within this FYI Memo are the following materials:

- Proposed Code Text Amendment Framework – This item was prepared by staff to provide the professional consultants a framework to consider when reviewing the prohibited uses list. The framework is not final and has not incorporated any of the recommendations from the consultants.
- Wester Wetstein & Associates Memo 11.28.2016 – This memo was based upon a review of the prohibited activities list found within LMC and the Casper Aquifer Protection Plan that Wester, Wetstein & Associates provided. In addition, Wester Wetstein & Associates reviewed the framework text amendment provided by staff.
- WWC Engineering 12.21.2016 – This memo was based upon a review of the prohibited activities list found within LMC and the Casper Aquifer Protection Plan and the review completed by Wester Wetstein and Associates memo.
- Public Comments – Staff has received multiple public comments related to this item. Attached are all the public comments (including a petition) that have been submitted to staff up to the date of the writing of this memo (January 16, 2017).

TECHNICAL MEMO

PROJECT: Technical Review of the Prohibited Uses List In The City Of Laramie Casper Aquifer Protection Plan

SUBJECT: Discussion of Modifications to Prohibitive Use List

DATE: November 28, 2016

TO: Darren Parkin and Derek Teini

FROM: John Wetstein

COPY: Files

Gentlemen:

The following are my recommendations with respect to modifications to the Unified Development Code, Chapter 15.08 and the Casper Aquifer Protection Plan.

15.08.040.A.3.n: I would add a reference that the professional has to be skilled in the design of containment systems as well. Recommended change to paragraph “n” to read as follows:

- n. “Project Specific Report” is an investigative report prepared by a Wyoming licensed professional engineer, geologist, hydrologist or other qualified professional who, by experience and/or training has the required knowledge and experience in the areas of groundwater evaluation, geologic formation analysis, contaminant transport, secondary containment design, monitoring and maintenance and/or wastewater treatment that prevents contamination from spills and leaks that is used to identify impacts to the Casper Aquifer by a proposed development that is considered a prohibited activity (15.08.040.A.9 and 15.08.040.A.10).

15.08.040.A.6.c: I have attached to this memo the list of prohibitive use activities and which ones I feel would be eligible for a “Project Specific Report” review. My first criteria in evaluating these uses were the size of the operation, both area of land that could be potentially impacted and the volume of waste generated and stored and/or volume of process fluid stored. Those uses that require the storage of large volumes of waste (or their main purpose is to store large volumes of waste), large volumes of process fluids and/or required a large physical land footprint were deemed to be ineligible. The main justifications for this were that with the large volume of waste and/or process fluids stored, even if leak detection systems were utilized, a leak could result in larger quantities of fluids infiltrating the aquifer before remediation efforts could be imposed. Likewise, those uses which required large areas of land to be utilized in their operation would make it more difficult to both design for, and monitor potential leaks which could infiltrate to the aquifer. With this in mind I have recommended an interim step be conducted before requiring that a potential developer conduct the “Project Specific Report”. This will be discussed in more detail in my discussion of 15.08.040.A.9 and 15.08.040.A.3.10. To follow is my reasoning for allowing certain prohibitive uses

to be eligible for the "Project Specific Report" step and possibly implemented in the Casper Aquifer Protection Area.

3. Commercial car or truck washes, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works: The wash facility could be designed to collect all wash water with a double containment (or triple containment) system with a properly maintained leak detection system. A recycled wash water system could be imposed to minimize the volume of waste water generated which would generate a reasonable volume of waste water that would need to be either stored for later transportation to a Publicly Owned Treatment Works (POTW). An onsite treatment system could also be utilized which would further decrease the volume of waste that would need to be stored and later transported to a proper disposal facility. Proper design components could be implemented to prevent leakage during the waste transportation process.

5. Non-perchloroethylene Commercial and home occupation clothes or cloth cleaning service which involves the use, storage, or disposal of hazardous materials, including without limitation, dry-cleaning solvents. Dry cleaning facilities could be required to maintain all stored materials in above ground, easily viewable systems/areas. This would allow easy inspection by the City for compliance with the protection of the Aquifer. During the review process the size of the proposed facility could be used to justify the acceptance of that use so that there will be a limited volume of stored material, the storage can be maintained in a visible area for early leak detection (still require dual containment with leak detection). The small volume of waste could then be stored until it could be transferred to a proper waste treatment facility. The City could also impose that only non-perchloroethylene (or "PERC") systems are used such as the carbon dioxide technology.

6. Commercial and home occupation generation of electrical power by means of fossil fuels except generation by means of natural gas or propane. This would have to be on a small scale such as for backup generation otherwise the volume of diesel required would make it ineligible per opening comments on this subject. Also, the City already has set a precedent with the backup generators at Wister Drive Pump Station and Imperial Heights Pump Station. It could be required that all fuel storage be above ground with multiple containment safe guards. This would allow for visual monitoring of any containment degradation.

7. Commercial and home occupation production or fabrication of metal products, electronic boards, electrical components, or other electrical equipment involving the use, storage or disposal of any hazardous material or involving metal plating, metal cleaning or degreasing of parts or equipment with industrial solvents, or etching operations. This would need to be size determined to control the potential volume of material that would need to be stored. Could require that only closed loop, zero discharge systems be utilized where the waste product (precipitated metals and soluble salts, etc.) are stored until disposed of at an appropriate treatment facility. Installation of activated carbon systems can achieve up to 90% capture and recycle of organic solvents used in the system. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

8a. Commercial and home occupation on-site storage of oil and other materials for the purpose of retail oil and lube shop uses. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

9. Commercial and home occupation embalming or crematory services which involve the use, storage or disposal of hazardous material, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system. Could restrict funeral home to a "Green Burial" facility that uses eco-friendly alternative embalming fluids to that of formaldehyde or contain all fluids for later transfer to POTW. System could be plumbed so that only the toilet plumbing is routed to a POTW and all other plumbing (sinks, floor drains etc.) are captured in a containment system with leak detection for later transfer to an appropriate treatment facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

10. Commercial and home occupation furniture stripping operations which involve the use, storage or disposal of hazardous materials. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

11. Commercial and home occupation furniture finishing operations which involve the use, storage or disposal of hazardous materials. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

13. Commercial and home occupation clothes or cloth cleaning service for any industrial activity that involves the cleaning of clothes or cloth contaminated by hazardous material, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The City could require that the system incorporate a water treatment/recycling system to cut down on the volume of waste produced that will need to be stored to later be transferred to an appropriate treatment facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

14. Commercial and home occupation of any biological or chemical testing, analysis or research which involves the use, storage or disposal of hazardous material. This use again, would need to be evaluated on the size of the proposed facility. The system could be plumbed so that only the toilet plumbing is routed to the POTW and all other plumbing (sinks, floor drains etc.) are captured in a containment system with leak detection for later transfer to an appropriate treatment facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

17. Commercial and home occupation photographic finishing which involves the use, storage, or disposal of hazardous materials. This use again, would need to be evaluated on the

size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal. The system could also be required to incorporate some means of recovery and re-use treatment to minimize the waste volume. For example: use of silver-free films.

18. Commercial and home occupation printing, plate making, lithography, photoengraving or gravure, which involves the use, storage or disposal of hazardous materials. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal. The system could also be required to incorporate some means of recovery and re-use treatment to minimize the waste volume. The City could also require alternative use of hazardous material in the facility for example UV-light or electron-beam curable inks, vegetable-based inks (including soy oil-based inks) or aqueous-based inks. In lithographic printing, the less volatile glycol ethers can substitute isopropyl alcohol (IPA) in fountain solution.

22. Storage of pavement de-icing chemicals unless storage takes place within a weather-tight waterproof structure. The verbiage in the Code already addresses the design steps required to allow this type of use in the CAPA.

24. Commercial and home occupation finishing or etching of stone, clay, concrete or glass products or painting of clay products which involves the use, storage, or disposal of hazardous materials. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

25. Commercial and home occupation dyeing, coating or printing of textiles, or tanning or finishing of leather, which involves the use, storage, or disposal of hazardous materials. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

26. Commercial and home occupations involving the repair or maintenance of automotive or marine vehicles or internal combustion engines of vehicles, involving the use, storage or disposal of hazardous materials, including solvents, lubricants, paints, brake or transmission fluids or the generation of hazardous wastes. This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All vehicles/items to be worked on would be required to be stored on an impermeable surface with dual containment and leak capture facilities that will either treat or contain

the waste for proper disposal at an appropriate facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

28. Commercial and home occupation production or treatment of wood, veneer, plywood, or reconstituted wood, which involves the use, storage or disposal of any hazardous material.

This use again, would need to be evaluated on the size of the proposed facility to allow for the above ground containment and visibility of the stored material – both new product and waste product. The facility could be plumbed so that all waste except sanitary waste is discharged to holding tanks with leak detection for later transfer to a proper disposal facility. All work areas would need to be over an impermeable surface with proper secondary containment design where the waste is collected and stored for proper treatment and/or disposal.

15.08.040.A.9.a and 15.08.040.A.9.b: Project Specific Report for Eligible Prohibited Uses: Prior to making the developer provide the detailed “Project Specific Report” you might consider it a requirement to hold preliminary meeting with the developer and his/her consulting group to discuss the project. Items that I would suggest to be covered in this meeting would be:

1. Size of operation – foot print of facility (square feet)
2. Description of proposed facility
 - a. Description of the daily operation of the facility
3. Description of waste produced
4. Volume of waste produced
5. Proposed containment and treatment of waste produced (general description not a detailed design description)
6. Maintenance routine and inspections by City personnel and/or a third party to insure that the storage, treatment and process controls required are being properly carried out and maintained.
7. Level of design required to show how the aquifer will be protected.

This information would allow the City to determine the size of the facility and volume of the waste in order to make an early decision as to whether it is eligible or not before the developer spends a lot of money developing his project specific report.

15.08.040.A.9.b.ii and 15.08.040.A.9.b.iii: The language in 15.08.040.A.9.b.ii and 15.08.040.A.9.b.iii is adequate to address the requirement that the Project Specific Report for Eligible Prohibited Uses must address the engineering controls and their adequacy with respect to the identified vulnerable features and if the setback distances cannot be honored that a variance request process would be required. I feel that honoring the setback distances should be a requirement. This adds one more layer of protection into the design, and if a variance is requested it provides the City with an avenue to receive and to discuss, in more detail, the design, process and maintenance of the developer’s proposed design and how it will protect the aquifer if a variance is requested to the setback mandate.

General comment on the Project Specific Report for Eligible Prohibited Uses process: The list of requirements in 15.08.040.A.9.a and 15.08.040.A.9.b spell out clearly the requirements necessary for the potential approval of a “Prohibited Use”. From an engineering perspective, the ultimate question is going to be to what detail of design is the City going to require prior to rendering their decision with respect to allowing or deny the developer’s request to build in the aquifer protected area. This last comment applies more specifically to 15.08.040.A.9.a.v (accounting of contaminant areas) and 15.08.040.A.9.a.xi (best management practice explanation). The developer will desire to minimize his cost by performing a limited amount of the detailed design until approval from the City

has been granted. On the other hand, as a third party doing a peer review of the Project Specific Report, I would like a thorough design report describing and showing details of the proposed containment/treatment/storage design. During the preliminary meeting with the developer and his/her consulting firm, the City should be very clear in the level of design they will require to be presented in the Project Specific Report. This will aid the developer's consultant in preparing a cost estimate for the developer to perform this work and will provide some guidance to the peer reviewing company as to the level of design that they will be reviewing. The Project Specific Report should contain a schematic of the proposed system which identifies the function of each manufacturing/process step and as a requirement of 15.08.040.A.9.a.v should provide generalized design details that would accurately reflect the design measures at each of these manufacturing/process steps that will be taken to protect the aquifer.

As described in the draft amendments to the Unified Development Code, Chapter 15.08 presented in our initial meeting by Mr. Teini, I feel that there is adequate information presented for me as an engineer to both prepare and present a Project Specific Report to the City of Laramie or perform a review of said report under the peer review process. I believe it will take at least a couple of these reports to be prepared before the level of design required by the City can be accurately reflected to future developers and their consultants. Overall, I think that this prohibited use process will work which will allow for potential development in the City of Laramie while still protecting the aquifer. With respect to Mr. Teini's comment about regulating the size/volume of the proposed development, I feel this should be determined on a case by case basis during the professional review process. Several factors will go into the decision to allow the proposed prohibited activity to be approved: first will be the type of waste generated (a dilute waste product or a concentrated waste product) and second will be the method and frequency of handling the waste product to remove it from the site (higher frequency of product removal will increase chances of accident with vehicle traffic on the aquifer with the potential to create a leak and contaminate the aquifer). The discussion to try to minimize the waste product should lead the developer in the direction to provide onsite treatment or re-use systems to minimize the production of their waste product. Critical in the review process will be the interaction with the City wastewater department. The ability of the wastewater treatment plant to accept and treat the hazard waste generated will need to be determined. This will dictate whether the waste product can be delivered into the City of Laramie's wastewater collection/treatment system or if it needs to be stored on site for later transfer to an appropriate treatment facility. If the waste is allowed to be transferred to the City of Laramie's wastewater treatment plant, provisions to protect the aquifer will still need to be addressed in the design of the wastewater collection piping (i.e. encasement of sewer pipe within another pipe with a leak detection system).

From an engineering perspective, I do not feel that the containment/treatment design is going to be the most critical component in maintaining the safety of the aquifer if prohibited use development is allowed in the aquifer protection area. The most critical component in my mind is the day to day observance of the safety measures outlined in the original approved Project Specific Report by the employees of the prohibited use development. Also, the inspection of the facility by the City and/or a third party reviewer with respect to the adherence to the safety and containment measures outlined in the Project Specific Report will need to be conducted to insure that the containment/treatment systems are being properly maintained and utilized. Would the City have the authority as the code is written now to require a company to shut down their operation if they are not adhering to the requirements spelled out in the Project Specific Report?

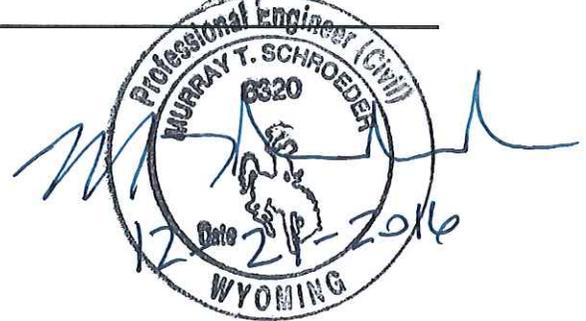
Prohibited Activity	Examples of Prohibited Activities	Project Specific Report Eligibility	Comment
<p>The following activities are prohibited in the APO zone:</p>	<p>The following are examples of businesses or activities which may conduct the prohibited activity.</p>		
<p>1. Activities involving any equipment for the storage or transmission of any hazardous material to the extent that it is not pre-empted by federal law.</p>	<p>Petroleum pipelines or gasoline stations.</p>	<p>Not Eligible</p>	<p>Volume of material stored/conveyed - Significant volume of material could be released into aquifer before confirmation of leak realized</p>
<p>2. The discharge to groundwater of any waste product.</p>	<p>Any business or facility.</p>	<p>Not Eligible</p>	<p>Goes against whole principal of Aquifer Protection Plan - plus given the commingling of the Satanka and Casper Aquifers, even a release to the Satanka could potentially impact the Casper</p>
<p>3. Commercial car or truck washes, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system.</p>	<p>Car or truck washes, detail shops or car dealership.</p>	<p>Eligible</p>	<p>Could design system to collect and store wastewater to be disposed of at a the allowed POTW</p>
<p>4. Commercial and home occupation production or refining of chemicals, including without limitation, hazardous materials or asphalt.</p>	<p>Chemical, petroleum, asphalt or pesticide manufacturer.</p>	<p>Not Eligible</p>	<p>Volume of material stored/produced - Significant volume of material could be released into aquifer before confirmation of leak realized</p>
<p>5. Commercial and home occupation clothes or cloth cleaning service which involves the use, storage, or disposal of hazardous materials, including without limitation, dry-cleaning solvents.</p>	<p>Dry cleaner.</p>	<p>Eligible</p>	<p>Limited stored material, storage in visible area for early leak detection, could specify only non-perc treatment process</p>
<p>6. Commercial and home occupation generation of electrical power by means of fossil fuels except generation by means of natural gas or propane.</p>	<p>Fossil-fueled electric power producer.</p>	<p>Eligible</p>	<p>This is currently allowed at both the Wister Drive and Imperial Heights Pump Stations with their diesel backup generators. Could specify maximum size of storage and provide design for leak detection etc.</p>
<p>7. Commercial and home occupation production or fabrication of metal products, electronic boards, electrical components, or other electrical equipment involving the use, storage or disposal of any hazardous material or involving metal plating, metal cleaning or degreasing of parts or equipment with industrial solvents, or etching operations.</p>	<p>Metal foundry, metal finisher, metal machinist metal fabricator, metal plating, electronic circuit board, electrical components or other electrical equipment manufacturer.</p>	<p>Eligible</p>	<p>Utilize closed-loop and zero discharge methodology, contain waste residual from system in closed leak detection system containers for ultimate disposal</p>
<p>8. Commercial and home occupation on-site storage of oil, petroleum or gasoline for the purpose of wholesale or retail sale.</p>	<p>Bulk plant, and gasoline station</p>	<p>Not Eligible</p>	<p>Due to volume stored and in most cases, below ground storage, make these ineligible.</p>
<p>8a. Commercial and home occupation on-site storage of oil and other materials for the purpose of retail oil and lube shop uses</p>	<p>Oil and lube shop.</p>	<p>Eligible</p>	<p>Could be eligible due to limited storage of material, type of storage (above ground and self contained) plus with Grease Monkey, already have this type of development in the CAPP</p>
<p>9. Commercial and home occupation embalming or crematory services which involve the use, storage or disposal of hazardous material, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system.</p>	<p>Funeral home or crematory.</p>	<p>Eligible</p>	<p>Could restrict funeral home to a "Green Burial" facility that uses eco-friendly alternative embalming fluids to that of formaldehyde or contain all fluids for later transfer to POTW</p>
<p>10. Commercial and home occupation furniture stripping operations which involve the use, storage or disposal of hazardous materials.</p>	<p>Furniture stripper.</p>	<p>Eligible</p>	<p>Could be reviewed based on size of operations (i.e. volume of chemicals stored and waste produced). All waste except sanitary waste discharged to tanks with leak detection for later transfer to proper disposal facility</p>
<p>11. Commercial and home occupation furniture finishing operations which involve the use, storage or disposal of hazardous materials.</p>	<p>Furniture repair.</p>	<p>Eligible</p>	<p>Could be reviewed based on size of operations (i.e. volume of chemicals stored and waste produced). All waste except sanitary waste discharged to tanks with leak detection for later transfer to proper disposal facility</p>
<p>12. Storage, treatment, or disposal of hazardous waste.</p>	<p>Hazardous waste treatment, storage or disposal facility.</p>	<p>Not Eligible</p>	<p>No comment necessary</p>

13. Commercial and home occupation clothes or cloth cleaning service for any industrial activity that involves the cleaning of clothes or cloth contaminated by hazardous material, unless all waste waters from the activity are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system.	Industrial laundry.	Eligible	Full collection of wastewater and proper discharge to POTW
14. Commercial and home occupation of any biological or chemical testing, analysis or research which involves the use, storage or disposal of hazardous material.	Laboratory: biological, chemical, clinical, educational, product testing or research.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
15. Commercial and home occupation pest control businesses which involve storage, mixing or loading of pesticides or other hazardous materials.	Lawn care or pest control business.	Not Eligible	Could potentially design for proper containment, but human activity would be more susceptible to error and potential detrimental spill
16. Commercial and home occupation salvage operations of metal or vehicle parts.	Metal salvage yards, vehicle parts, salvage yards or junk yards.	Not Eligible	Too difficult to contain site
17. Commercial and home occupation photographic finishing which involves the use, storage, or disposal of hazardous materials.	Photographic finishing laboratory.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
18. Commercial and home occupation printing, plate making, lithography, photoengraving or gravure, which involves the use, storage or disposal of hazardous materials.	Printer or publisher.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
19. Commercial and home occupation pulp production, which involves the use, storage or disposal of any hazardous materials.	Pulp, paper or cardboard manufacturer.	Non Eligible	Footprint of Operation - Volume of material involved
20. Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries.	Recycling facility which accepts waste oil, spent anti-freeze or spent lead-acid batteries.	Not Eligible	Volume of material, non-professional handling of material, i.e. public dropping off product
21. Commercial and home occupation production or processing of rubber, resin cements, elastomers or plastic, which involves the use, storage or disposal of hazardous materials.	Rubber, plastic, fabric coating, elastomer or resin cement manufacturer.	Not Eligible	Wastewater volume
22. Storage of pavement de-icing chemicals unless storage takes place within a weather-tight waterproof structure.	Salt or de-icing storage facilities.	Eligible	Language in municipal code already allows for this type of operation if properly designed and managed
23. Commercial and home occupation accumulation, storage, handling, recycling, disposal, reduction, processing, burning, transfer or composting of solid waste.	Solid waste facility or intermediate processing center. Landfill or dumps on residential or commercial property (such as cars, appliances, lawn mowers).	Not Eligible	Footprint of operation and ability to properly control all potential contaminant sources - non-professional handling (i.e. public dropping off product)
24. Commercial and home occupation finishing or etching of stone, clay, concrete or glass products or painting of clay products which involves the use, storage, or disposal of hazardous materials.	Stone, clay or glass products manufacturer.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
25. Commercial and home occupation dyeing, coating or printing of textiles, or tanning or finishing of leather, which involves the use, storage, or disposal of hazardous materials.	Textile mill, tannery.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
26. Commercial and home occupations involving the repair or maintenance of automotive or marine vehicles or internal combustion engines of vehicles, involving the use, storage or disposal of hazardous materials, including solvents, lubricants, paints, brake or transmission fluids or the generation of hazardous wastes.	Vehicle service facilities which may include: new or used car dealership, automobile body repair or paint shop, aircraft repair shop, automobile radiator, or transmission repair; small-engine repair; boat dealer; recreational vehicle dealer; motorcycle dealer; truck dealer; truck stop; diesel service station; automotive service station, municipal garage, employee fleet maintenance garage or construction equipment repair or rental.	Eligible	Size driven, would want to collect all waste in a non-discharging system to be later transported to a proper disposal facility
27. Commercial and home occupation of on-site storage of hazardous materials for the purpose of wholesale or retail sale.	Wholesale trade, storage or warehousing of hazardous substances, hazardous wastes, pesticides, oil or petroleum.	Not Eligible	Volume of material stored

28. Commercial and home occupation production or treatment of wood, veneer, plywood, or reconstituted wood, which involves the use, storage or disposal of any hazardous material.	Manufacturer of wood veneer, plywood or reconstituted wood products.	Eligible	Full collection of wastewater and proper discharge to POTW
29. All Underground Injection Control (UIC) wells except Class V subclasses 5B2, 5B3, 5B4, 5B5, 5B6, 5B7, 5E3, 5E4, and 5E5 and Class V subclasses 5A1 and 5A2, if 5A1 and 5A2 facilities do not use any additives, as defined in WDEQ Chapter 16.	Underground injection control facilities.	Not Eligible	Except those already allowed in code language
30. Water wells which are not capped. Water wells which are not cased at least to the top of the production zone with the annular space sealed from the top of the production zone to the surface, or in accordance with the state engineer's requirements or recommendations, whichever is stricter.	Residential, commercial, or agricultural uses.	Not Eligible	State standards already address this
31. Application of pesticides and herbicides which do not become non-hazardous within 48 hours of application or which are not applied according to the manufacturer's instructions.	Residential, commercial or agricultural uses.	Not Eligible	Already addressed in code language
32. Application of fertilizer at greater than the agronomic uptake rate of the vegetation fertilized.	Residential, commercial or agricultural uses.	Not Eligible	Already addressed in code language
33. Commercial and home occupation quarrying and sand and gravel mining unless the operations are conducted pursuant to valid permits issued by the Wyoming Department of Environmental Quality, Bureau of Land Management or other federal or state regulatory agency.		Not Eligible	Already addressed in code language
34. Above ground storage of any hazardous material, including oil and petroleum, unless enclosed in secondary containment as described in Section 15.08.040.A.12.d of this ordinance.	Agricultural gasoline storage.	Not Eligible	Already addressed in code language
35. Installation and use of on-site wastewater treatment systems or septic-systems.	Residential lots with septic systems or on-site wastewater treatment systems.	Not Eligible	Septic Systems and On-Site wastewater treatment systems are not allowed within the City - developments are required to install infrastructure to connect to existing central wastewater system
36. Commercial and home occupation animal feeding operations where a) animals have been, are, or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period, and b) crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility.	Feedlot, concentrated animal feeding operation, stockyards or boarding stable.	Not Eligible	Size of operation, difficult to design for non-release of contaminants
37. Commercial and home occupation golf courses or intensely managed turf.	Golf course or driving range.	Not Eligible	Difficult to monitor application and large scale could impact aquifer prior to determining non-proper application
38. Commercial and home occupation cemeteries.	Commercial cemeteries of all types.	Not Eligible	Difficult to monitor impact soon enough, can specify non-embalming only but still have other potential contaminants (pharmaceuticals etc.)

MEMO

TO: Darren Parkin, City Water Resources Administrator
FROM: Murray Schroeder, PE & Michael Evers, PG
FILE: WWC JN 2016-256
DATE: 12/21/2016



RE: WWC Engineering Review of the November 28, 2016 Technical Memo – Review of the Prohibited Uses List of the Casper Aquifer Protection Plan prepared by Wester-Wetstein (W²).

Introduction

This memorandum presents WWC’s technical comments on the referenced document. We also present suggestions and information that the City may consider as it evaluates revisions to the Uniform Development Code and Aquifer Protection Overlay.

1. Page 1

Memo should be stamped/sealed?

2. Page 1-First Paragraph

W² offers a recommendation for amending paragraph “n” to include additional skills, such as containment system design. This is a reasonable amendment.

The City might also consider the following:

- a. Entertain additional ordinance language describing a pre-qualification process for the Professional Engineers (PEs) and Professional Geologists (PGs) performing site specific investigations (SSIs), project specific reports (PSRs) and peer reviews. The City could maintain a list of specific (name and registration) pre-qualified engineers and geologists, and occasionally solicit interest for performing SSIs and PSRs for private developers and the City. To be pre-qualified, a consultant PE or PG would have to demonstrate that they possess the skills and experience described in 15.08.040.A.3.n.
- b. The phrase “required knowledge” is ambiguous. The word “required” could be eliminated if the definition is not affected by its removal.

3. Page 1- Bottom of Page

W² implies that there are conditions where a prohibited use may not pose unacceptable risk to aquifer contamination. The factors that W² suggests be considered include the following:

- Size of operation or land area impacted,
- Volume of hazardous fluids generated/stored/manufactured
- Presence or lack of containment and leak detection systems and other similar “engineering” controls.

WWC agrees with the logic, which W² seems to suggest, that small quantities of waste are less risky than large quantities and that spill containment, leak detection systems and other similar “engineering” controls will reduce the risk of aquifer contamination in comparison to projects without controls.

4. Pages 2 through 5, Items 3, 5, 6, 7, 8a, 9, 10, 11, 13, 14, 17, 18, 22, 24, 25, 26, and 28.

W²'s opinion presented above in item number 3 is essentially repeated for many specific uses currently included in the table of prohibited uses, and we agree with the opinions. One comment:

Item 5. The second sentence describes “inspection by the City”. In our limited research into groundwater protection ordinances, and model codes, we found examples where inspections are performed by the jurisdictions requiring aquifer protection. Whether or not the City performs inspections is an idea that should be considered. Conceptually, inspections (by the City and or third parties) would “reduce risk” by adding a level of assurance that a prohibited use project complied with the ordinance and any development commitments. However; the administrative bureaucracy and cost of inspections (staff, training, etc.) should be quantified. Further, financing the administrative and staffing cost of inspections might best be borne, at least in part, by project developers.

5. Page 5 – Preliminary Meeting

We agree with the concept of a preliminary meeting. As described by W², the City would be able to make an early decision regarding a prohibited use project based on input received at the meeting. WWC believes the preliminary meeting process would be more useful if the code is modified to be chemical specific, with design standards and specifications (as discussed later in this document). Without having a tighter prohibited use code (specifics as discussed later), we envision that the information shared at these preliminary meetings will not be objective enough for the City staff to evaluate the risk of a proposal.

6. Page 5 – Setback Discussion

WWC agrees with W²'s opinion on the setbacks

7. Page 5 –Last Paragraph Project Specific Report Requirements

WWC agrees with the statement “...the City should be very clear in the level of design they will require to be presented in the Project Specific Report.” (middle of paragraph top of Page 6). However; WWC challenges the notion that the City staff can provide good clarity unless a more specific set of prohibited use design standards are adopted (suggested below). The qualifications of City employees vary and the hierarchy of decision responsibility changes over time, as staff retire, leave or are reassigned. The point is that what is clear to one staffer is not likely clear to another, because “clear” is

subjective. WWC believes that clarity will be better communicated with specific design standards and a hazardous material/chemistry centric code.

8. Page 6 – Last paragraph

W² states that the most critical component of aquifer safety is the “day to day” observance of safety measures described in a Project Specific Report and/or City/third party inspections. The concluding sentence of this paragraph is a question; to which WWC believes the answer is “no”.

Instead of relying on a PSR to define the commitments a project developer will perform for the City and protection of the aquifer, we think a binding agreement should be executed to legally obligate the property owner of record. The agreement should address the commitments clearly and succinctly, and possibly define financial assurance.

9. Additional WWC comments

Both the existing SSI process and proposed PSR process rely on engineering/scientific judgement to establish if project risk is unacceptable. In the case of risky projects and or site conditions, future SSI's and PSR's will undoubtedly suggest “mitigation” that will lower the risk to an acceptable level, without actually quantifying the risk. WWC believes that the risk evaluation process, even if modified as proposed by the City and by W² will continue to produce subjective outcomes.

To stabilize these subjective risk assessment processes, WWC suggests that the City consider the following objective or quantifiable code expansions and modifications. And we emphasize that these ideas simply deserve “consideration”, and not that they are known or believed to be excellent ideas.

- a. That specific quantities of materials be recognized in the code as de minimus and acceptable. Simplistic examples include:
 - i. 50 gallons of gasoline
 - ii. 6 oz of any substance alone or in aggregate from the 40 CFR 302 list of regulated substances.
- b. That the specifications or design standards for “adequate” secondary containment and leak detection be defined in advance, not by project proponents. The following are examples that may be applicable for inclusion into code:
 - i. An EPA endorsed project specific Spill Prevention Control and Countermeasure Plan (SPCCP)
 - ii. Double walled buried piping systems, excluding potable water, sanitary wastes, irrigation water, natural gas, fiber, and electrical conduits.

- iii. Geomembrane based, dual layered containment systems with leak detection configurations such as those commonly used in landfill engineered containment systems. Complete with rigorous QAQC installation requirements.
- iv. Prohibition of below grade storage tanks, of any size or material.
- v. Chemical storage only in above grade portable containers designed to stability standards per a reputable professional organization.
- vi. Secondary containment details
- vii. Indoor vs. outdoor storage
- viii. Surveillance and leak detection systems

The above comment is only partially developed to illustrate the point that better, clearer, definitions should be adopted in the form of minimum design and construction standards. WWC envisions that these standards could be developed into several pages of specifications and typical detail drawings.

- c. That the current prohibited use code be entirely revised to be chemical or chemical centric, and not “use centric” as is currently provided in Table 1. The 40 CFR 302 List (<https://www.gpo.gov/fdsys/pkg/CFR-2011-title40-vol28/pdf/CFR-2011-title40-vol28-part302.pdf>) could be used as the basis for defining what chemicals are of concern and at what amounts they will be prohibited. It may actually be that there are a lot of existing uses NOT currently prohibited by definition that may have chemicals in excess of what might be considered risky, or these properties may not have engineering or operational controls to reduce risk.
- d. That bonding or insurance be required. The City should perform independent research to understand what might be commercially available to developers and what the premiums might be.
- e. If a chemical centric code is adopted, the code should address how to rectify non-conforming properties.

ENVIRONMENTAL ADVISORY COMMITTEE

5 January 2017

Proposed Revision of City of Laramie Casper Aquifer Protection Plan

Years ago I was involved in a citizens' group called the Laramie River Cleanup Council that worked on the cleanup of the tie plant south of town (which, as you may recall, was designated as a Superfund site). This cleanup is ongoing and will outlast all of us. In the intervening years there have been other local environmental quality issues ... leaking underground storage tanks, the yttrium and refinery sites along the river, the arsenic plant, plumes from dry cleaning establishments. Laramie is not in some special bubble where those things don't happen.

Laramie is, however, in a special bubble when it comes to our water supply. We are in the fortunate and rare position of having easy access to a nearly pristine aquifer. Why, then, would we even consider allowing the use of hazardous materials in the aquifer protection area? It makes no sense to me.

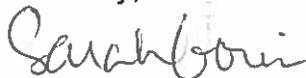
Those interested in changing the current prohibitions cite less than perfect aquifer protection to date. However, past errors of knowledge and judgment should be recognized and fixed to the extent possible; we should not continue doing the wrong thing because we have already done it.

All discussions of allowing the use of hazardous materials in the aquifer protection area involve choices of design criteria and pollution control technologies, along with implementation of short- and long-term monitoring programs. Given staffing and funding constraints, there are no local governmental entities that are or will be able to effectively provide this kind of oversight. We should not indulge ourselves in nice thoughts of environmental protection that will not happen.

I urge you not to continue consideration of changing the prohibited uses list, and to continue efforts to strengthen protection of the Casper Aquifer.

Thank you for your time and attention.

Sincerely,



Sarah Gorin
508 S. 11th Street
sagorin@aol.com

Chris Anderson-Sprecher, 4512 Mockingbird Lane, Laramie, Jan. 4, 2015

Dear EAC Committee Members,

I am deeply concerned about potential changes to the city Aquifer Protection Plan as proposed by City Planning and Wester and Wetstein and Associates (WW2). I live in Laramie Plain Subdivision. Our home is a few blocks from where Spradley Barr wants to put a new car dealership. Most of this land is one of, or within 100 feet of one of the most vulnerable areas of the aquifer protection plan. I am concerned about my water quality as well as the water quality of Laramie.

The proposed plan is problematic. Some of the main problems I see are:

1. Lack of city funding and people power to assess plans and monitor safeguards (according to Derek Teini).
2. Lack of expertise by city staff to adequately assess plans. It seems the city wants to rely on engineering consultants for expertise and yet the engineering consultants say that they need more guidance from the city about what's safe and what isn't (WWC's peer review). According to Derek, it is not the city planner's responsibility to assess risk. And yet it appears that the engineering consultants don't want the responsibility either. And what if the pro-business or water conservation bias of the different committees involved with decisions (city board of adjustment) changes over time?
3. WW2 says that (in addition to careful monitoring by the city) the main problem will be daily conscientious following of safety measures by the business. I talked with a long-time service manager of a car repair shop in Boulder. He said that wherever car-related businesses can get away with doing less in terms of routine safety, they will. It seems clear to me that the Spradley Barr corporate office is not very concerned with Laramie's water safety, since they are pushing to get the whole city aquifer protection code changed to allow them to build on one of the most vulnerable areas of the aquifer. Their past and current behavior casts doubt on their conscientiousness in maintaining safety precautions.
4. WW2's report says that land size and volume of hazardous waste factored in to their decision about whether to provisionally allow businesses that were formerly prohibited and yet car dealerships are "eligible" uses. And yet, car dealerships cover a large area. They use large quantities of hazardous materials. Most car dealerships have aboveground or underground storage tanks which contain thousands of gallons of gasoline. Repair shops have 20 gallon tanks of solvent. And detail shops use highly toxic chemicals.

Apart from these problems, my basic question is, why take any risks, especially such large ones? In a Boomerang article yesterday, Jan. 3, Janine Jordan is quoted as saying that there is "apparent significant market demand for automotive use along Grand Avenue." I have heard of only Spradley Barr's interest. If there is such market pressure, why haven't we heard about it? For Spradley Barr's relocation there are other good options—land across from Adventure Dodge, just south of Petrol. This land is for sale, would take far less work to get approved for a car dealership, and from what I've heard, Adventure Dodge would welcome another car dealership. As a side note: while Spradley Barr, in 2014, was arguing that the only place they could put a new car dealership was near the high school, Adventure Dodge was quietly putting in a new car dealership in a place that was both good for business and good for water quality.

Even if there are more car related businesses than Spradley Barr wanting to develop on East Grand, do the people of Laramie and the surrounding area want this added risk to our water quality? I don't! There are plenty of businesses that are currently allowed to develop on east Grand. Why change aquifer rules to allow for ones that work with hazardous materials?

Derek Teini

From: Derek Teini
Sent: Thursday, December 22, 2016 11:22 AM
To: danelson@wyoming.com
Cc: Derek Teini
Subject: RE: development procedures

Mr. Nelson,

Thank you for your email.

First, I noticed a question in your letter that was not included in your series of questions you had at the bottom of your email that I wanted to address. The question was in regards to the "No public comments". From what I can tell, I believe you are looking at minutes from meetings. This recordation is simply a note that an opportunity for general public comment was given at the meeting, but "No public comments" were given (no one got up and spoke or had comments). I do not believe this is due to a difficulty in understanding the process or if a public comment can be given. It is extremely clear when we open for public comment and even go far as letting people know that they will be given another opportunity to speak on agenda related items as well.

Now on to your other questions, which I have provided a response to each of your questions (My answers in Blue).

1. Procedures Related to Code Text and Comprehensive Plan Amendments. I first read over the procedures described under 15.06.060 A and X of the UDC. Then, I noticed the application forms on-line. These have a date of October 2016, so I assume they are up-to-date. I am trying to correlate these together with the information on Table 15.06-1, Summary of Review Procedures, and the overall procedures described in UDC 15.06.030.

Yes, each of these applications are up-to-date. The table, 15.06-1 is a summarization of all the sections of text in 15.06.060 and provides the user of our code a quick reference as to which bodies provide a Recommendation (R) or makes a Decision (D). This table also shows who an Appeal goes to (A).

1a. The On-Line forms make reference to a **Project Review Committee (PRC)**. Who are the current members of this committee, and can it be addressed by the public?

The Project Review Committee Meeting is an internal (non-public) meeting for staff to go over comments provided to the applicant, their engineer or whomever else is part of the project. Staff members who provide comments are made available in person at this meeting to the applicant to address specific concerns or talk through how to address a comment. Although the meeting itself is not public, thus no public can address the committee; the materials reviewed, comments we provide to the applicant are public. Also, anytime outside this meeting and at any time during the process a member of the public can contact staff, set up meetings, etc. to discuss any application that has been submitted to the City.

1b. How can one know to which **City Departments** the above committee routes an application?

Each application is sent to varying departments, depending upon the application, topic, etc. Regardless of the application, we can provide any member of the public a list of which City Departments, State Agencies or anyone else that might review the application. Who provides comments is also apparent from our comments sheet due to the fact we break out comments by the group who comments.

1c. Is the **PRC Meeting** referred to open to the public and if so when and where is it announced?

See my response in question 1a. No it is not open to the public, but all materials are.

1d. Is an **initial application** under 15.06.060 A and/or X available as a public document?

Yes. All application materials are a public document.

1e. 15.06.030 C. 6. refers to a **Preliminary Report**. Is that available as a public document?

Yes. This is more commonly termed "Staff Comments" and all comments are available to the public.

1f. 15.06.030 C. 13. refers to the availability of the **Staff Report**, "*upon request- - to any member of the public.*" How does a member of the public make such a request, and to whom?

The "Staff Report" is the available to the public and it is the report prepared by staff that is given to the Planning Commission and City Council. The Staff Report is available at the request of anyone by email or it is posted online for Planning Commission here: <http://www.cityoflaramie.org/AgendaCenter/Search/?term=&CIDs=4,&startDate=&endDate=&dateRange=&dateSelector=> and for City Council here: <http://www.cityoflaramie.org/AgendaCenter/City-Council-1> about 1 week before the meeting without any specific request. Also if someone has no computer access, etc. they can always calls us and we can make up a copy available for pick-up. We also have a few copies of the agenda and staff reports available at each meeting just in case someone comes to the meeting and forgets to get the information beforehand or for any other reason.

2. Initiation of Applications. In your letter to of 29 Nov to me you stated that Text and Comprehensive Plan Amendments were recommended to Mr. Prehoda "as an option" and later you state that after recommendations from a consultant and the EAC "we will formally submit" the Text and Comprehensive Plan amendments. I assume that "we" means the City of Laramie. **My question** is, is the City taking the initiative for the amendments and SB has been advised to wait until whatever changes are made to the existing documents, and then make their application for development, or has SB been advised to make the applications first? I don't understand what "option" SB has been given.

As we currently are proceeding the City is taking the initiative to bring forward an amendment related to the prohibited use list. Prior to SB even coming to the city or being discussed, the concept of reviewing the prohibited use list was being considered. But when SB began the discussion as to what steps would be required, SB was given the opportunity to apply on their own and still could if they wanted, however we have not received an application from them, so I will assume they are not going to apply on their own. We provided them no advice on which option to take, however our past Director stated he would be moving this forward that it would be their call as to if they wanted to apply on their own and only address their issues (car dealership prohibited uses) versus a more comprehensive approach and looking at all items which is what the City is doing.

3. Role of the EAC. Is a positive recommendation from the EAC required? What will be the course of progress if the EAC delivers a negative recommendation to either a Code Text Amendment or a Comprehensive Plan (implying the City CAPP) Amendment, or both?

EAC is considered a recommending body for each item. No matter their recommendation this item will be forward to the Planning Commission and eventually to City Council.

A related question relates to the DEQ. If the CAPP is amended, will this require approval from Wyoming DEQ?

DEQ does not have to approve the Plan or Text Amendment.

4. Additional Information Sources. UDC 15.06.030.B 1., 2., and elsewhere makes reference to the "City of Laramie Land Development Administrative Manual" subsequently referred to as the Administrative Manual available in the offices of the community development department. When I asked to see this I was told that it didn't actually exist as a separate document. Is this accurate? Maybe there is a list of what comprises this "Manual".

No, there is no physical "Manual". The code was written to reference a "Manual" which was intended to be a physical manual that would include all the applications, schedules, fees and who would make the decisions for any application

(Table 15.06-1). Basically, everything intended to be in the "Manual" is found here: <http://www.cityoflaramie.org/index.aspx?nid=223> or is in code such as Table 15.06-1. What is in the manual can be found in 15.06.030.B.2.

5. Consultant Review of Prohibited Activities List. Is whatever Contract drawn up for the consultant to review the prohibited Activities List available as a public document? If so, I would like to request a copy. I can do this using the City form, but if it is considered confidential I don't want to go through all the form filling just to have it rejected.

Yes they are public documents. All you need to do is fill the form out and we will get you a copy.

Finally, I hope that all these answers are helpful and if you have more questions I suggest an in person meeting to discuss these questions. Also as we get final applications in for these submittals they will be available for public review and if you would like to request those items please fill out the request form you mentioned above. Anything we can do to help you understand the process is always our objective.

Derek T. Teini, AICP

Planning Manager
City of Laramie, Planning Division
PO Box C, Laramie, Wyoming 82073
307.721.5245 | FAX 307.721.5248
www.cityoflaramie.org

From: David A. Nelson [mailto:danelson@wyoming.com]
Sent: Monday, December 19, 2016 6:03 PM
To: Derek Teini <DTeini@cityoflaramie.org>
Subject: development procedures

SUBJECT: Development Review Procedures

TO: Mr. Derek Teini, Planning Manager, City of Laramie

FROM: David A. Nelson

DATE: 19 December 2016

Dear Mr. Teini;

Thank you for your prompt and informative reply to my letter of 29 November 2016. It has raised some additional related questions. My primary concern is the ability to which the public is able to be involved in the process of developments within the City. Reading over numerous reports and minutes of various commissions and committees available on the City web site or appearing in the Legal Notices page in the Boomerang, I often see a recording of "No public comments" or words to that effect. I am concerned that this may be more the result of difficulty in understanding and following the overall process than a lack of public interest. My general feeling is that by the time public input is called for or required, development issues are essentially a *fait accompli*. I want to be aware of all opportunities for public participation. I definitely agree with the statement in your invitation on the on-line application forms page. "*Depending upon the type of process or application, each may have a different degree of public participation opportunities.*" I want to exploit "*No matter the process your input is always encouraged.*"

In this regard for the last two weeks or so I have been studying what appear to be the major appropriate codes, ordinances, plans, and related regulations. The overall procedures involve the Unified Development Code (UDC), initial adoption July 1, 2010, the Comprehensive Plan (CP), initial adoption August 21, 2007, and the Casper Aquifer Protection Plan (CAPP), latest version June 3, 2008 (Enrolled Ordinance 1527 for the APOZ), but there may be more.

As I am going through these related to the anticipated Spradley-Barr (SB) development, some overall questions have emerged that are unresolved.

1. Procedures Related to Code Text and Comprehensive Plan Amendments. I first read over the procedures described under 15.06.060 A and X of the UDC. Then, I noticed the application forms on-line. These have a date of October 2016, so I assume they are up-to-date. I am trying to correlate these together with the information on Table 15.06-1, Summary of Review Procedures, and the overall procedures described in UDC 15.06.030.

?1a. The On-Line forms make reference to a **Project Review Committee (PRC)**. Who are the current members of this committee, and can it be addressed by the public?

?1b. How can one know to which **City Departments** the above committee routes an application?

?1c. Is the **PRC Meeting** referred to open to the public and if so when and where is it announced?

?1d. Is an **initial application** under 15.06.060 A and/or X available as a public document?

?1e. 15.06.030 C. 6. refers to a **Preliminary Report**. Is that available as a public document?

?1f. 15.06.030 C. 13. refers to the availability of the **Staff Report**, *“upon request- - to any member of the public.”* How does a member of the public make such a request, and to whom?

2. Initiation of Applications. In your letter to of 29 Nov to me you stated that Text and Comprehensive Plan Amendments were recommended to Mr. Prehoda “as an option” and later you state that after recommendations from a consultant and the EAC “we will formally submit” the Text and Comprehensive Plan amendments. I assume that “we” means the City of Laramie. **My question** is, is the City taking the initiative for the amendments and SB has been advised to wait until whatever changes are made to the existing documents, and then make their application for development, or has SB been advised to make the applications first? I don’t understand what “option” SB has been given.

3. Role of the EAC. Is a positive recommendation from the EAC required? What will be the course of progress if the EAC delivers a negative recommendation to either a Code Text Amendment or a Comprehensive Plan (implying the City CAPP) Amendment, or both?

A related question relates to the DEQ. If the CAPP is amended, will this require approval from Wyoming DEQ?

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David A. Nelson

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

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Recipient: **Derek Teini, Darren Parkin, and Dave Paulekas**

Letter: **Greetings,**

The City of Laramie Casper Aquifer Protection Plan (CAPP) is being reviewed in an effort to change the 'Table of Prohibited Activities'. This change would allow a currently prohibited business, a local car dealership, to relocate on East Grand Avenue on land that overlays a 'vulnerable feature' the Sherman Hills Fault. The use of hazardous materials is inherent in the operation of car dealerships, particularly automotive repair, servicing, and detailing.

We, the undersigned, are opposed to allowing commercial use of hazardous materials over the Casper Aquifer due to the risk to the City of Laramie's water supply.

Comments

Name	Location	Date	Comment
Esther Gilman-Kehrer	Laramie, WY	2016-11-20	Don't let this happen to our precious water. Water is Life!!
Chris Anderson-Sprecher	Laramie, WY	2016-11-21	I live nearby and I want to keep my water clean. This fault is one of only two that cuts through the whole protective layer on top.
Jeff Lockwood	Laramie, WY	2016-11-21	What's more important than water?
Martha Martinez del Rio	Laramie, WY	2016-11-21	I live in Laramie and would like to know a secure clean water supply is forever in my future.
Wayne Hubert	Laramie, WY	2016-11-21	I want to assure safe water for the Laramie community into the future.
Debra Olson	Laramie, WY	2016-11-21	Clean water is the most important thing for the citizens of Albany County.
Richard Anderson-Sprecher	Laramie, WY	2016-11-21	This proposed change is an affront to landowners with wells in the area, and it is irresponsible stewardship of the town's water supply.
Denise Greller	Warren, NJ	2016-11-21	I am signing because I believe that the Casper Aquifer is a pristine water source that Laramie and surrounding areas depend on for water in this high desert. I feel that the city and county officials need to take the long view for the public good and protect this water source for all of us. Towns like Pavillion WY and Flint Michigan have had the devastating experience of losing their clean, potable water because officials in the administration did not take the long view to protect the water for their people. Clean Water is a necessity for life. Make the prudent choice and hold fast on the CAAPA decisions that were made for the good of all.
Jeanne Holland	Laramie, WY	2016-11-21	I want to remain healthy and I want everyone who gets their water from this aquifer to do the same.
Charles Pelkey	Laramie, WY	2016-11-21	The Casper Aquifer is one of this area's most precious resources. We all have a duty to protect it.
Diana Kopulos	Laramie, WY	2016-11-21	this is a precious resource, needed by all living beings, respect this gift.
Valerie Pexton	Laramie, WY	2016-11-21	We must protect our water from any possible hazardous material.
Chris Hamann	Laramie, WY	2016-11-21	Water is life
Sarah Gorin	Laramie, WY	2016-11-21	I care about protecting our drinking water
Amber Travsky	Laramie, WY	2016-11-21	This is a very high priority for Laramie's future.
Judl Hulme	Laramie, WY	2016-11-21	Allowing a car dealership or any other currently prohibited use on the Casper Aquifer would set precedent and open the door for other prohibited uses to fight for locating on the aquifer. This is not a path to start down and jeopardizes the aquifer in the future. Don't undo all the previous decades worth of work to protect the aquifer.
Hollis Marriott	Laramie, WY	2016-11-21	don't build over the Sherman Hills fault--asking for trouble
Dave Mullens	Laramie, WY	2016-11-21	I don't believe we can protect, and certainly not repair, our drinking water source by allowing more development over the Casper Aquifer.
Laura Miller	Laramie, WY	2016-11-21	We must protect our water supply. Bradley-Sparr can build in another location. Nothing is more important than our water supply.
Ramsey Bentley	Laramie, WY	2016-11-21	The CAPP should not be compromised!

Name	Location	Date	Comment
Francis Bessler	Laramie, WY	2016-11-21	I am uncertain as to the potential peril of an auto dealership on land over the Casper Aquifer, however, for the sake of others who have concerns, I think it best to appreciate their concerns. Perhaps we can work together with the auto dealership involved and locate a place acceptable to all. Let's do it! Francis William Bessler & Nancy Shaw
Anthony Farley	Laramie, WY	2016-11-21	Dear, Mr. Teini, Please make the stand to protect our water resources. We as a community deserve to have access to clean water, and the inherent risks associated with industry are alarming when they have the possibility of negatively impacting our aquifer. Please make the right choice to preserve our most valuable resource.
Ken Driese	Laramie, WY	2016-11-21	Any construction over our vulnerable aquifer potentially puts our water supply at risk and should not be tolerated.
Liza Cuthbert-Millett	Laramie, WY	2016-11-21	Do not allow any reduction to the protections for our water. Foolish and very dangerous to allow it.
trish steger	Laramie, WY	2016-11-21	We must continue to protect the aquifer
Snehalata Huzurbazar	Laramie, WY	2016-11-21	City of Laramie's water supply needs to be CLEAN.
rebecca wills	Laramie, WY	2016-11-21	I don't think the city takes our water source seriously enough. Protect our aquifer!
Richard Allen	Laramie, WY	2016-11-21	If you think your City water rates are high now, just imagine what a new well water treatment plant will cost.
Melanie Arnett	Laramie, WY	2016-11-21	I want to ensure we have safe drinking water and I want to send a message that future attempts of this type to change the protections will meet with similar barriers.
Christine Porter	Laramie, WY	2016-11-21	Water is second only to air for sustaining life - this is the water source for all of us in Laramie. Those who have the honor and responsibility of representing us and our interests in our local government should never put our drinking water quality, or any risk to its quality, second to any other interest, and certainly not secondary that of a car dealership business.
Anne G	Laramie, WY	2016-11-21	It is vital that we protect the aquifer.
William Sheehan	Jelm, WY	2016-11-21	It's common sense to protect this incredible resource !
Scott Crawford	Laramie, WY	2016-11-21	I am concerned about the septic systems and other threats to the water. My kids drink this.
brian waitkus	laramie, WY	2016-11-21	The protection of the aquifer is too precious to take a chance that certain activities will not affect its purity.
Franz-Peter Griesmaier	Laramie, WY	2016-11-22	Risking the safety of the water supply for an entire town for the sake of the interest of one business is deeply irrational.
Maggie Bourque	Laramie, WY	2016-11-22	The Casper Aquifer is an essential and crucial resource that requires protection for the sustained future of the city and county. While rationale for aquifer protection certainly goes beyond this, if economic development is part of the argument for amending the allowable activities, future economic development in the city of Laramie and Albany County critically depends on secure, reliable, and safe drinking water. I oppose eroding protections for a single, short-term economic activity that ignores and jeopardizes long-term and sustainable economic development, which would unequivocally require clean and secure water.
Ellen Axtmann	Laramie, WY	2016-11-22	I'm committed to protecting the Casper Aquifer and Laramie's water supply.

Name	Location	Date	Comment
Amy Parker Williams	Laramie, WY	2016-11-22	Please put strict protections in place for our drinking water supply. This is absolutely essential for the future and health of Laramie. Drinking water issues will only worsen in the future, businesses should never ever come ahead of clean water in Laramie. It is also a sound economic decision. Added burden of cost to residents to fix problems later down the road is saddling future generations with the mess we created if we don't protect our water.
Mary Thorsness	Laramie, WY	2016-11-22	I want to keep Laramie's water supply safe.
Amy Nagler	Laramie, WY	2016-11-22	Clean, safe drinking water is something that is easy to take for granted and difficult to preserve. No exceptions to protecting the aquifer is solid policy.
Megan Hayes	Laramie, WY	2016-11-22	It's a lot less expensive to keep our water clean now rather than to try to clean it up later.
Kathy Mead	Laramie, WY	2016-11-22	Even as a local Realtor I recognize that growth does not have to come at the cost of our health and safety.
Erik Molvar	Laramie, WY	2016-11-22	It's ridiculous to site a car dealership on the aquifer recharge zone, when there are perfectly appropriate sites near the Petro. This town needs to start getting smart in siting businesses in suitable locations.
sterling leinen	Laramie, WY	2016-11-22	It's good Laramie is finally doing something. It's ridiculous that there are so many septic systems over our aquifer. Laramie needs a long term plan to bring sewer out there before we're all drinking turd water.
Douglas Scambler	Laramie, WY	2016-11-22	I care about our aquifer and I would like to preserve open spaces in Albany County
Rick Moore	Helena, MT	2016-11-22	We discussed this thoroughly when the Plan was being adopted. Car dealerships, by their very nature, must use the types of materials that put the aquifer at risk.
Sandra Moore	Laramie, WY	2016-11-22	Nothing is more important than protecting our water.
Tricia Spencer	Jelm, WY	2016-11-22	Data confirms current plans and practices has put the aquifer where Laramie gets its water for drinking is threatened. There are no excuses when we have data that verifies these facts. The U of WY has one of the most respected Geology programs in the country with a global reputation and if the research validates there is a great risk for contamination then we need to recognize this risk and make intelligent choices to protect our water.
Sarah Strauss	Laramie, WY	2016-11-22	Keeping our water supply clean is a vital interest for our community. Choosing to allow this prohibited business to be an exception to the rule is endangering us all.
Lorinda Lindley	Laramie, WY	2016-11-22	Let us take inspiration from the courageous water protectors in Standing Rock and take action to ensure our water is clean and bountiful for generations to come.
Davin Bagdonas	Laramie, WY	2016-11-22	Someone has to care about the health of people rather than money!
LINDA GOLDMAN	Laramie, WY	2016-11-22	we must protect our water..
Robin Hill	Laramie, WY	2016-11-22	Although contamination is not inevitable, the risk is enough.
Julie Rayda	Mesa, AZ	2016-11-22	I also own property just outside of Centennial, WY.
Marsha Knight	Laramie, WY	2016-11-22	Clean water is best for our community! What an essential need for our protection and consideration. Thank you.
Kathleen Selmer	Laramie, WY	2016-11-22	We need to ensure that our water supply stays clean and drinkable.
Jennifer Jensen	Laramie, WY	2016-11-22	We have the best water in the country and I want to keep it that way
Roger Carpenter	Loveland, CO	2016-11-22	No water = no food, no wildlife, no life. It is. That. Simple.
Enja Borgmann	Ft. Collins, CO	2016-11-22	Protect the aquifer!

Name	Location	Date	Comment
Connie Wilbert	Laramie, WY	2016-11-22	Maintaining the quality of drinking water for the ~20,000 people who live in Laramie is far more important than the desire of one business to relocate on a site that would increase the risk of contamination of the aquifer. There are various other commercial sites this business can move to that would not risk contamination of our drinking water with hazardous waste.
Cynthia Dywan	Laramie, WY	2016-11-22	Places where their water has been contaminated will run out of clean water sources to ship from. I don't want to become reliant on foreign water.
Teasha Crawford	Laramie, WY	2016-11-22	Water is life. The CAPP is in place for a reason, and should be upheld, no matter how good the location would be for a business.
William Reiners	Laramie, WY	2016-11-22	Changing the "Table of Prohibited Activities" for this particular case will only be a foot in the door for every kind of operation in the critical zone. This constant compromising is just a rear guard action that will eventually lead to loss of our invaluable water quality.
Barbara Kissack	Laramie, WY	2016-11-22	It's imperative that we not endanger our most important resource for our community.
Jon and Ginne Madsen	Laramie, WY	2016-11-22	We believe protection of the Casper Aquifer from contaminants is an important investment in keeping Laramie's water supply safe for the future. Development on land overlaying the Sherman Hills Fault is a risk we don't think worth taking. Don't change the restrictions on prohibited activities. Thank you
Sarah Egolf	Broomfield, CO	2016-11-22	I love Laramie and I want to move back someday.
Jason A. Lillegraven	Laramie, WY	2016-11-22	Locating such a business off of the aquifer recharge area is merely a sensible choice.
Shaun Kelley	Laramie, WY	2016-11-22	"I'm signing because..." I have a brain, I am a living creature. I need clean water to live.
Mike Vercauteren	Laramie, WY	2016-11-22	I am signing because I highly value water.
Becki Burman	Laramie, WY	2016-11-22	Too important to not get it right!
April Heaney	Laramie, WY	2016-11-22	I oppose allowing commercial use of toxic materials near the Casper Aquifer because it puts many people's health in jeopardy.
Mary Vrooman	Laramie, WY	2016-11-22	Laramie needs to keep its clean drinking water. It is a fragile area that could get damaged easily.
Lynne Ipina	Laramie, WY	2016-11-22	Things are always safe, until they are not. Given all the space we have, let's play it really safe!
Glenda Earl	Laramie, WY	2016-11-22	I'm signing because I believe it is important to protect our aquifer and because I believe that there are many places a business can locate without choosing a site that overlays a vulnerable area.
Mary Ann Harlow	Laramie, WY	2016-11-22	I am very concerned about the protection of Laramie's water.
Adrienne Szabady	Laramie, WY	2016-11-22	Water is our most important asset. This issue has been brought up before and rejected as an option. It should remain that way. Protect our city's water!!
Ruth Hanks	Laramie, WY	2016-11-23	I believe that it is imperative that we protect our water!
Mary T Harris	Laramie, WY	2016-11-23	Protecting the clean water supply for Laramie is of the utmost importance for all our current and future residents.
Janice Hiller	Bosler, WY	2016-11-23	It's important to protect our valuable groundwater resources

Name	Location	Date	Comment
Rev. Jacqueline Ziegler	Laramie, WY	2016-11-23	From a primary prevention public health perspective, it is incredibly important that this business not be allowed to build on this particular area of the aquifer. Why anyone would want to even risk a little bit the polluting the drinking of water of 20,000 people is morally wrong, particularly when there are various other commercial sites they could build on that would not risk contaminating the citizen's drinking water?
Peter Phillips	Laramie, WY	2016-11-23	I care about our water and other natural resources.
Kenneth Ingram	Austin, TX	2016-11-23	I think water is important
Richard Naumann	Laramie, WY	2016-11-24	The science-based study has defined a path forward and our community should implement it. Clean water is a critical resource for the common good of all citizens. Do not yield to pressure from commercial interests.
Heldi Van Etten	Laramie, WY	2016-11-24	Really? Come on guys. Let's keep our water clean please.
Elizabeth Harris	Laramie, WY	2016-11-24	Keep are waters clean
Marian Erdelyi	Laramie, WY	2016-11-24	I'm signing because there is no alternative to clean, safe drinking water.
David McDonald	Laramie, WY	2016-11-24	Clean water is of the utmost importance to people and the economy
Lou Farley	Laramie, WY	2016-11-25	Profit for individuals and corporations must not come at the expense of the public's welfare and health.
John Spitzer	Laramie, WY	2016-11-25	water here is like gold.....cannot live without it. I think this is our most important community issue.
Jan Leonhardt	Laramie, WY	2016-11-27	I cannot believe that the City of Laramie would even think risking our water. As the "protectors of water" re North Dakota Pipeline protest, "Water is sacred."
Maryalice Snider	Laramie, WY	2016-11-27	What good is a 'plan' if we are always challenging it and allowing exceptions? We have a plan to protect Laramie's aquifer and need to stick with it!
Citizens for Clean Water	Laramie, WY	2016-11-27	I have heard that 60% of Laramie drinking water comes from this area, which sounds pretty vital to having a healthy community. Additionally, why not work to create and amazing open space with that area.
Michael Selmer Jr	Laramie, WY	2016-11-27	1705 Shetland Drive, Laramie.
Bob Moore	Laramie, WY	2016-11-27	When the aquifer's purity is altered by changes to the table of prohibited activities, please consider who will suffer the consequences of compromised quality. Also, who will be footing the bill for shortsighted foolishness?
Lewis Bagby	Laramie, WY	2016-11-27	I want the aquifer protected from any possibility of degradation.
Rebecca Watson	Laramie, WY	2016-11-28	I like clean water
Lucas Thomsess	Laramie, WY	2016-11-28	The Casper Aquifer is an unparalleled location for outdoor recreation close to town. Development on the aquifer would not only endanger clean water, but interrupt the beauty and fun of the landscape.
Mike Vassallo	Laramie, WY	2016-11-28	Keep the current conditions and policy in place. Protect the general population from the increased risk of polluted water.
Dee Pridgen	Laramie, WY	2016-11-28	If the aquifer gets polluted, Laramie is basically done for.
Ralph Garrett	Laramie, WY	2016-11-28	My family and I drink water from the Casper aquifer. If there's a threat to that, especially if it's on the prohibited activities list, it needs to be denied.
Judith Denison	Golden, CO	2016-11-28	I used to live in Laramie and I have family there.
Christopher Murray	Laramie, WY	2016-12-01	I like clean water

Name	Location	Date	Comment
Joan Brennan	Cheyenne, WY	2016-12-03	It's cheaper to protect the water now than clean it up later, not to mention the harm it can cause to all. Why there? There are other places for businesses such as that that are perfectly adequate. Don't be weak and bend to the pressure, bribes, or whatever it is prompting you to even consider this option. Thanks.
Susan Williams	Laramie, WY	2016-12-03	I am opposed to any change in regulations that would increase risk to the water supplied by the Casper Aquifer. I am in favor of much more restrictive policies at both the City and County level that would ensure the protection of this priceless resource.
Brady Flinchum	Laramie, WY	2016-12-04	The Casper Aquifer is a critical resource for the city of Laramie and everything should be done to protect it.
Minh Nguyen	Laramie, WY	2016-12-04	No toxic substance in our water!
Leah Ritz	Minneapolis, MN	2016-12-06	I'm signing because I love Laramie and tainted aquifer water will make the locally brewed beer less enjoyable.
Guy Litt	Laramie, WY	2016-12-06	As a hydrologist, I'm acutely aware of contaminant transport and its negative impact on water quality for future generations.
rusty golden	Laramie, WY	2016-12-09	ever since i installed in home filtration mine and my childrens health have improved , i had discovered a rather interesting smell and sand in my water and after some research our water is in fact much higher then normal levels and i do not pay for contaminated water nor will i accept it

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Recipient: **Derek Teini, Darren Parkin, and Dave Paulekas**

Letter: **Greetings,**

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We, the undersigned, are opposed to allowing commercial use of hazardous materials over the Casper Aquifer due to the risk to the City of Laramie's water supply.

Signatures

Name	Location	Date
Teri Lund	Laramie, WY, United States	2016-11-17
Esther Gilman-Kehrer	Laramie, WY, United States	2016-11-20
Bill Voigt	Laramie, WY, United States	2016-11-20
Tim Banks	Laramie, WY, United States	2016-11-20
Chris Anderson-Sprecher	Laramie, WY, United States	2016-11-21
Maryalice Snider	Laramie, WY, United States	2016-11-21
Jeffrey Lockwood	Laramie, WY, United States	2016-11-21
Martha Martinez del Rio	Laramie, WY, United States	2016-11-21
Jamie Egolf	Laramie, WY, United States	2016-11-21
Cynthia Hartung	Laramie, WY, United States	2016-11-21
Wayne Hubert	Laramie, WY, United States	2016-11-21
Scott Cheney	Laramie, WY, United States	2016-11-21
Debra Olson	Laramie, WY, United States	2016-11-21
Rodney Garnett	Laramie, WY, United States	2016-11-21
Mark Ritchie	Laramie, WY, United States	2016-11-21
Kelli Trujillo	Laramie, WY, United States	2016-11-21
Kate Welsh	Laramie, WY, United States	2016-11-21
Richard Anderson-Sprecher	Laramie, WY, United States	2016-11-21
Denise Greller	Laramie, WY, United States	2016-11-21
Jeanne Holland	Laramie, WY, United States	2016-11-21
Leslie Gallagher	Laramie, WY, United States	2016-11-21
Charles Pelkey	Laramie, WY, United States	2016-11-21
kelly valdez	baltimore, MD, United States	2016-11-21
Jessica Leinen	LARAMIE, WY, United States	2016-11-21
Margaret Skinner	Laramie, WY, United States	2016-11-21
nancy herth	Laramie, WY, United States	2016-11-21
Diana Kopulos	Laramie, WY, United States	2016-11-21
Lois Berry	Laramie, WY, United States	2016-11-21
Erin Forbes	Laramie, WY, United States	2016-11-21
Valerie Pexton	Laramie, WY, United States	2016-11-21

Name	Location	Date
Sandra Garnett	Laramie, WY, United States	2016-11-21
Bern Hinckley	Laramie, WY, United States	2016-11-21
Cormac Martinez del Rio	Laramie, WY, United States	2016-11-21
Chris Hamann	Laramie, WY, United States	2016-11-21
Robert Strayer	Laramie, WY, United States	2016-11-21
Paige Gilbert	Laramie, WY, United States	2016-11-21
Sarah Gorin	Laramie, WY, United States	2016-11-21
Richard Vincent	Laramie, WY, United States	2016-11-21
Larry Foianini	Laramie, WY, United States	2016-11-21
Amber Travsky	Laramie, WY, United States	2016-11-21
Shaun Ziegler	Laramie, WY, United States	2016-11-21
Diana Hulme	Laramie, WY, United States	2016-11-21
Madeline Dalrymple	Laramie, WY, United States	2016-11-21
Mary Spitler	Laramie, WY, United States	2016-11-21
bart geerts	Laramie, WY, United States	2016-11-21
Kevin Bretting	Laramie, WY, United States	2016-11-21
onies heckart	LARAMIE, WY, United States	2016-11-21
Hollis Marriott	Laramie, WY, United States	2016-11-21
Mike Harokopis	Laramie, WY, United States	2016-11-21
Evan O'Toole	Laramie, WY, United States	2016-11-21
David Mullens	Laramie, WY, United States	2016-11-21
Laura Miller	Laramie, WY, United States	2016-11-21
Ramsey Bentley	Laramie, WY, United States	2016-11-21
Francis Bessler	Laramie, WY, United States	2016-11-21
Anthony Farley	Laramie, WY, United States	2016-11-21
Ken Driese	Laramie, WY, United States	2016-11-21
Liza Cuthbert-Millett	Laramie, WY, United States	2016-11-21
patricia steger	Laramie, WY, United States	2016-11-21
Snehalata Huzurbazar	Laramie, WY, United States	2016-11-21
Felix Naschold	Laramie, WY, United States	2016-11-21
Sylvia Bagdonas	Laramie, WY, United States	2016-11-21
Charles Mason	Laramie, WY, United States	2016-11-21

Name	Location	Date
rebecca wills	Laramie, WY, United States	2016-11-21
Richard Allen	Laramie, WY, United States	2016-11-21
Birgit Burke	Laramie, WY, United States	2016-11-21
mark jenkins	Laramie, WY, United States	2016-11-21
Scott Quillinan	Laramie, WY, United States	2016-11-21
Teal Jenkins	Laramie, WY, United States	2016-11-21
Sherrie Rubio Wallace	Laramie, WY, United States	2016-11-21
Lara Canen	Laramie, WY, United States	2016-11-21
Sue Ibarra	Laramie, WY, United States	2016-11-21
Kirsten Quillinan	Laramie, WY, United States	2016-11-21
Melanie Arnett	Laramie, WY, United States	2016-11-21
Sophia Beck	Laramie, WY, United States	2016-11-21
Bev DeSomber	Ten Sleep, WY, United States	2016-11-21
Caitlin Beck	Laramie, WY, United States	2016-11-21
Sarah Konrad	Laramie, WY, United States	2016-11-21
Anne Guzzo	Laramie, WY, United States	2016-11-21
Sue Ann Spencer	Jelm, WY, United States	2016-11-21
William Sheehan	Jelm, WY, United States	2016-11-21
June Glasson	Laramie, WY, United States	2016-11-21
Kala James	Laramie, WY, United States	2016-11-21
Katie Christensen	Laramie, WY, United States	2016-11-21
Scott Crawford	Laramie, WY, United States	2016-11-21
brian waitkus	Laramie, WY, United States	2016-11-21
Franz-Peter Griesmaier	Laramie, WY, United States	2016-11-22
Maggie Bourque	Laramie, WY, United States	2016-11-22
Paul Street	Laramie, WY, United States	2016-11-22
Angelina Geerts	Laramie, WY, United States	2016-11-22
Lindsay Olson	Laramie, WY, United States	2016-11-22
Bonnie Robinson	Laramie, WY, United States	2016-11-22
Ellen Axtmann	Laramie, WY, United States	2016-11-22
Amy Parker Williams	Laramie, WY, United States	2016-11-22
Mary Thorsness	Laramie, WY, United States	2016-11-22

Name	Location	Date
Diane Chamberlain	Laramie, WY, United States	2016-11-22
Amy Nagler	Laramie, WY, United States	2016-11-22
Sarah Devine	Laramie, WY, United States	2016-11-22
Maikwe Ludwig	Laramie, WY, United States	2016-11-22
Megan Hayes	Laramie, WY, United States	2016-11-22
Pete Gosar	Laramie, WY, United States	2016-11-22
Kathy Mead	Laramie, WY, United States	2016-11-22
Erik Molvar	Laramie, WY, United States	2016-11-22
Erin Stoesz	Laramie, WY, United States	2016-11-22
Barbara Jensen	Laramie, WY, United States	2016-11-22
Katherine Williams	Laramie, WY, United States	2016-11-22
Michelle Bourassa Stahl	Laramie, WY, United States	2016-11-22
Kathleen Bieber	Laramie, WY, United States	2016-11-22
sterling leinen	Laramie, WY, United States	2016-11-22
Teagan Ryan	Wellington, New Zealand	2016-11-22
Ann Boelter	Laramie, WY, United States	2016-11-22
Isadora Helfgott	Laramie, WY, United States	2016-11-22
Charlotte Off	Berkeley, CA, United States	2016-11-22
Douglas Scambler	Laramie, WY, United States	2016-11-22
Ken Chestek	Laramie, WY, United States	2016-11-22
Nancy Lockwood	Laramie, WY, United States	2016-11-22
Rick Moore	Helena, MT, United States	2016-11-22
Lauren Hulit	Laramie, WY, United States	2016-11-22
Lorraine Saulino-Klein	Laramie, WY, United States	2016-11-22
Sandra Moore	Laramie, WY, United States	2016-11-22
Diana Kocornik	Laramie, WY, United States	2016-11-22
Gabe Selting	Laramie, WY, United States	2016-11-22
Cheryl Griffin	Laramie, WY, United States	2016-11-22
Arthur Jackson	Laramie, WY, United States	2016-11-22
Sarah Strauss	Laramie, WY, United States	2016-11-22
Darrow Feldstein	Santa Cruz, CA, United States	2016-11-22
Jason Shogren	Laramie, WY, United States	2016-11-22

Name	Location	Date
Erin Evans	Laramie, WY, United States	2016-11-22
Lorinda Lindley	Laramie, WY, United States	2016-11-22
Amy Fluet	Laramie, WY, United States	2016-11-22
Sarah Ramsey-Walters	Laramie, WY, United States	2016-11-22
Kevin Gosar	Laramie, WY, United States	2016-11-22
Alice Wilhelm	Laramie, WY, United States	2016-11-22
Davin Bagdonas	Laramie, WY, United States	2016-11-22
Bren Lieske	Laramie, WY, United States	2016-11-22
Sandy Kingsley	Sheridan, WY, United States	2016-11-22
Marla Scherr	Laramie, WY, United States	2016-11-22
Merav Ben-David	Laramie, WY, United States	2016-11-22
Daniel McCoy	Laramie, WY, United States	2016-11-22
Joanna Orr	Laramie, WY, United States	2016-11-22
linda goldman	Laramie, WY, United States	2016-11-22
Robin Hill	Laramie, WY, United States	2016-11-22
Julie Rayda	Mesa, AZ, United States	2016-11-22
Marsha Knight	Laramie, WY, United States	2016-11-22
Kathleen Selmer	Laramie, WY, United States	2016-11-22
Katelyn Vincent	Laramie, WY, United States	2016-11-22
Jennifer Jensen	Laramie, WY, United States	2016-11-22
Kathleen White	Laramie, WY, United States	2016-11-22
Roger Carpenter	Laramie, WY, United States	2016-11-22
Corbly Shaffer	Laramie, WY, United States	2016-11-22
Edward Sherline	Laramie, WY, United States	2016-11-22
Enja Borgmann	Fort Collins, CO, United States	2016-11-22
Connie Wilbert	Laramie, WY, United States	2016-11-22
Cynthia Dywan	Laramie, WY, United States	2016-11-22
Mark Andersen	Laramie, WY, United States	2016-11-22
Teasha Crawford	Laramie, WY, United States	2016-11-22
William Reiners	Laramie, WY, United States	2016-11-22
Gary Beauvais	Laramie, WY, United States	2016-11-22
Dylan Hall	Laramie, WY, United States	2016-11-22

Name	Location	Date
Melissa Martin	Laramie, WY, United States	2016-11-23
Jane Fonfara	Laramie, WY, United States	2016-11-23
Pat Engler-parish	Laramie, WY, United States	2016-11-23
Mary Forrester	Mountlake Terrace, WA, United States	2016-11-23
Mary T Harris	Laramie, WY, United States	2016-11-23
janice hiller	Laramie, WY, United States	2016-11-23
Dodgson Cathy	Laramie, WY, United States	2016-11-23
Kathleen Walters	Virginia Beach, VA, United States	2016-11-23
Rev. Jacqueline Ziegler	Laramie, WY, United States	2016-11-23
Peter Phillips	Laramie, WY, United States	2016-11-23
Shelly Phillips	Laramie, WY, United States	2016-11-23
Kenneth Ingram	Austin, TX, United States	2016-11-23
John Hanks	Laramie, WY, United States	2016-11-23
Mike Wade	Laramie, WY, United States	2016-11-23
Vaughn Neubauer	Laramie, WY, United States	2016-11-23
Peggy Harris	Laramie, WY, United States	2016-11-24
Richard Naumann	Laramie, WY, United States	2016-11-24
Patricia Tuner	Laramie, WY, United States	2016-11-24
Tara Mattimoe	Laramie, WY, United States	2016-11-24
George Van Etten	Laramie, WY, United States	2016-11-24
Heidi Van Etten	Laramie, WY, United States	2016-11-24
Andrew Boheler	Laramie, WY, United States	2016-11-24
Rogene Peak	Laramie, WY, United States	2016-11-24
Dustin Goodson	Homedale, ID, United States	2016-11-24
Matthew Wirz	Sacramento, CA, United States	2016-11-24
Alejandro Martinez	Calexico, CA, United States	2016-11-24
K Henniss	Redwood City, CA, United States	2016-11-24
Elizabeth Harris	Laramie, WY, United States	2016-11-24
Patricia Hope	East Hampton, NY, United States	2016-11-24
lorraine donovan	east berne, NY, United States	2016-11-24
Matthew Stannard	Laramie, WY, United States	2016-11-24
jenn harper	Brevard, NC, United States	2016-11-24

Name	Location	Date
William Stump	Laramie, WY, United States	2016-11-22
Wendy Berelson	Laramie, WY, United States	2016-11-22
Bonnie Heidel	Laramie, WY, United States	2016-11-22
John Westenhoff	Laramie, WY, United States	2016-11-22
Barbara Kissack	Laramie, WY, United States	2016-11-22
Dennis Knight	Laramie, WY, United States	2016-11-22
Jon and Ginne Madsen	Laramie, WY, United States	2016-11-22
Sarah Egolf	Broomfield, CO, United States	2016-11-22
Patricia Parker	Laramie, WY, United States	2016-11-22
Mallory Lai	Laramie, WY, United States	2016-11-22
David Klinger	Laramie, WY, United States	2016-11-22
Jason A. and Linda E. Lillegraven	Laramie, WY, United States	2016-11-22
Shaun Kelley	Laramie, WY, United States	2016-11-22
Mike Vercauteren	Laramie, WY, United States	2016-11-22
Hannah Dunn	Laramie, WY, United States	2016-11-22
Nicholas Jesse	Laramie, WY, United States	2016-11-22
Becki Burman	Laramie, WY, United States	2016-11-22
April Heaney	Laramie, WY, United States	2016-11-22
Jerry O'Connell	Warren, NH, United States	2016-11-22
Christi Boggs	Laramie, WY, United States	2016-11-22
Stephanie Anderson	Laramie, WY, United States	2016-11-22
Barbara T Hakes	Laramie, WY, United States	2016-11-22
Jay Norton	Laramie, WY, United States	2016-11-22
Mary Vrooman	Laramie, WY, United States	2016-11-22
Lynne Ipina	Laramie, WY, United States	2016-11-22
Jim Peak	Laramie, WY, United States	2016-11-22
Susan Jennett	Laramie, WY, United States	2016-11-22
Glenda Earl	Laramie, WY, United States	2016-11-22
Mary Ann Harlow	Laramie, WY, United States	2016-11-22
Adrienne Szabady	Laramie, WY, United States	2016-11-22
Will McDonald	Bozeman, MT, United States	2016-11-22
Ruth Hanks	Laramie, WY, United States	2016-11-23

Name	Location	Date
Cathy Bassett	Portland, OR, United States	2016-11-24
Marian Erdelyi	Laramie, WY, United States	2016-11-24
Robynne Williams	Silver Spring, MD, United States	2016-11-24
Annie Bergman	Laramie, WY, United States	2016-11-24
Lainiel Johnson	Laramie, WY, United States	2016-11-24
Richard Burger	Ridgecrest, CA, United States	2016-11-24
daryl greene	Suffolk, VA, United States	2016-11-24
David McDonald	Laramie, WY, United States	2016-11-24
Lou Farley	Laramie, WY, United States	2016-11-25
Amanda Still	Laramie, WY, United States	2016-11-25
Linda Valenti	Laramie, WY, United States	2016-11-25
John Spittler	Laramie, WY, United States	2016-11-25
Lisa Marno	Centennial, WY, United States	2016-11-25
Ben Scambler	Laramie, WY, United States	2016-11-26
Courtney Carlson	Laramie, WY, United States	2016-11-26
Melanie Matthews	Laramie, WY, United States	2016-11-26
Beth Cable	Laramie, WY, United States	2016-11-26
Catherine Ballard	Laramie, WY, United States	2016-11-27
Carmen Leon	Laramie, WY, United States	2016-11-27
Jan Leonhardt	Laramie, WY, United States	2016-11-27
Citizens for Clean Water	Laramie, WY, United States	2016-11-27
Michael Selmer Jr	Laramie, WY, United States	2016-11-27
Alec Muthig	Laramie, WY, United States	2016-11-27
Pam Stubbs	Jessup, MD, United States	2016-11-27
Bob Moore	Laramie, WY, United States	2016-11-27
Adrienne Vetter	Laramie, WY, United States	2016-11-27
Christiane Dechert	Laramie, WY, United States	2016-11-27
Mary Byrnes	Laramie, WY, United States	2016-11-27
Lewis Bagby	Laramie, WY, United States	2016-11-27
Rebecca Watson	Laramie, WY, United States	2016-11-28
Tori Kent	Laramie, WY, United States	2016-11-28
Andrea Hayden	Laramie, WY, United States	2016-11-28

Name	Location	Date
Lucas Thornsess	Laramie, WY, United States	2016-11-28
Mike Vassallo	Laramie, WY, United States	2016-11-28
Kelli Radies	Centennial, WY, United States	2016-11-28
Bern Haggerty	Laramie, WY, United States	2016-11-28
LOIS BULLOCK	Laramie, WY, United States	2016-11-28
Dee Pridgen Pridgen	Laramie, WY, United States	2016-11-28
Matt Gray	Laramie, WY, United States	2016-11-28
Ralph Garrett	Laramie, WY, United States	2016-11-28
Judith Denison	Golden, CO, United States	2016-11-28
corey schmidt	Portsmouth, VA, United States	2016-11-30
Chris Murray	Laramie, WY, United States	2016-12-01
Michele Barlow	Laramie, WY, United States	2016-12-01
Susan Williams	Laramie, WY, United States	2016-12-03
Robert Mahon	Laramie, WY, United States	2016-12-04
Brady Flinchum	Laramie, WY, United States	2016-12-04
Minh Nguyen	Laramie, WY, United States	2016-12-04
barbara watkins	lawrence, KS, United States	2016-12-05
Leah Ritz	Casper, WY, United States	2016-12-06
Guy Litt	Laramie, WY, United States	2016-12-06
Megan Reilly	Casper, WY, United States	2016-12-07
rusty golden	Laramie, WY, United States	2016-12-09

Derek Teini

From: David A. Nelson <danelson@wyoming.com>
Sent: Tuesday, November 29, 2016 12:09 PM
To: Derek Teini
Subject: Status of Spradley-Barr Development Proposal

SUBJECT: Development Procedures

TO: Mr. Derek Teini,

FROM: David A. Nelson

DATE: 29 November 2016

Dear Mr. Teini;

I am interested in understanding the procedures required for proposed land development activities in the City of Laramie. In particular, the recent activity related to the search for a suitable location for the Spradley Barr (SB) car dealership has raised several questions for which I am seeking accurate, up-to-date, and referenced answers. I am addressing these inquiries to you as planning manager, but if some other agency is more appropriately addressed I would appreciate knowing which one.

There are a lot of rumors, information, and possible misinformation circulating about this issue. I will make reference to the article in the November 5 Boomerang concerning the November 3 Environmental Advisory Committee (EAC) meeting. A problem with any such report is the accuracy of the information presented. I was present at the meeting and made some comments about the need for more public awareness of and input into the details of development issues.

The article states that "the city is requesting the (EAC) - - - review the proposal."

1st. Questions. Did SB actually submit a "proposal", if so has it been accepted per **15.06.030.C Step 3. 1.** of the City of Laramie Unified Development Code (UDC) and if so where is this proposal available as public information?

The idea that activities related to this development have already been initiated is based on a statement by Mr. Prehoda to the EAC that the "City" recommended that SB ask for a "Code modification" (or change, or adjustment) and had given certain steps with 20 or 21 day timelines for SB to carry out. I find 21 day timelines listed in above UDC Chapter reference.

The newspaper article then goes on to discuss changing or eliminating the Table of Prohibited Activities in the City CAPP. Whether this activity has started or is actually the same as the "Code Modification" mentioned by Mr. Prehoda is apparently on hold based on the postponement of the December 1 EAC meeting.

In summary, if the development activity has actually started, I will have some additional questions, but I don't want to continue misinformation.

I am a Laramie Resident with a general interest in and support of the aquifer protection concept. I appreciate any accurate information you can provide.

Derek Teini

From: Bern Hinckley <bhinckley@aol.com>
Sent: Friday, November 18, 2016 9:41 AM
To: Council
Cc: Derek Teini
Subject: Table of Prohibited Uses
Attachments: comments and figures for EAC 11_3_16.pdf

Dear City Councilors:

Winding its way to your desks is a proposal precipitated by Spradley-Barr to revise or eliminate the Table of Prohibited Uses in the Casper Aquifer Protection Plan. Attached is a statement on this subject that I prepared for the Environmental Advisory Committee meeting on November 3.

My primary point is that we may have gotten the cart out in front of the horse on this issue. At present, businesses that store and use hazardous materials are categorically excluded from the aquifer recharge area. This was a policy/planning decision made by Council with adoption of the first Casper Aquifer Protection Plan back in 2002. Until that policy/planning direction is changed by Council, with appropriate public input and deliberation, it is premature to be commissioning engineering studies of how one might, if one wanted to, best accommodate hazardous materials use on the aquifer. I say this with all due respect for my colleagues in the engineering/geoscience professions, but our detailed examinations of the Table of Prohibited Uses miss many of the important points of comprehensive planning.

Thank you for the time and energy you commit to our community,

- Bern Hinckley

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

Derek Teini

From: Darren Parkin
Sent: Thursday, November 10, 2016 9:34 AM
To: Environmental Advisory Committee
Subject: FW: model note to EAC
Attachments: 11.03.2016 EAC Agenda.pdf

EAC,

The following Public Comment has been requested to be sent out to you. These comments are in response to Agenda Item 6-D from the November 3, 2016 meeting.

Thank you,

Darren Parkin

Water Resources Administrator
City of Laramie - City Manager's Office
Office: (307) 721-5213 Fax: (307) 721-5248
dparkin@cityoflaramie.org

From: Bern Hinckley [mailto:bhinckley@aol.com]
Sent: Monday, November 7, 2016 9:53 AM
To: Darren Parkin <dparkin@cityoflaramie.org>
Subject: model note to EAC

Dear Environmental Advisory Committee:

At your November meeting, you invited comments on “modeling” the aquifer and I suggested one very simple model is instructive. Consider:

The word “model” applies to about any representation of a physical system - from something as simple as estimating the driving time to Cheyenne by dividing the distance by 60 and calling that minutes, to an elaborately discretized finite element model of 8-layer multi-phase groundwater flow. Unfortunately, the word “model” has come to carry implications of understanding that may be far beyond what is actually known, or even knowable, and there is a tendency to assume more complicated models are categorically “better” than simpler ones. A good aphorism to keep in mind: “all models are wrong; some models are useful”.

The simple model I suggest is useful for the broad brush question of aquifer nitrate concentrations goes like this:

1. The Casper Aquifer recharge area is approximately 3 miles wide in the direction of general groundwater flow (i.e. east-west). Thus, any 1 mile (N-S) section provides a recharge area of approximately 3 square miles.
2. The mean annual precipitation in Laramie is around 12 inches. Various studies, both local and generic, suggest about 10% of incident precipitation makes it down to aquifer recharge. Various studies, and local sampling, indicates the natural precipitation/recharge process generates “background” nitrate concentrations up to 2 mg/l.
3. Wyoming DEQ tells us (Chapter 23) that the average domestic septic system produces into the aquifer approximately 300 gallons/day of effluent with a nitrate concentration of 40 mg/l.

So let’s just do the math. At steady-state, i.e. long-term average, our representative volume of the aquifer receives 237 million liters/yr of recharge, containing 474 million mg of nitrate. To bring the whole volume up to 10 mg/l nitrate concentration, it would take addition of 1,894 million mg/yr

At 16 million mg/yr of nitrates per septic system, that would take 114 systems, i.e. a development density of one system

per 17 acres across the 3 square mile representative area.

This simple model can be endlessly elaborated upon with consideration of specific pathways, local variations in infiltration rates, "background" conditions, aquifer thickness, etc., etc. But it is quite robust in terms of the overall mass balance, which any and all models are required to strictly honor.

The 10 mg/l target for the above calculation is the EPA maximum drinking water standard for nitrates (applicable to Public Water Supplies). My suggestion of a 20-acre minimum lot size provides a small margin with respect to that standard. Whether land-use regulation based on bringing the whole aquifer up to that level is appropriate is a philosophical/political decision, but such decisions should be grounded in objective science to the best of our ability.

I hope this straightforward calculation helps guide your thinking on aquifer management and further aquifer modeling. If you find an error in my logic or calculations, please let me know. Any and all questions/comments are welcome.

Sincerely,

Bern Hinckley, P.G.
307-745-0066 (o)
307-760-5686 (c)

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

Comments for November 3, 2016 EAC Meeting
RE: CAPP “Table of Prohibited Uses” and City Comprehensive Planning

Gentlemen:

These comments are presented in the context of the proposal to modify or replace the table of uses prohibited in the Casper Aquifer recharge area found at Laramie Ordinance 15.08.040 Sec. A, i.e. “Table 15.08.040.A. Prohibited Activities”. I present these comments regarding protection of the Casper Aquifer as in interested citizen and beneficiary of the high-quality groundwater available to our community from this extraordinary aquifer.

I think most folks today would agree that had we known 60 years ago what we know now, the City Fathers would simply have purchased the entire aquifer recharge area, at grazing-land prices, and thus secured both valuable aquifer protection and open space adjacent to the city in perpetuity. That didn’t happen, and we certainly don’t begrudge our rural neighbors their good-faith investments in making homes east of town over the intervening years.

But now we know a lot more about how this aquifer works. The recharge area has been defined. The investment in extracting groundwater from the aquifer, both for rural and municipal use, is immense, and the direct beneficiaries of maintaining its high quality have grown to nearly 90% of the population of the entire county.

Our scientific knowledge of the aquifer is reflected in various reports and analyses, many of which were summarized in the presentation Mr. Moody and I made to this committee last fall. How all this fits into our collective vision for our community is, I think, well reflected in the City of Laramie Comprehensive Plan.

In the “Community Character” chapter of that plan, we read:

“Residents ... wish to protect the environment within and around the community by avoiding unnecessary encroachment of the protection area for the Casper Aquifer”.

“Citizens of Laramie are keenly aware of their environment and its value on community livability. They view ... protection of resources as essential considerations to guide the pattern, direction, and type of future development. Among the environmental resources that are highly valued for protection are the Casper Aquifer and its four well fields”.

“Continuation of current development trends poses a risk to the preservation of the aquifer, including development within the City”

“without a proactive stance for resource protection there will be a considerable amount of new development within this highly sensitive area.”

So why are we here now trying to find ways to accommodate more development in the aquifer protection area? Sure, with enough engineering we could probably get away with building a

nuclear waste dump in the middle of Sherman Hills; but why? This whole proposal goes in completely the opposite direction of what we've said we want for our community.

Attached to these comments are several maps from the Laramie Comprehensive Plan:

1. Map 7.2 - Urban Growth Areas. On the map, the Casper Aquifer Protection Area is indicated by the cross-hatched area along the hillside east side of Laramie. (This boundary was subsequently adjusted somewhat as part of the 2008 CAPP update.) Note how much "urban growth area" is identified in the north, south, and west parts of Laramie, much of it along major corridors and in high-visibility areas desirable for commercial enterprises. There is clearly no pressing need to provide additional development areas by compromising standards in the small portion of the aquifer protection area that falls within the City.

2. Map 7.3 - Development Limitation Areas. The aquifer area is included in this list, along with other "limitations", like "ridgelines" and "slopes".

About these "development limitation" areas, the Comprehensive Plan says this: "These are areas where regulations should limit, and in some cases prohibit, development through applicable zoning restrictions, adoption of environmental performance standards, or even outright purchase." and "These are areas that should remain largely undeveloped with the exception of some limited recreational uses, greenways and limited development."

Note the overlap of these other limitations with the aquifer area, e.g. between Grand and Crow Drive. There are multiple reasons to guide community development to those plentiful areas north, south, and west - away from the aquifer area.

3. Map 8.1 - Major Street Plan. This map is most interesting in the present context for its depiction of an I-80 interchange at 30th Street. Now here's some long-range vision and planning worthy of the name. Moving the primary east entrance to Laramie to 30th Street would access large areas of presently undeveloped land, both north and south of the Interstate. It would concentrate development well off the sensitive aquifer recharge area. It would leave the East Grand entrance as it is now - an attractive area of low-density residential development. No adverse impact to property values and established uses along East Grand. No increase in the potential for aquifer contamination if engineering solutions fail. No threat of the progressive annexation some folks along East Grand are so worried about. Rather, an opportunity to develop our community in an orderly, well-thought-out manner that is consistent with our 2016 state of knowledge about the aquifer.

Thank you for your consideration,

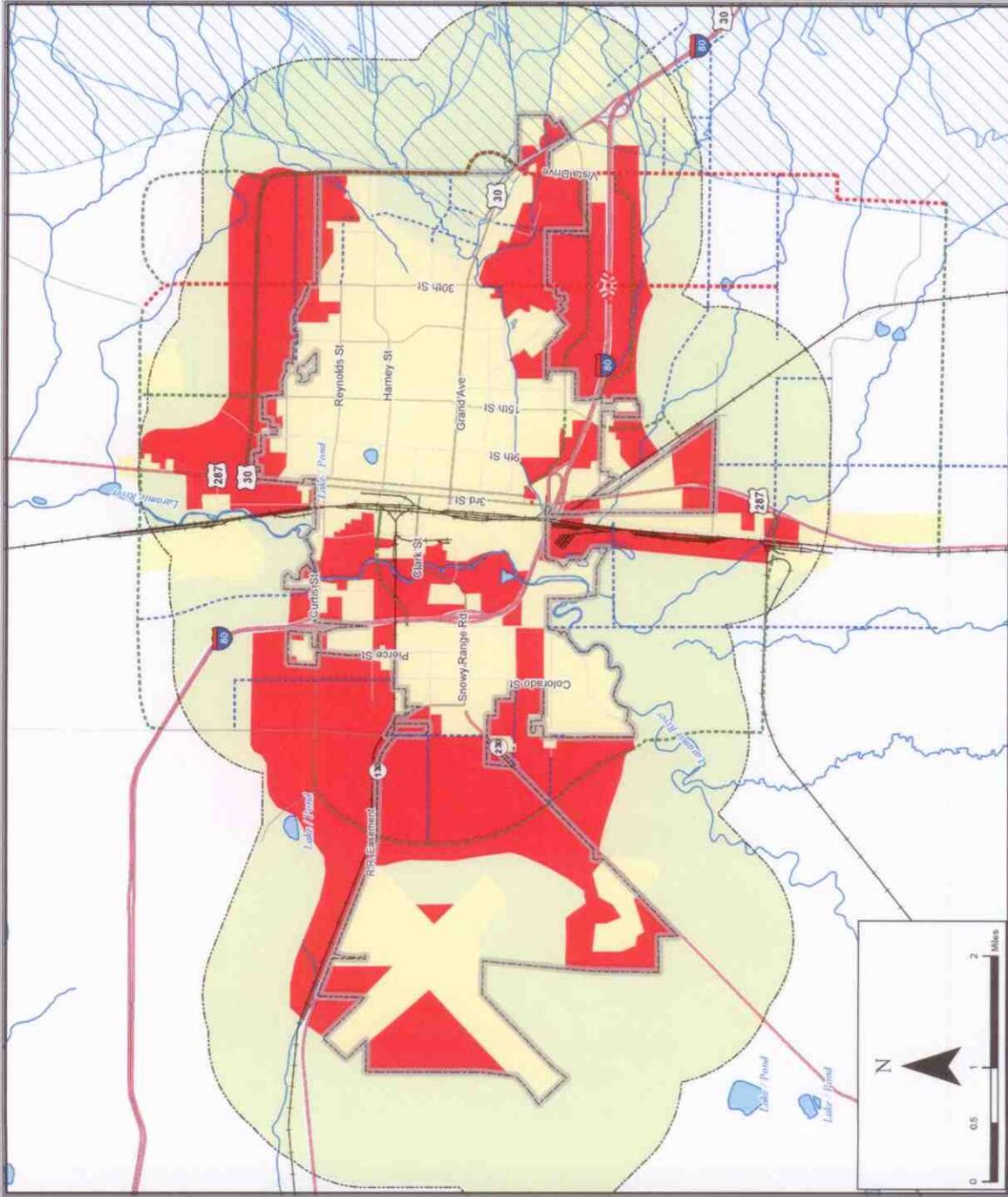
- Bern Hinckley
508 S. 11th
Albany County and City of Laramie

Map 7.2 Urban Growth Area

Legend

- Local Roads
- Collector / Arterial Roads
- Interstates / Highways
- Proposed Parkway*
- Proposed Principal Arterial*
- Proposed Minor Arterial*
- Proposed Collector*
- 1-Mile Planning Area
- City Limits
- Streams
- Railroad
- Developed Areas
- Urban Growth Areas
- Rural Growth Areas
- Casper Aquifer Protection Area

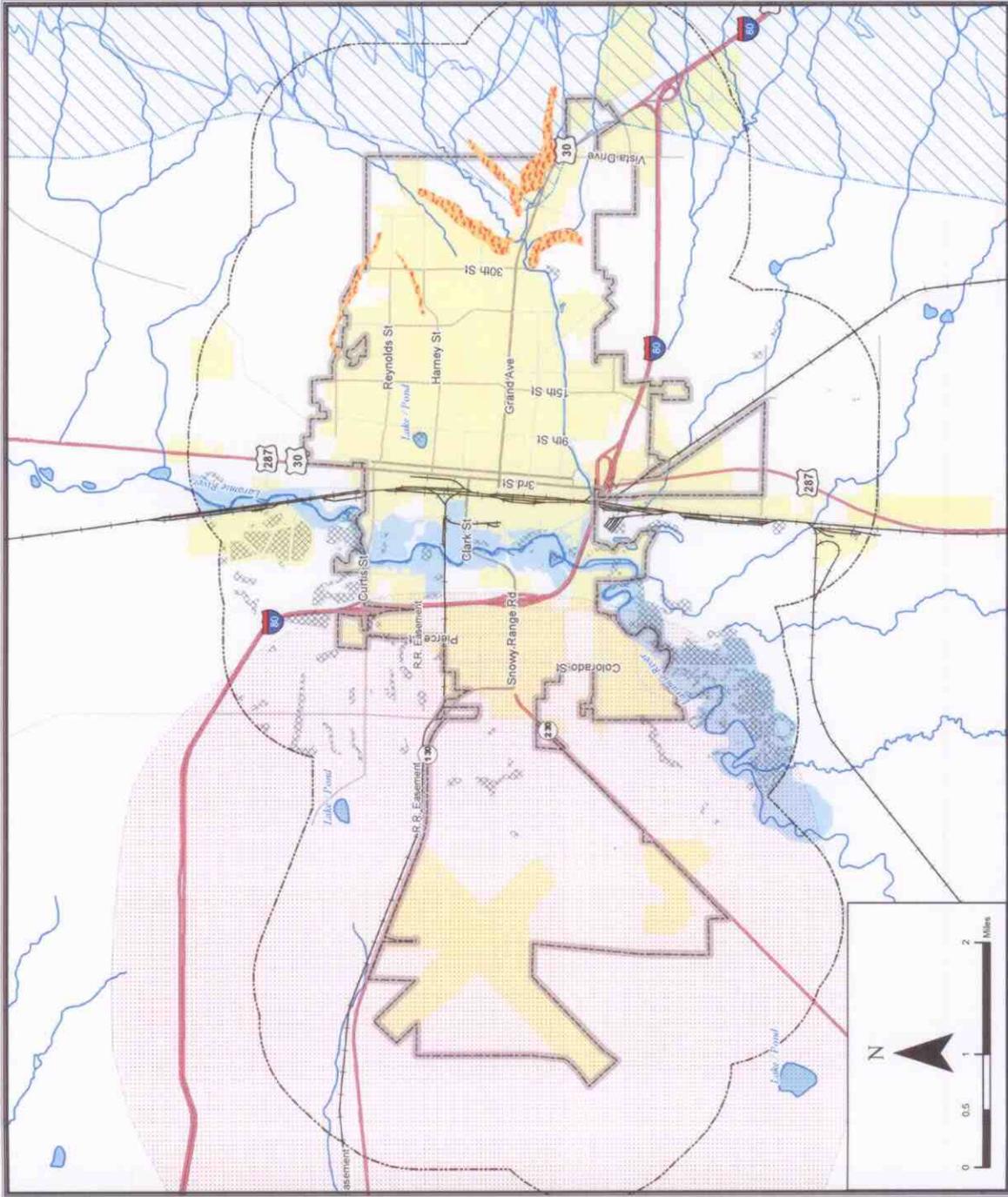
*See Map 8.1 for additional details.



Map 7.3 Development Limitation Areas

Legend

- Local Roads
- Collector / Arterial Roads
- Interstates / Highways
- 1-Mile Planning Area
- City Limits
- Streams
- Railroad
- Ridgelines / Slopes
- Floodways, Flood Plains, and Riparian Areas
- Potential Wetlands
- Airport Influence Area
- Casper Aquifer Protection Area

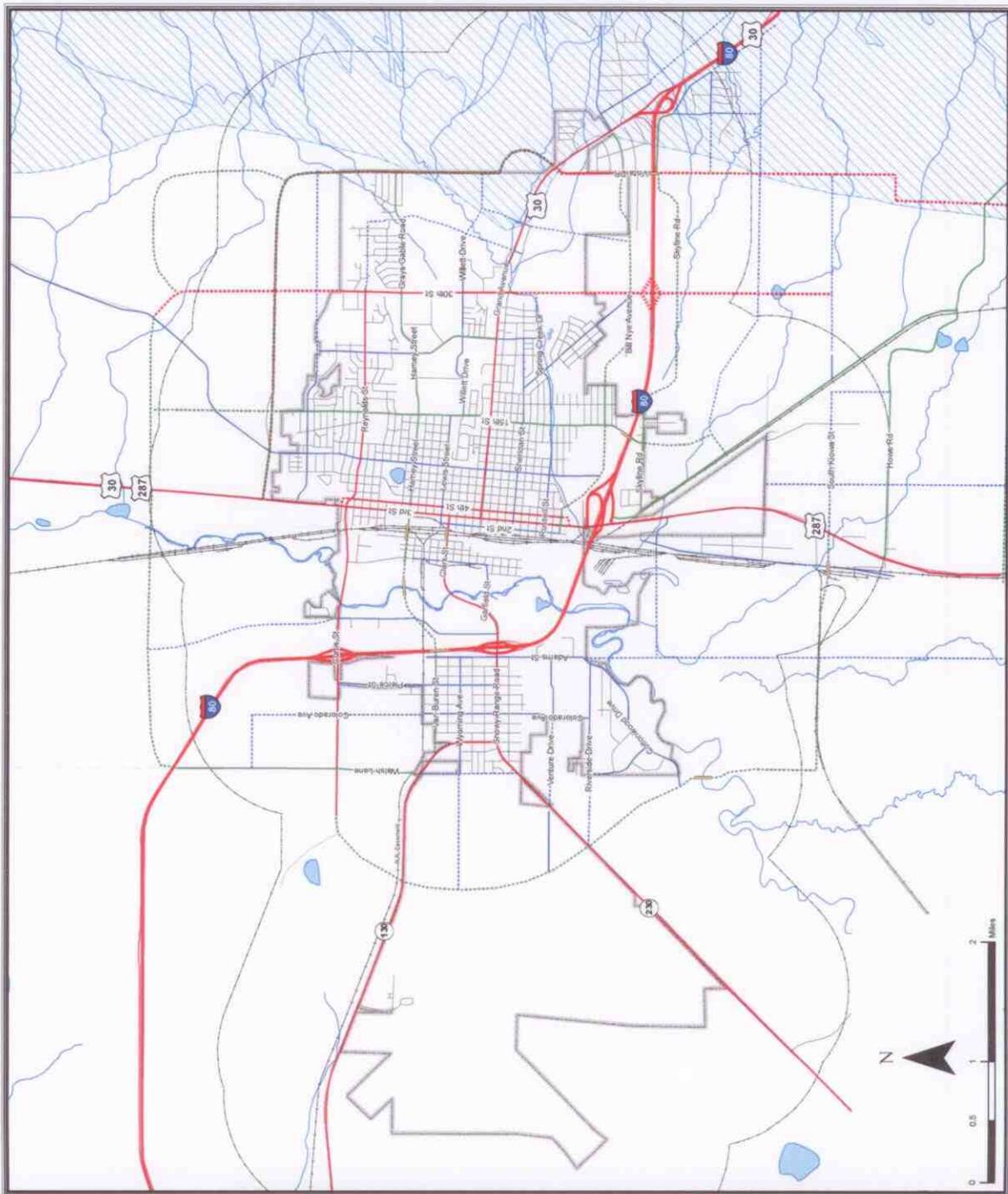




Map 8.1 Major Street Plan

Proposed Roads	Existing Roads
-----	Local
-----	Interstate
-----	Parkway
-----	Principal Arterial
-----	Minor Arterial
-----	Collector
-----	Bridge/Overpass/Underpass
-----	Rivers, Streams
-----	1-Mile Planning Area
-----	Railroads
-----	City Limits
-----	Casper Aquifer Protection Area

This thoroughfare plan does not constitute a commitment for infrastructure construction. All plans are contingent upon funding and engineering review.



Derek Teini

To: Diana Joyce Kocornik
Subject: RE: Weakening CAPP

>
> -----Original Message-----
> From: Diana Joyce Kocornik [mailto:dkocornik@gmail.com]
> Sent: Thursday, October 06, 2016 4:57 PM
> To: Derek Teini <DTeini@cityoflaramie.org>
> Subject: Weakening CAPP

>
> Dear Mr. Teini -

> Without rehashing all the details that have been argued about so much for so long, I would just like to state my strong opposition to any weakening of the Casper Aquifer Protection Plan provisions. This includes opposition to removing business types from the Prohibited Use list. It is obvious to me that, between human error and technological failures or lapses, it would be very foolish to allow businesses that use hazardous substances to operate on top of our priceless aquifer.

>
> Sincerely,
> Diana Kocornik

> _____
> ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE
> TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

> _____
>
> _____
> ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE
> TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

> _____

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND
SUBJECT TO PUBLIC DISCLOSURE _____

October 6, 2016

Deere Teini
P.O. Box C
City of Laramie
82073

Dear Mr. Teini,

about two years ago I was driving I-90 in South Dakota and stayed in a motel along the way. The water had a hint of a gas smell and taste of gas. I'll never go there again.

I've lived here since 1999 and appreciate Laramie's wonderful water. It has been (it seems to me) a good idea to have an aquifer protection zone. In the long run perhaps tourists and newcomers will be drawn here because of its water.

I wish you luck in handling this issue.

Sincerely,
Lois Bullock
17 Antelope Av
Laramie
721-8386

Derek Teini

From: Mark Jenkins <mark@globalcorrespondent.net>
Sent: Monday, October 03, 2016 5:03 PM
To: Derek Teini
Subject: Aquifer Protection

Derek Teini-

I am on a National Geographic film tour in Europe for the few weeks and will not be able to attend upcoming city council meetings. Hence I would like to express my **complete opposition** to altering the prohibitive uses in the Casper Aquifer Protection Plan. These provisions are the teeth of the CAPP. Removing them is to gut the CAPP. Honestly, what's the point of having an aquifer protection program that does not protect the aquifer?!

Caving to business interests while forsaking the trust of the community, as well as the city's commitment to clean drinking water, is cowardly and deceitful. The prohibited uses were put into the CAPP precisely to protect the aquifer from businesses that handle or store any kind of hazardous materials. Over 30,000 people rely on the Casper Aquifer---endangering it in any way is utterly unacceptable.

Cheers,

Mark Jenkins
National Geographic Writer
University of Wyoming Writer-in-Residence
1102 Grand
Laramie WY 82070
307-745-0010
mark@globalcorrespondent.net

ALL CITY OF LARAMIE ELECTRONIC CORRESPONDENCE AND ATTACHMENTS MAY BE TREATED AS PUBLIC RECORDS AND SUBJECT TO PUBLIC DISCLOSURE

4531 Bluebird Lane
Laramie, WY 82070
September 15, 2016

Mr. Derek Teini
City of Laramie
PO Box C
Laramie, 82073

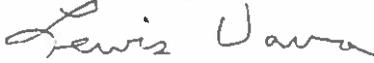
Dear Mr. Teini:

Many of us have suffered through meetings dealing with annexing property, discussion of aquifer issues, or problems that can be difficult sources of conflict and not turmoil.

While our source of clean water doesn't always seem to be the highest priority, we may need to look closely at ways to offer our citizens an even better place to live.

We hope that you will space large businesses away from housing neighborhoods.

Sincerely,


Lewis Vavra

October 1, 2016

I live in Laramie Plains Subdivision. I'm concerned about an upcoming proposal to change the prohibited use list to allow some or many currently prohibited businesses to develop on the city CAPA. I am concerned for the safety of drinking water for all Laramie area residents, county and city. I am especially concerned for the safety of water in Laramie Plains Subdivision, since, if these changes go through, the whole east entrance to Laramie on Grand from the interstate to Walmart (including land currently in the county) could be developed into businesses which work with or store hazardous materials. Below is a statement concerning this issue. Thank you for your consideration.

Sincerely,

Chris Anderson
4512 Mockingbird Lane
Laramie Wyoming

The City of Laramie Planning Office is considering alterations to the prohibited use (PU) list¹ of the city's Casper Aquifer Protection Plan² (CAPP), changes that would de-list some currently prohibited uses on the Casper Aquifer Protection Area (CAPA). My overall concern is safety of drinking water for Laramie and for other Albany County residents³. I live in Laramie Plains Subdivision and am especially concerned for the safety of our water since, with changes in the PU list, we could potentially have businesses that work with hazardous materials on several sides of us.

In a 2007 letter from the Wyoming Department of Environmental Quality to the city of Laramie Public Works Director concerning the Casper Aquifer, the DEQ director said:

"DEQ reminds the City of Laramie that the purpose of the CAPP is to prevent the occurrence of or minimize the severity of aquifer contamination. While having a protection plan does not preclude the possibility that contamination could occur, a strong plan that is conscientiously implemented by the community will help protect the City of Laramie's water supply." (Appendix B, city CAPP, italics mine).

"Conscientiously implementing" the spirit and letter of the City CAPP requires that the prohibited use list be left as it is. Reasons for this need follow:

1. The PU list was created based on good evidence.

In Appendix J of the city CAPP there is a list of published studies about actual cases of contamination from uses on the PU list. In 2000 and 2008 the city and concerned public used these studies to support the prohibited use list. These studies show good reasons to keep the PU list as it is.

2. Changing the PU list would affect a large area.

There is still a lot of vacant land on the city CAPA that is zoned for business (along Grand on the east side of town and between Walmart and Alta Vista). The amount of vacant city CAPA land could be easily and substantially increased through the legal annexation of county land by owners of adjacent city land. In consequence, weakening the PU list could affect a large area of the aquifer recharge area, some of it close to or up-gradient from the city's Turner well. This could include land from Walmart to I-80 on both sides of Grand.

3. Other options for land and business uses exist.

The PU list only prohibits a few kinds of businesses—most kinds of businesses are still allowed. PU businesses are prohibited only on the city CAPA. They are allowed elsewhere. Bern Hinckley heard from city planners that there's some talk about moving the east entrance from Grand to 30th St. If this happens, PU businesses that want visibility and access to the interstate could develop there without compromising our water quality.

4. Groundwater monitoring and mitigation plans need to be strengthened.

¹ The PU list is on pages 6-10 of enrolled ordinance No. 1527 on: <http://www.laramiecleanwater.org/links-and-files.html>. Businesses on this list have one thing in common—they store or use hazardous materials.

² <http://www.ci.laramie.wy.us/DocumentCenter/Home/View/220>

³ The Casper Aquifer supplies 60% of Laramie's city water and 100% of some county residents' water.

At the very least, broader monitoring and more years of monitoring are needed before considering altering of the PU list. At present, there is little data, only two groundwater monitoring wells, and only basic testing—no testing for hazardous materials. Even sufficient groundwater monitoring is not something to rely upon, because once contamination is detected, it's too late. Mitigating contaminated ground water is difficult at best, and prohibitively expensive. If the Casper Aquifer gets contaminated, there will be a huge economic and well-being toll on the city of Laramie and Laramie area residents. In the words of Darren Parkin, the costs would be “astronomical.”

5. Costs, benefits, and risks need to be considered.

Any benefits (to a few) that would come from altering the PU list would come with much greater costs, not just economic but in the form of risks to the safety of our drinking water. These costs affect everyone in our community.

6. We need more than engineering safeguards:

Engineering safeguards to prevent contamination are not a reliable solution, especially given the grave consequences of aquifer contamination. Not all sources of contamination can be foreseen. The city lacks resources to monitor such safeguards over the long term, and breakdowns in safeguards can happen.

7. Public input to important future aquifer decisions will be curtailed.

The PU list was generated through public input. The public can comment now about whether the PU list should be weakened. If business uses are removed from that list, the public (and city council) will longer have input about the risks of such businesses developing on the aquifer.⁴

8. Spradley Barr Honda should not be allowed to build on the city CAP zone.

Reasons are that: (a) It is a PU business—it works with and stores hazardous materials. (b) A vulnerable feature—one which can allow contamination to travel more quickly into the aquifer—runs the long way through the land in which they are interested (on Vista, just south of Premier Bone and Joint). (c) This feature, the Sherman Hills Fault, is particularly susceptible to contamination because it is one of only two such faults that cut through the entire Satanka layer. (d) If granted, Spradley Barr could purchase and then easily annex the adjacent county land to the south. This would place a PU business not only directly on a vulnerable feature but right across the street from residential wells.⁵

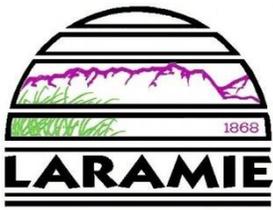
9. Comprehensive planning and effects on county subdivisions should be considered.

Development should be focused on the south and west side of the city for other reasons besides aquifer protection (possible I-80 access from 30th Street, maintaining the residential character on Laramie's east-side). Also, by increasing the risk of residential well contamination, allowing PU businesses in the aquifer recharge area could increase the likelihood of city annexation of east-side county subdivisions,

⁴ If there is a vulnerable feature on the land, a variance would be required, in which case, the public and city council could give input.

⁵ There is 40 acres of undeveloped county land across the street from the new Adventure Dodge on the west side. Perhaps they could locate there instead. There would likely be fewer hoops to jump for Spradley Barr to get that annexed to the city than for it to build on the Vista land and it would be safer for Laramie water.

especially Laramie Plains Subdivision. Should this happen, residents would have to pay for water and sewer.



City of Laramie

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

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

MEMORANDUM

Date: January 23, 2017

To: City of Laramie Planning Commission

From: City of Laramie Planning Division

Subject: FP-16-03: Grand View Heights, 6th Filing, Final Plat

At the applicant's request (see email dated 12/20/2016, below) staff is recommending postponement of the Grand View Heights, 6th Filing, Final Plat, until the February 27, 2017 regular Planning Commission meeting.

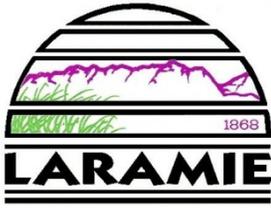
EMAIL - 12/20/2016:

Mr. Teini,

As the applicant for Grand View Heights 6th Filing final plat application, we would like to respectfully request a postponement of this plat review to be considered at the February 27th Planning Commission meeting. With the completion of Bill Nye Avenue, we would like a little time buffer to consider any potential new design variables that might have come up as a result. Thank you for your consideration, and please let me know if you have any additional questions.

Respectfully,

John Edwards
Grand View Heights Subdivision
(307) 634-8800 ex. 103



City of Laramie

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

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

LARAMIE PLANNING COMMISSION 23 JANUARY 2017 STAFF REPORT

FILE: CUP-16-17: 1754 Centennial Drive – Hospice of Laramie
REQUEST: Amend CUP-13-13 to incorporate an amended landscape plan, site plan and trash enclosure
LOCATION: 1754 Centennial Drive (Lot 2, Block 2 Fox Addition)
APPLICANT: Hospice of Laramie
OWNER: Albany County
ZONING: B1 (Limited Business)/ROB (Residential Overlay for Business) District
PURPOSE: Establishment of a Hospice Residential Care Facility
PREPARED BY: Charles W. Bloom, AICP, Principal Planner

RECOMMENDED MOTION:

Move to **approve** a Conditional Use Permit amending CUP-13-13 to incorporate an alternative landscape plan, site plan and trash enclosure design, based on findings of fact and conclusions of law and subject to all staff's recommended conditions.

APPLICABLE CITY CODE SECTION(S):

LMC. 15.06.060.E Conditional Use Permits
LMC. 15.08.030.C Nonresidential Districts
LMC. 15.10.000.E Table of Allowed Uses

Operation of a Hospice Residential Care Facility in a B1 (Limited Business) and ROB (Residential Overlay for Business) District requires approval of a conditional use permit pursuant to LMC.15.10.000.E, and the Planning Commission is the decision-making body.

Note: Conditional Use Permit rules, regulations, and procedures are defined at the city level and are not addressed in Wyoming State Statutes.

BACKGROUND:

CUP-13-13 was approved by the Planning Commission on October 28, 2013 which approved establishment of a Hospice Residential Care Facility in a B1 (Limited Business) zone and within the ROB (Residential Overlay for Business) District at 1754 Centennial Drive. The Hospice Residential Care Facility features six (6) beds within a 13,095 square foot residential type building. The facility will be open 24 hours per day with staff available on site during all hours of operation.

The applicant has submitted this application to reduce landscaping to the current landscaping requirements and to incorporate a revised site reflecting minor modifications in the site's design including slight modification to the driveway location and a change in trash enclosure design. The building is mostly complete and landscaping is proposed to be installed in the spring prior to July 1, 2017 in accordance with their development agreement with Albany County and grant award.

During construction, the land is presently held by the County. After construction and completion of the project the property will be transferred back to Hospice of Laramie.

SURROUNDING LAND USE AND ZONING:

The property is zoned B1 (Limited Business) within a ROB (Residential Overlay for Business) District and is in the process of being developed as a Hospice Care Facility (CUP-13-13). Property immediately north and east is also zoned B1 within a ROB and not developed. Land immediately south of the property is zoned R2M (Limited Multifamily with Independent Manufactured Homes) and is developed with single-family homes. Undeveloped land to the west, across Pierce St. is zoned R1 (Single-Family Residential) and County Residential.

SITE DESIGN REVIEW AND ANALYSIS OF REQUIRED FINDINGS:

Should the Planning Commission wish to approve the conditional use permit, the Commission must make the following findings required in LMC 15.06.060. A detailed analysis follows:

1. That the conditional use proposal provides adequate:

a) Ingress and egress to property and proposed structures:

Staff Response: Vehicular access to the site will remain unchanged as a result of this change. Vehicular access will continue to be from Centennial Drive. A pedestrian access has been installed between the main entrance of the facility and Fox Court to the east. Sufficient ingress and egress exists.



b) Off-street parking and loading areas:

Staff Response: This amendment will not change the number of parking or loading spaces within the development. The plan reflects minor changes in parking lot construction. The site will still contain 26 off-street parking spaces and 3 ADA parking spaces and will still comply with Off-Street Parking Standards.

c) Control over the off-site impacts of economic, noise, glare, or odor effects of the conditional use:

Staff Response: This amendment will not effect this item. The facility will be open 24 hours a day with staff available on site during all hours of operation. Because of the nature of this facility being a hospice, impacts due to 24 hr. operation will be minimal. Also, due to no emergency medical services being staged at this facility, no sirens or lights will be turned on during the patient's trip to the hospice upon their arrival. Staff has not identified any other negative off-site impacts that would be created based on the proposed use as amended.

d) Refuse and service areas:

Staff Response: This amendment will incorporate an alternative trash enclosure design that was approved as part of the Design Review application (DR-14-03). Initially an enclosure was proposed to feature a stucco and masonry brick veneer. In conjunction with the Design Review approval an alternative wooden design was allowed due to the fact that the enclosure would be screened by the generator enclosure to the west, Spruce trees, juniper bushes and other vegetation. Staff deems this design acceptable.



e) Utilities, with reference to locations, availability, and compatibility:

Staff Response: This amendment will not change any of the proposed utilities on site. Utilities are presently installed. Per Code, as with all new development, connections to utilities will be required to be undergrounded and all above ground utilities are required to be screened from view by adjacent properties or rights-of-way. The landscaping plan shows adequate screening of utility services. No significant impact is anticipated by staff.

f) Screening and buffering, with reference to type, dimensions, and character:

Staff Response: The proposed development, as amended, will contain sufficient screening and buffering throughout the property. Large canopy trees adequately buffer the development on all sides with smaller trees and bushes being proposed within feet of the building to further enhance screening and buffering.

g) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district:

Staff Response: This amendment will not change any signage and has minimal effects on site lighting. One monument sign is proposed in the island of the drop off zone at the south end of the private drive. The prior conditions of approval require that any signage be downward lit by an external source, it match the building's materials and that the sign not exceed 12 feet in height.

CUP-13-13 required that the initial site plan remove light trespass from adjacent properties. The applicant submitted an acceptable photometric plan in conjunction with their Design Review application (DR-14-03).

2. The proposed use is appropriate to the specific location related to intensity and bulk:

Staff Response: The proposed use is appropriate to the location in respect to its intensity and bulk. The surrounding land use is a mix of commercial and residential zoning. Lots directly to the north and northeast are similar in size to the subject property. The site is located in a B1/ROB district which allows for this type of development. The proposed amendment does not alter this required finding.

3. The proposed use is appropriate to the specific location relative to public health, safety and convenience:

Staff Response: The proposed use is appropriate to the specific location relative to public health, safety and convenience. No issues were identified that would jeopardize public health or safety of the community. The proposed amendment does not alter this required finding.

4. That the proposed site is adequate in size and shape to accommodate the intended use and that the use will comply with all requirements of the zone district, including but not limited to the following:

a) Setbacks:

Staff Response: The proposed development meets all setback requirements in a B1/ROB District. The proposed amendment does not alter this required finding.

b) Walls:

Staff Response: No new walls are being proposed. The proposed amendment does not alter this required finding.

c) Landscaping:

Staff Response: The revised plan features alternative plantings and a slight reduction in the number of trees on the western side of the building. The proposed amended landscaping plan meets landscaping requirements. The site will include large canopy trees, evergreen trees, ornamental trees, evergreen shrubs, deciduous shrubs, perennials, grasses and community garden space.

d) Bufferyards:

Staff Response: The proposed bufferyards meet requirements for perimeter landscaping found in LMC 15.14.050.

e) Any standards specific to the use set forth in Chapter 15.10.000, Use Regulations:

Staff Response: Not applicable.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on January 7, 2017. Letters were sent to surrounding property owners within 300 feet of the subject property on December 20, 2016.

Staff received one inquiry from an adjacent property owner. The commentator indicated that they had no concerns with the Conditional Use Permit.

CONDITIONAL USE RECOMMENDED FINDINGS AND CONCLUSIONS OF LAW:Findings of Fact:

1. It is staff's conclusion that the application meets all of the required findings for approval of the conditional use permit as submitted, provided standard conditions are met. We therefore recommend approval of the conditional use subject to the specific conditions as outlined in the staff recommendation.

Conclusions of Law:

1. The applicant is proceeding in accordance with the requirements of the Laramie Municipal Code 15.06.060.E regarding a Conditional Use Permit.

ALTERNATIVES:

1. Approve the project as submitted by the applicant, based on findings of fact and conclusions of law.
2. Approve the project subject to staff's recommended conditions, based on findings of fact and conclusions of law (Staff Recommendation).
3. Deny the project based on findings of denial. The Planning Commission must conclude that the project does not meet all of the findings as recommended by staff. As part of the motion, findings for denial must be stated.
4. Postpone the project until issues identified during the meeting can be resolved.

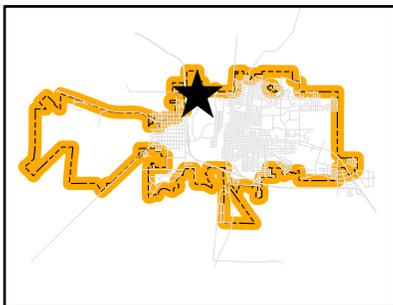
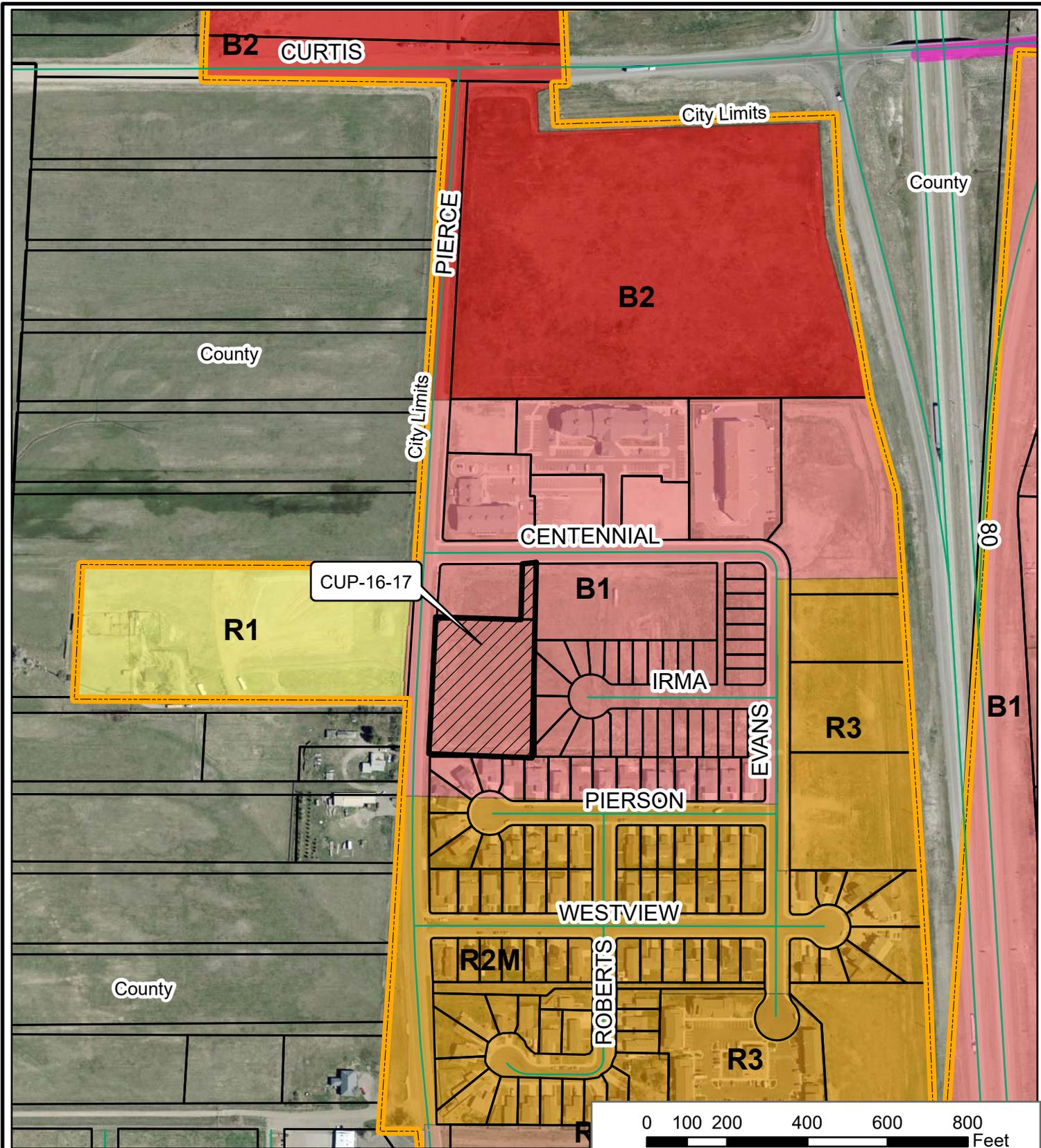
STAFF RECOMMENDATION:

Staff recommends **approval** of a Conditional Use Permit amending CUP-13-13 to incorporate an alternative landscape plan, site plan and trash enclosure design, based on findings of fact and conclusions of law and subject to the following conditions:

1. All conditions approved in CUP-13-13 that are not in conflict with the provisions of this approval are hereby acknowledged and confirmed.
2. The development shall conform to the plans attached hereto and any changes or modifications shall be reviewed by the Planning Commission, pursuant to the provisions of LMC 15.06.060.E.4.

ATTACHMENTS:

- 1 – Vicinity Map (1 page)
- 2 – Applicant's Written Statement (1 page)
- 3 – Revised Site Plan (7 page)
- 4 – Previous Approved Landscape Plan (1 page)



CUP-16-17
1754 Centennial Drive



This Data contained herein was compiled from various sources for the sole use of the City of Laramie. REVIEW OF THIS DATA FOR ACCURACY AND ANY NECESSARY EDITING HAS NOT BEEN COMPLETED AT THIS TIME. Any use of the data by anyone other than the City of Laramie, and its members, is at the sole risk of the user; and by acceptance of this data, the user does hereby hold the City of Laramie, and its members, harmless and without liability from any claims, costs, or damages of any nature against the City of Laramie, including cost of defense arising from improper use of data, or use by other party. Acceptance or use of this data is done without any expressed or implied warranties.

LUMBER
BUILDING
SPIEGELBERG

December 6, 2015

City of Laramie
105 Grand Ave.
Laramie, WY 82070

RE: Hospice of Laramie

Attn: Planning

Dear Mr. Bloom

Please accept this application for the (amended) Conditional Use Permit. The refiling of this application is a result of the access road being located on an adjacent property owner and the newly approved landscape requirements. Enclosed are a copy of the revised plans, proof of ownership, CUP fee and legal descriptions.

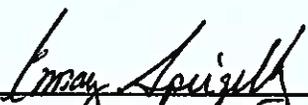
We have also enclosed a copy of the bond for the project to Albany County. We are also asking for a delayed completion of the project to June 30, 2017. This date coincides with the expiration of the grant for this project. We do anticipate an earlier completion of the project in early spring.

If you need any additional information please let me know. We appreciate your cooperation in this matter.

Sincerely,

SPIEGELBERG LUMBER AND BUILDING CO.

BY:


Emory Spiegelberg, President

SPIEGELBERG LUMBER AND BUILDING CO.
GENERAL CONTRACTORS
259 W. FREMONT ST. • P.O. BOX 1128
LARAMIE, WYOMING 82073
(307) 742-6651 FAX (307) 745-5330

RECEIVED
DEC 10 2015
CO

Hospice of Laramie

Laramie, Wyoming

Vicinity Map:



Legal Description:

A TRACT OF LAND LOCATED ALL LOT 2, BLOCK 2, FOX ADDITION FILING TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING CONTAINING 87,236 SQUARE FEET OR 2.00 ACRES, MORE OR LESS.

Land-Use Statistics

EXISTING ZONING: B1 W ROBB OVERLAY	TOTAL STORES: 1
MAXIMUM BUILDING HEIGHT: 28'-0"	
FINISHED FLOOR ELEVATION: 7,164.5	

Gross Area Coverage

	SQUARE FEET	% OF GROSS AREA
BUILDING FOOTPRINT	12,725	14.6%
LANDSCAPE AREA	38,355	44.0%
PAVED DRIVE AND PARKING	25,646	29.4%
SIDEWALKS	10,510	12.0%
TOTAL AREA	87,236	100%

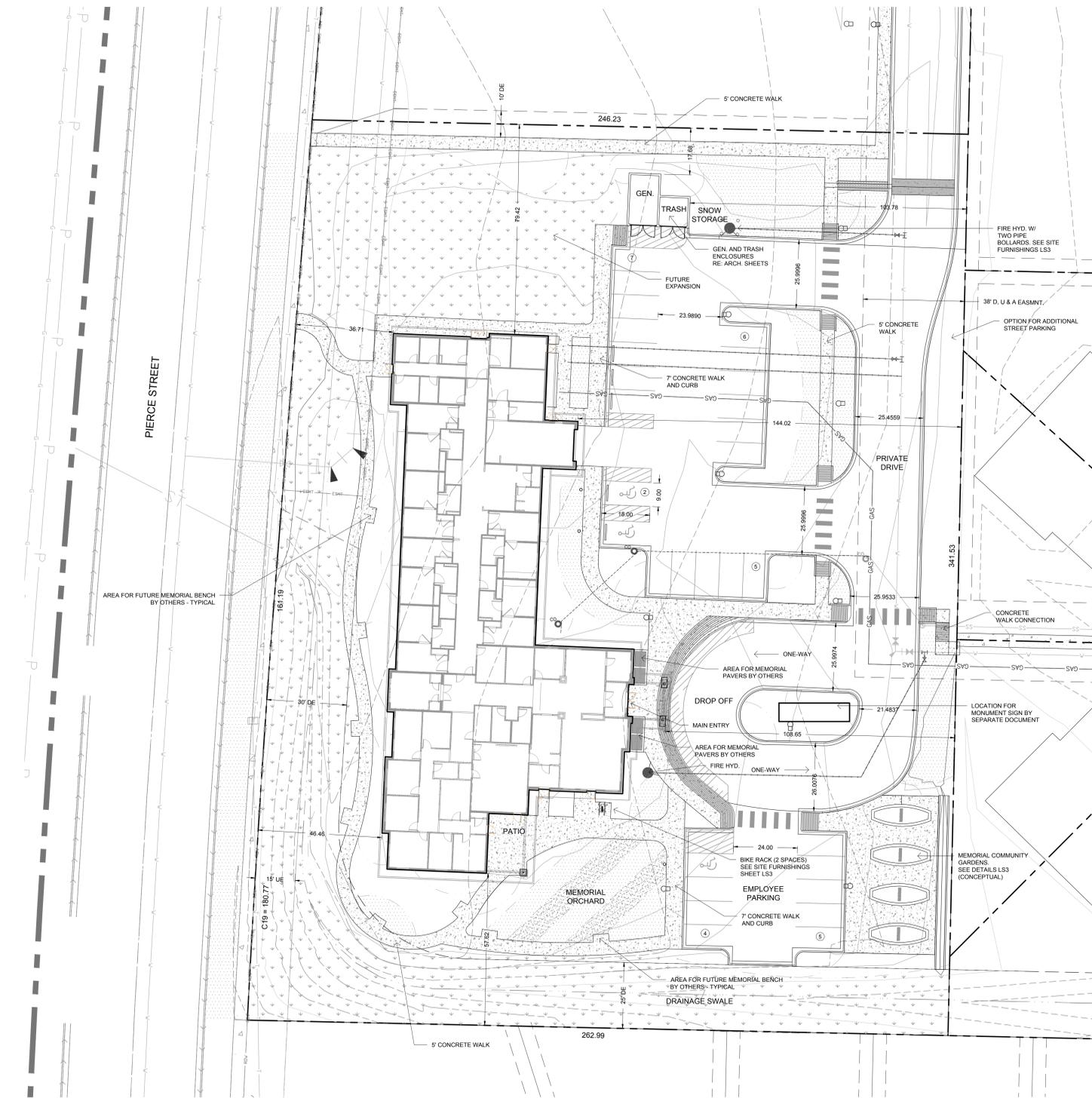
OFF-STREET PARKING	PROVIDED	REQUIRED
VEHICULAR SPACES	26	14
ADA VEHICULAR SPACES	3	1
TOTAL VEHICULAR SPACES	29	15
BICYCLE SPACES	2 (8.8% OF 29 PARKING SPACES)	5%

General Notes:

- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS, FOOTERS OR TOWARDS DRAINAGE AREAS WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER/CITY.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1887.

Sheet Index:

- LS1 - Site Plan
- LS2 - Landscape Plan
- LS3 - Landscape Notes and Details



Site Plan



In Association with:

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Hospice of Laramie Lot 2, Block 2 Fox Addition; Replat of Lot 1 Block 8 Westfield Village Second Filing



Laramie, Wyoming

Issued	No.	Description	Date
	1	Conditional Use	10/25/2016

Conditional Use Permit

Project No.: 2013-14 Drawn by: TBG
 Reviewed by: TBG

Site Plan

Scale Accordingly if Reduced

Drawing Number

LS 1

Landscape Table

DISTRICT =	B1 W ROBB OVERLAY
PROPERTY AREA =	87,236 SQ. FT.
PRIMARY BUILDING FOOTPRINT =	12,725 SQ. FT.
LOT AREA =	74,511 SQ. FT.
20% LOT (REQUIRED LANDSCAPE) AREA =	14,903 SQ. FT.
PROVIDED LANDSCAPE AREA =	38,355 SQ. FT.

Perimeter Landscape Table

TYPE	LANDSCAPE UNITS REQUIRED
LOT PERIMETER =	270
PARKING PERIMETER (OPTION 2) =	42
TOTAL UNITS REQUIRED =	312

Ground Cover Table

PROVIDED LANDSCAPE AREA =	38,355 SQ. FT.	% OF LANDSCAPE AREA
SHRUB BED AREA =	13,915 SQ. FT.	36.3%
IRRIGATED TURF =	6,170 SQ. FT.	16.1%
NON-IRRIGATED AREAS =	18,270 SQ. FT.	47.6%

NOTE: PER SECTION 15.14.050 C SHRUB BED AREAS WILL CONTAIN MINIMUM 75% LIVING ORGANIC COVER AND NO MORE THAN 25% OF THE LANDSCAPE AREA SHALL BE PLANTED IN TURF GRASS.

Native Grass Seed Mix

COMMON NAME	%
ANNUAL RYEGRASS	20%
SLENDER WHEATGRASS	15%
MOUNTAIN BROME	10%
PURISCENT WHEATGRASS	10%
HARD FESCUE	10%
KENTUCKY BLUEGRASS	10%
INDIANGRASS	8%
BIG BLUESTEM	7%
BLUE GRAMA	5%
SWITCHGRASS	5%

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4825 COLORADO BOULEVARD, DENVER, CO 80216, (877) 937-3337 OR APPROVED LOCAL VENDOR.
- DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH A TOTAL APPLICATION RATE OF: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
- ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED BY CONTRACTOR FOR THE ESTABLISHMENT AND MAINTENANCE OF THESE SEEDING AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDING AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRUMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRUMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SPHERICAL DISC AT LEAST 1/2" IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDING AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 36								
PA	2	2.5%	ASH, PATMORE (SEEDLESS)	Fraxinus pennsylvanica 'Patmore' seedless var.	40'	40'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
GA	2	2.5%	ASH, MAHURIAN	Fraxinus mandshurica	40'	30'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
HI	9	11.4%	HONEYLOCUST, IMPERIAL	Gleditsia trachocarpa 'Imperial'	45'	35'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
AL	10	12.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
OB	9	11.4%	OAK, BUR	Quercus macrocarpa	60'	50'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
RO	4	5.1%	MAPLE, NORWAY ROYAL RED	Acer platanoides 'Royal Red'	50'	30'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 22								
BS	16	20.3%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cuestrina'	20'	5'	8' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
BS	6	7.6%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	10' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 21								
SSC	5	6.3%	CRABAPPLE, SPRING SHOW	Malus spp. 'Spring Show'	20'	20'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
SSC	5	6.3%	HAWTHORNE, WINTER KING	Crataegus viridis 'Winter King'	25'	25'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
SSC	11	13.9%	MAYDAY TREE	Prunus padia	25'	25'	2.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - 86								
SSC	27	-	JUNIPER, BUFFALO	Juniperus sabina 'Buffalo'	3'	6'	5' Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	28	-	JUNIPER, ARCADIA	Juniperus sabina 'Arcadia'	3'	5'	5' Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	13	-	PIKE, WUGO SLOWGROWING	Pinus mugo 'Slowmound'	3'	5'	5' Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS - 154								
SSC	25	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	4'	4'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	8	-	EUNYMUS, EMERALD AND GOLD	Eunymus fortunei 'Emerald and Gold'	2'	4'	5' Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	35	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibari'	4'	4'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	2	-	MAPLE, TARTARIAN	Acer tataricum	15'	10'	3 M.L. Stem	BALANCED, WELL BRANCHED
SSC	9	-	PLUM, PURPLE LEAF	Prunus x cistena	8'	6'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	20	-	POTENTILLA, GOLD DROP	Potentilla fruticosa 'Gold Drop'	2'	3'	5' Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	17	-	ROSE, RED KNOCK-DOUBLE RED	Rosa 'Knock-out Red'	4'	4'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	15	-	SAWD CHERRY, WESTERN	Prunus besseyi	5'	5'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	11	-	SERVICEBERRY	Amelanchier alnifolia	15'	8'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
SSC	11	-	VIBURNUM, ARROWWOOD	Viburnum dentatum	6'	6'	5' Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES - 206								
SSC	48	-	DAYLILY, AUTUMN RED	Hemerocallis spp. 'Autumn Red'	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
SSC	75	-	GRASS, FEATHER REED	Calamagrostis scutiflora 'Yari Foester'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
SSC	12	-	GRASS, POKITAN	Panicum scoparium	4'	2.5'	1 Gallon	WELL ROOTED AND ESTABLISHED
SSC	23	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
SSC	48	-	GRASS, RED SWITCH SHEWDOUGH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

SITE PERIMETER	LANDSCAPE UNIT POINTS	QUANTITY	LANDSCAPE UNIT POINT TOTAL
LANDSCAPE UNITS REQUIRED	312		
DECIDUOUS TREES @ 2.5 CAL.	7.0	22	154
EVERGREENS TREES @ 8' HEIGHT	8.0	4	32
SHRUBS @ 36" HEIGHT	1.0	55	55
SHRUBS @ 24" HEIGHT	0.8	74	74
SHRUBS @ 18" HEIGHT	0.5	7	7
IRRIGATED TURF	1.0 PER 800 SQ. FT.	6,135	8
MULCH OR ROCK GROUND COVER	1.0 PER 500 SQ. FT.	14,225	28
LANDSCAPE UNITS PROVIDED			358

Landscape Notes

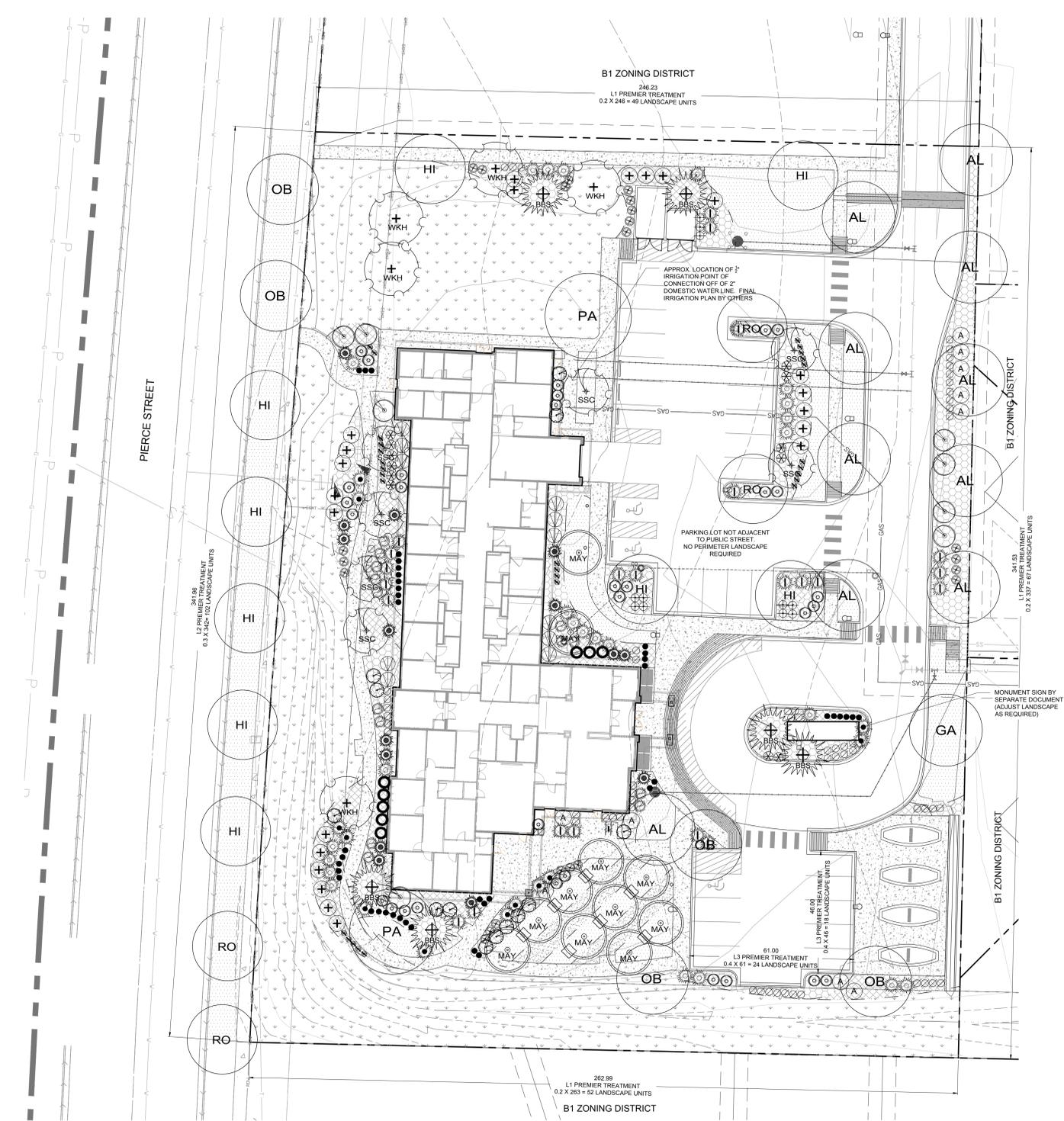
- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR TWO (2) FULL YEARS AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING AND IRRIGATION OPERATIONS.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FP). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FP.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNERS REPRESENTATIVE IF AND WHICH SHRUBS/TREES SHALL BE RELOCATED OR TAKEN OUT OF PROJECT/CONTRACT.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
- PRIOR TO FINE GRADING, SOIL AREAS AND PLANTING BEDS SHALL BE THOROUGHLY LOOSENED AND TILLED TO 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 5 CU. YDS. / 1,000 SQ. FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOIL / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE. FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOIL TO BE 100% LOCALLY GROWN DURA-TURF TALL FESCUE BLEND SPECIES WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOO FARMS RECOMMENDATIONS.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES MAY BE NECESSARY IN PLANT LOCATIONS OR PLANT SPECIES FROM WHAT IS LISTED ON THE LANDSCAPE PLAN DUE TO AVAILABILITY. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLAN.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES OUTSIDE OF CONSTRUCTION LIMITS TO REMAIN UNLESS DYING, DISEASED OR OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TRINE, BASKETS, BURLAP, AND ALL OTHER NON-Biodegradable CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPICAL LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA. 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOIL. NO EDGING SHALL BE USED BETWEEN STONE AND COBBLE TRANSITIONS.

Preliminary Landscape Plan



Irrigation Notes

- THE ENTIRE PROPOSED AUTOMATIC CONTROLLED IRRIGATION SYSTEM, WITH RAIN SENSOR, SHALL BE DESIGNED AND BUILT BY CONTRACTOR UTILIZING THE PROPOSED DOMESTIC LINE. CONTRACTOR SHALL VERIFY AVAILABLE P.S.I. AND GPM. PROPOSED IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THIS AVAILABLE P.S.I. AND GPM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
- ALL INDICATED SOIL GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS, PERENNIALS AND FLOWERING, INCLUDING PLANT MATERIALS WITH SOIL AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
- IRRIGATION SYSTEM AND THE NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION, AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE AND SPECIFICALLY NEAR THE TRASH ENCLOSURES. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVING SHALL BE LAID OUT, SIZED, PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED 'AS-BUILT' DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.



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**Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing**



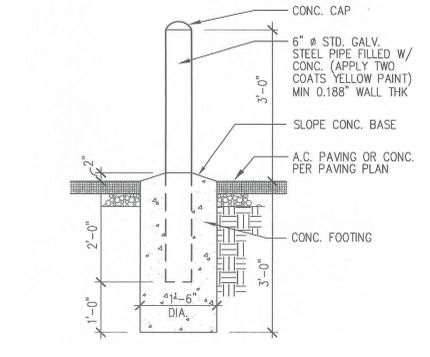
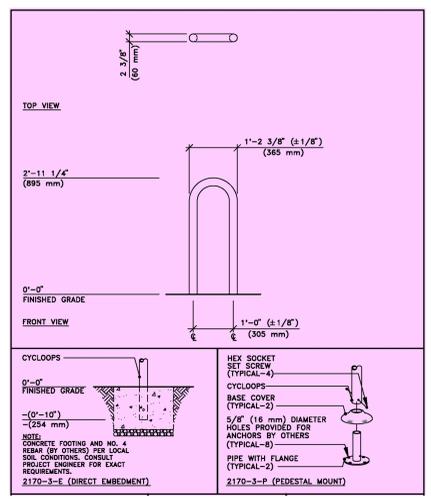
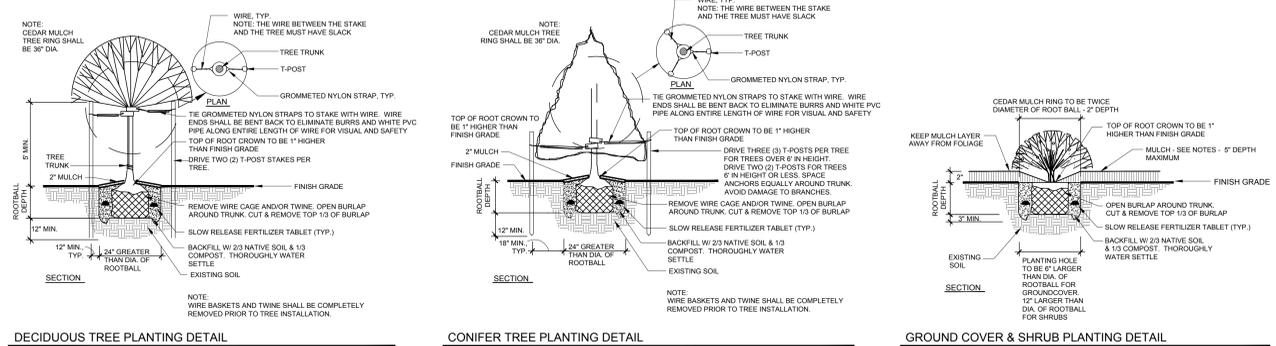
Laramie, Wyoming

Issued	No.	Description	Date
	1	Conditional Use	10/25/2016

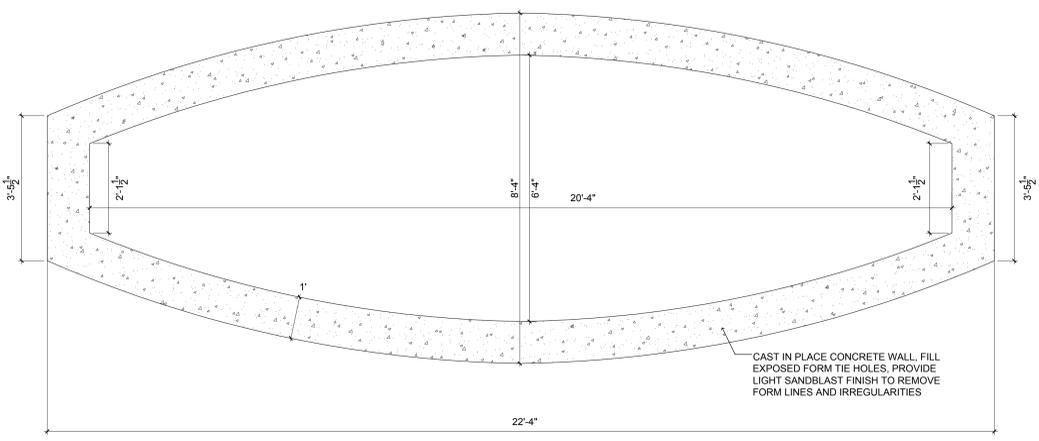
Conditional Use Permit

Project No.: 2013-14	Drawn by: TBG
	Reviewed by: TBG

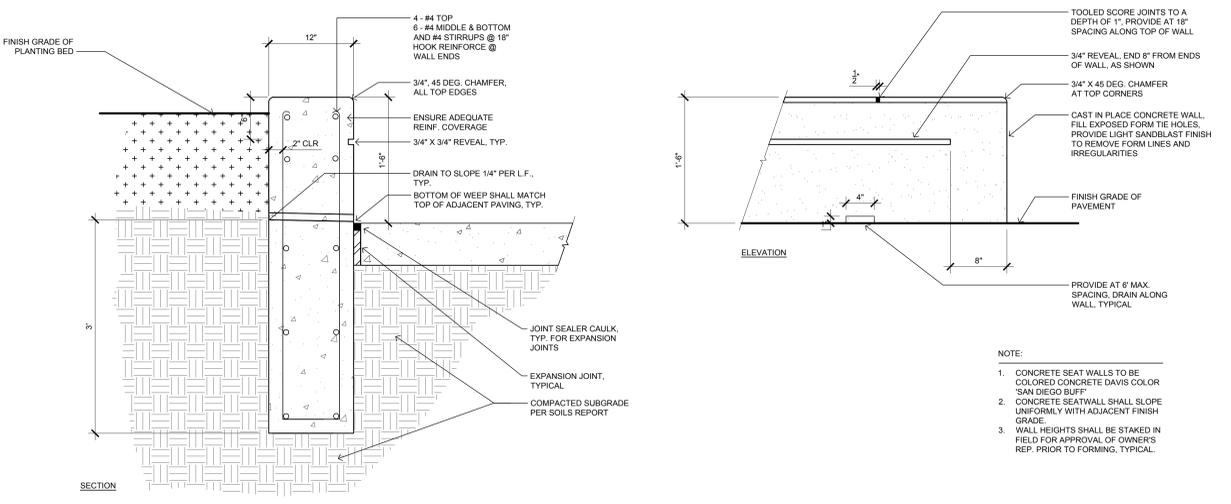
Landscape Plan



- Site Furnishings**
- CONTRACTOR TO OBTAIN ALL INSTALLATION AND STRUCTURAL INFORMATION OR DRAWINGS FROM MANUFACTURER PRIOR TO INSTALLATION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT ALL NECESSARY PERMIT DOCUMENTS IF REQUIRED.
 - CONTRACTOR TO SUBMIT PRODUCT INFORMATION FOR OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING.
 - COORDINATE FINAL LOCATION OF ALL FURNISHINGS WITH OWNER PRIOR TO FINAL INSTALLATION / MOUNTING.
 - SUBSTITUTIONS ARE ALLOWED. FOR SPECIFIED PRODUCTS THAT ARE NO LONGER AVAILABLE, OR IF A SUBSTANTIAL COST SAVINGS CAN BE REALIZED FOR THE OWNER BY USE OF AN ALTERNATE AND EQUAL PRODUCT, IF SUCH SUBSTITUTION OCCURS IT MUST BE SUBMITTED IN WRITING AND APPROVED BY THE OWNER AND ANY GOVERNING AGENCIES.



Note: Conceptual only actual shape and dimensions may vary)

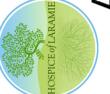


Note: Conceptual only actual shape and dimensions may vary)

In Association with:

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Sweetwater Ltd. 471 N. Denver Ave. Loveland, CO 80537 (970) 425-7917 Contact: Paul Hoffman Email: paul@sweetwaterlimited.com	Owners Rep.
Larsen Structural Design 10 Old Town Square, Suite 238 Fort Collins, CO 80524 (970) 568-3355 Contact: Blake Larsen Email: blake@larsensd.com	Structural Engineer
The Ballard Group 4730 South College, Suite 203 Fort Collins, CO 80525 (970) 568-8762 Contact: Shannon Campbell Email: scampbell@ballardgroup.com	Mechanical Engineer
APS 6531 Broadway Denver, CO 80221 (877) 381-7462 Contact: Chuck Posen Email: chuck@apsinc.biz	Electrical Engineer
Sherman Design 333 East Ridgeway Rd. Fort Collins, CO 80524 (970) 231-6127 Contact: Renee Sherman Email: renee@shermansdesign.biz	Interior Design
Trihydro Corporation 3001 East Penning Blvd, Suite 115 Cheyenne WY 82001 Contact: Dan Mummett Email: dmummett@trihydro.com	Civil
TB Group 444 Mountain Avenue Berthoud, CO 80511 Contact: Cathy Mathis Email: cathy@tbgroup.us	Landscape/Entitlement

**Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing**



Laramie, Wyoming

No.	Description	Date
1	Conditional Use	10/25/2016

Conditional Use Permit

Project No.: 2013-14	Drawn by: TBG
	Reviewed by: TBG

Site Details

Scale Accordingly if Reduced

NOT FOR CONSTRUCTION



1 Main Entry Perspective



2 Northeast Corner Perspective



3 Northwest Corner Perspective

In Association with:

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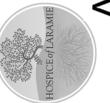
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**Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing**



Laramie, Wyoming

Issued		
No.	Description	Date

100% CMGC Pricing Set

Project No.: 2013-14 Drawn by: Author
 Reviewed by: Checker

Perspective Views

Scale Accordingly if Reduced

Drawing Number

A0.0

**Drawings are for reference only
 and not for construction or bid
 purposes.**

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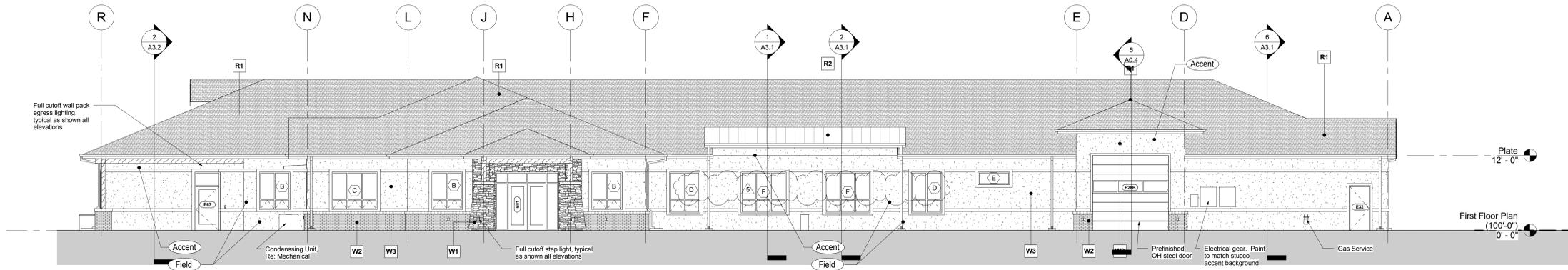
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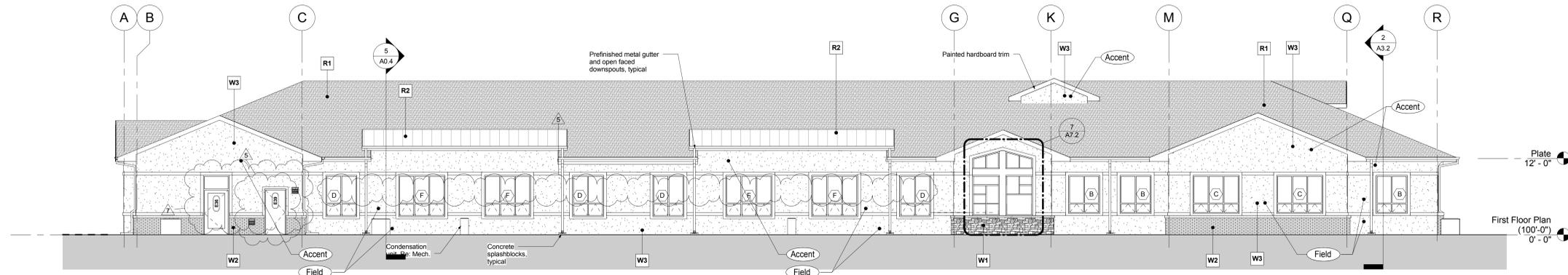
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 Contact: Mike Walker
 Email: mwalker@tbgroup.us



1 East
 1/8" = 1'-0"



2 West
 1/8" = 1'-0"

Exterior Finish Legend	
	W1 Stone Veneer
	W2 Masonry Brick Veneer
	W3 Hard Coat Stucco: -Field: Light Tan -Accent: Dark Tan -Trim: Dark Tan
	R1 High Profile Asphalt Shingles: -Tamko Heritage, 30 year Warranty -Color: Weathered Wood
	R2 Standing Seam Metal Roofing: -Berridge Tee-Lok or equal -Color: Berridge Champagne
	S1 Stucco Finish coat to match W3 -Color to match Field
Pre-finished Metal: -Gutters and Downspouts: Berridge 24 ga Medium Bronze -Coping: Berridge 24 ga Medium Bronze -Exposed drip flashings and misc. Metals: Berridge 24ga Medium Bronze	
Aluminum Storefronts: -Entry Storefronts and Entry punched windows: Tri-Fab Medium Bronze	
Exposed AESS Steel: -Structural Exposed Steel: Painted -Misc. Decorative Steel: AESS Painted Steel	
Precast Column Caps: -6" Standard Gray Concrete	
*All exterior mechanical and electrical equipment shall be painted to match adjacent surfaces.	

WALL SYSTEMS

- W1 Stone Veneer - Part of 1-hr Exterior Wall Assembly WS6-1.5**
 -Nom. 4" thick sandstone veneer (Ashlar Pattern to match Laramie, Univ of Wyoming) w/ corrugated galv. metal ties at approx. 16" OC ea. way w/ colored mortar, troweled and finished w/ cotton rope weeps at 16" o.c. at first course above grade over air space and
 -1" Dow 60 insulation board (R5.5)
 -1 layer Tyvek Drain Wrap OR Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) w/ joint reinforcement and blocked horiz. panels per structural on
 -2x6 wood studs at spacing per assembly, typical, (16" OC)
 -R-19 fiberglass unfaced batt insulation
 -6 Mil. polyvapor barrier. Tape seams and extend vertical to bottom of roof truss. Overlap and seal to horizontal assembly
 -5/8" type X GWB. Tape and level 4 finish UON. See ID drawings for finish.
- W2 Modular Brick Veneer - Part of 1-hr Exterior Wall Assembly WS6-1.5**
 -Modular brick running bond veneer w/ adjustable ties attached through sheathing to studs @ 16" o.c. ea. way. Provide integral colored mortar over
 -See Wall System "W1" for remainder and typical exterior wall construction assembly.
- W3 Sto PowerWall NEXt Stucco System - 2-coat 1/2" Design Thickness Provide 7-year material warranty**
 Part of 1-hr exterior walls per WS6-1.5
 -Sto PowerWall NEXt scratch and brown coat - 1/2" total thickness with Permalath (Permalath 1000 @ lower 4' all around, Permalath elsewhere)
 -2.5 galv. metal lath attached per manf. recommendations through
 -1" Dow 60 insulation board (R5.5) with taped seams over
 -1 layer Tyvek Commercial Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) applied vertically w/ blocked horiz. joints on
 -See W1 for remainder of assembly

W3 Continued

- Note:
 * Refer to Sto system specifications and installation instructions. Comply with all appropriate manf. details.
 * Provide control joints at 144 s.f. coordinated with architect and refer to elevation locations
- W4 Sto PowerWall over CMU**
 -Nom 8x8x16, flush struck concrete masonry units reinforced per details w/ Sto PowerWall scratch and brown coat - 1/2" total thickness w/ Sto Primer coat and Sto Finish coat to match building.
 Note:
 * Refer to Sto system specifications and installation instructions. Provide manf. recommended termination and corner details.

ROOF SYSTEMS

- R1 High Profile Asphalt Shingle - Part of 1-hr Roof/Ceiling Assembly GA File No. RC-2602**
 -30 year asphalt high profile shingle over
 -1-layer, 15# felt (ASTM D 226, Type I) with Ice & Water Shield @ all overhangs and valleys. Provide from eave to 3" horizontal from outside wall on
 -Sheathing per structural (Min 15/32" Grade C-D) Refer to assembly for sheathing attachment to trusses over
 -Pre-Engineered wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly
 Note:
 * Provide galv. metal valley and stepped side wall flashing.
 * Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 * All exposed metal flashing and shapes shall be pre-finished, 24 GA
 * Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

Standing Seam Metal Roof - Part of 1-hr Roof/Ceiling Assembly GA File No. RC-2602

- Note:
 * Pre-finished standing seam metal roofing by Berridge 'Cee-Lok' or approved equal on
 -1-layer, 30# felt (ASTM D 226 Type II) with Ice & Water Shield @ all overhangs & continue 3" min. from outside wall over
 -Sheathing per structural
 -Pre-manf wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly
 Note:
 * Provide galv. metal valley and stepped side wall flashing.
 * Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 * All exposed metal flashing and shapes shall be pre-finished, 24 GA
 * Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

SOFFIT SYSTEMS

- S1** -5/8" exterior grade DensGlas Gold sheathing w/ elastomeric coating to match stucco finish on
 -2x4 framing from fascia to wall
 -Provide blocking as necessary for max. 16" OC Support
 -Provide continuous, 2" strip soffit
 *See roof plan for locations, quantity and callout for exterior soffit vents.

CEILING SYSTEMS

- See Reflected Ceiling Plans Series A4 for ceiling types and Sheat A0.2 for rated membrane ceiling assembly "C1".

FLOOR SYSTEMS

- F1 Interior Concrete Slab on Grade**
 -Andex MC Rapid Moisture Control System at all locations of welded sheet vinyl, rubber or sensitive moisture flooring over
 -Concrete floor slab on grade (see structural for thickness, reinforcing and control joints) over
 -4" granular fill and
 -Vapor barrier (15 Mil Stego Wrap) over
 -Subgrade prepared per geotechnical report No. xxx.
 NOTE:
 * Refer to ACI Design Manual, Section 302.1
 ** It is the responsibility to the GC to ensure that water does not collect in the gravel layer below the slab. Pour slab immediately after placing gravel and protect all openings and blockouts in the slab from moisture penetration until they are infilled.
 Provide unit cost for moisture testing for water vapor emission and sealing of the top surface.
- F2 Exterior Concrete**
 -Fiber reinforced 4" concrete floor slab (u.n.o.) on grade (4000 psi air entrained concrete) with
 -Medium broom finish per plan with troweled edges and hand tooled joints (1/2 depth of slab at Max. 12'-0" O.C. ea. way w/ expansion joints at Max. 31' or 30'-0" ea. way over 4" granular fill and
 -Subgrade prepared per geotechnical report No. 1112062A dated October 14, 2013.
 -Refer to drawings (Arch., Landscape and Civil for indication of paving patterns and/or colored concrete).
 Note:
 * Provide 6" concrete at trash enclosure and generator pad.
- F3 Mechanical Floor**
 - (2) Layers of 3/4" Plywood Screwed and glued over
 -2x10 Framing, spaced per structural drawings
 -Double layer Type X, 5/8" GWB installed per assembly GA File No. FC 5408

Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing



Laramie, Wyoming

Issued	Description	Date
5	Slate Comments	03/16/2015
7	100% CMGC Pricing Set	07/02/15

100% CMGC Pricing Set
 Project No.: 2013-14
 Drawn by: Author
 Reviewed by: Checker

Exterior Elevations

Scale Accordingly if Reduced
 Drawing Number
A2.1
 r4arch.com

NOT FOR CONSTRUCTION

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**Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing**



Laramie, Wyoming

No.	Description	Date
5	State Comments	03/16/2015
7	100% CMGC Pricing Set	07/02/15

100% CMGC Pricing Set

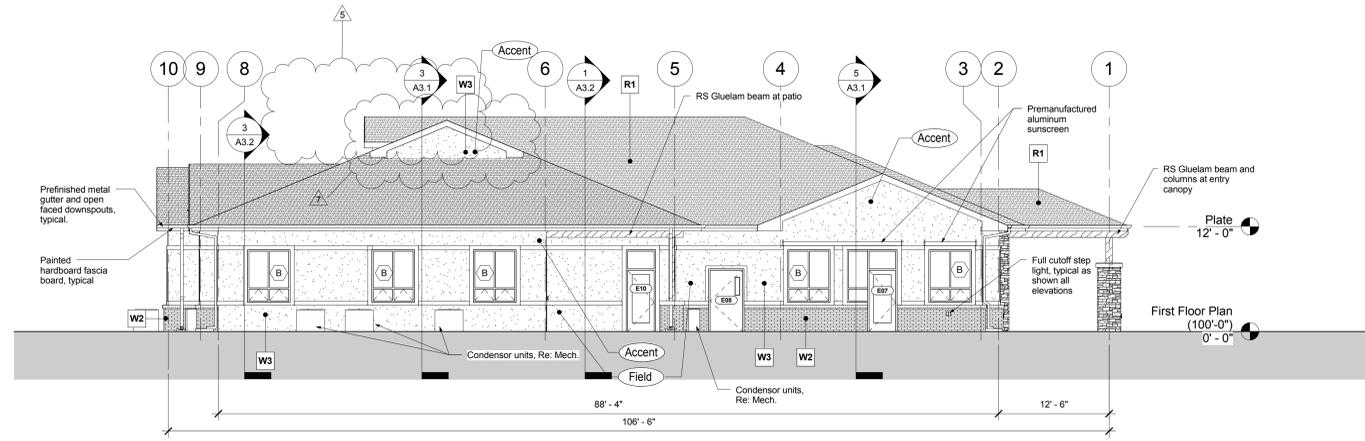
Project No.: 2013-14 Drawn by: Author
 Reviewed by: Checker

Exterior Elevations

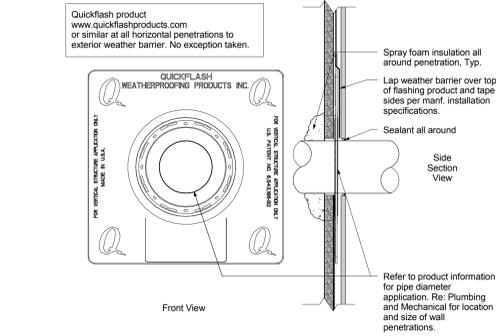
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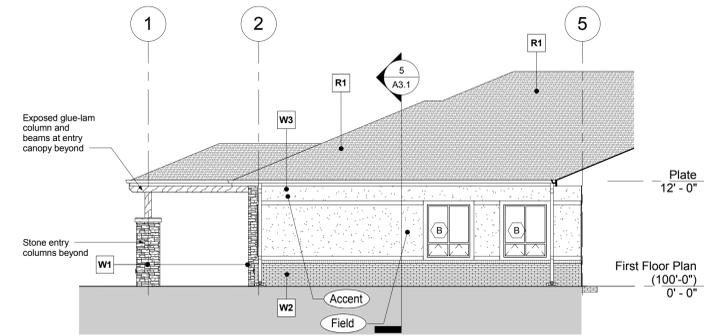
A2.2



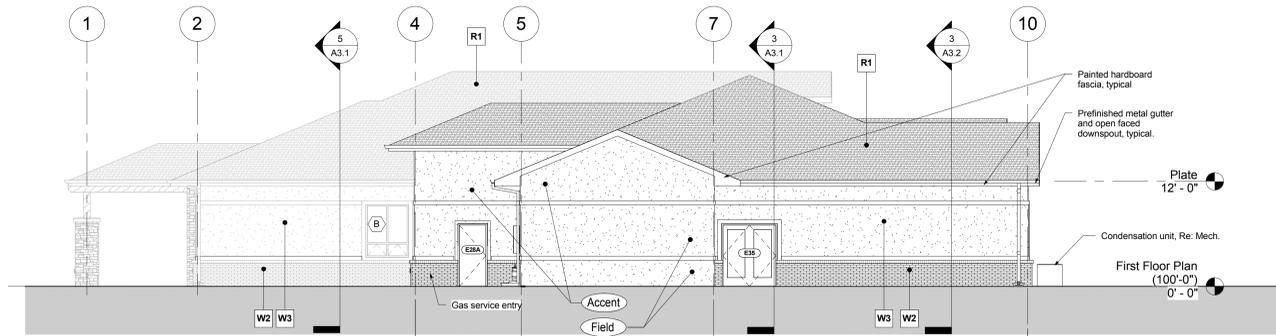
1 South
1/8" = 1'-0"



5 Typical Pipe Penetration @ Exterior Walls
3" = 1'-0"



3 Partial North
1/8" = 1'-0"



2 North
1/8" = 1'-0"

Exterior Finish Legend	
	W1 Stone Veneer
	W2 Masonry Brick Veneer
	W3 Hard Coat Stucco: -Field: Light Tan -Accent: Dark Tan -Trim: Dark Tan
	R1 High Profile Asphalt Shingles: -Tanko Heritage, 30 year Warranty -Color: Weathered Wood
	R2 Standing Seam Metal Roofing: -Berridge Tee-Lok or equal -Color: Berridge Champagne
	S1 Stucco Finish coat to match W3 -Color to match Field
Pre-finished Metal: -Gutters and Downspouts: Berridge 24 ga Medium Bronze -Coping: Berridge 24 ga Medium Bronze -Exposed drip flashings and misc. Metals: Berridge 24ga Medium Bronze	
Aluminum Storefronts: -Entry Storefronts and Entry punched windows: Tri-Fab Medium Bronze	
Exposed AESS Steel: -Structural Exposed Steel: Painted -Misc. Decorative Steel: AESS Painted Steel	
Precast Column Caps: -6" Standard Gray Concrete	
*All exterior mechanical and electrical equipment shall be painted to match adjacent surfaces.	

WALL SYSTEMS

W1 Stone Veneer: Part of 1-hr Exterior Wall Assembly WS6-1.5
 -Nom. 4" thick, sandstone veneer (Ashlar Pattern to match Laramie, Univ of Wyoming) w/ corrugated galv. metal ties at approx. 16" OC ea. way w/ colored mortar, troweled and finished w/ cotton rope weeps at 16" o.c. at first course above grade over air space and
 -1" Dow 60 insulation board (RS-5)
 -1-layer Tyvek Drain Wrap OR Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) w/ joint reinforcement and blocked horiz. panels per structural on
 -2x8 wood studs at spacing per assembly, typical, (16" OC)
 -R-19 fiberglass unfaced batt insulation
 -6 Mil. polyvapor barrier. Tape seams and extend vertical to bottom of roof truss. Overlap and seal to horizontal assembly
 -5/8" type X GWB. Tape and level 4 finish UON. See ID drawings for finish.

W2 Modular Brick Veneer: Part of 1-hr Exterior Wall Assembly WS6-1.5
 -Modular brick turning bond veneer w/ adjustable ties attached through sheathing to studs @ 16" o.c. ea. way. Provide integral colored mortar over
 -See Wall System "W1" for remainder and typical exterior wall construction assembly.

W3 Sto PowerWall NEKT Stucco System - 2-coat 1/2" Design Thickness Provide 7-year material warranty
Part of 1-hr exterior walls per WS6-1.5
 -Sto PowerWall NEKT scratch and brown coat - 1/2" total thickness with Permalath (Permalath 1000 @ lower 4" all around, Permalath elsewhere)
 -2.5 galv. metal lath attached per manf. recommendations through
 -1" Dow 60 insulation board (RS-5) with taped seams over
 -1-layer Tyvek Commercial Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) applied vertically w/ blocked horiz. joints on
 -See W1 for remainder of assembly

W3 Continued

Note:
 -Refer to Sto system specifications and installation instructions. Comply with all appropriate manf. details.
 -Provide control joints at 144 s.f. coordinated with architect and refer to elevation locations
W4 Sto PowerWall over CMU
 -Nom 8x16x16 flash struck concrete masonry units reinforced per details w/
 -Sto PowerWall scratch and brown coat - 1/2" total thickness w/
 -Sto Primer coat and Sto Finish coat to match building.
 Note:
 -Refer to Sto system specifications and installation instructions. Provide manf. recommended termination and corner details.

ROOF SYSTEMS

R1 High Profile Asphalt Shingle - Part of 1-hr Roof/Ceiling Assembly GA File No. RC 2602
 -30 year asphalt high profile shingle over
 -1-layer, 15# felt (ASTM D 226, Type I) with Ice & Water Shield @ all overhangs and valleys. Provide from eave to 3" horizontal from outside wall on
 -Sheathing per structural (Min 15/32" Grade C-D) Refer to assembly for sheathing attachment to trusses over
 -Pre-Engineered wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and
 -vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly Note:
 -Provide galv. metal valley and stepped side wall flashing.
 -Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 -All exposed metal flashing and shapes shall be pre-finished, 24 GA
 -Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

R2 Standing Seam Metal Roof - Part of 1-hr Roof/Ceiling Assembly GA File No. RC 2602

-Pre-finished standing seam metal roofing by Berridge 'Cee-Lok' or approved equal on
 -1-layer, 30# felt (ASTM D 226 Type II) with Ice & Water Shield @ all overhangs & continue 3" min. from outside wall) over
 -Sheathing per structural
 -Pre-manf wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and
 -vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly Note:
 -Provide galv. metal valley and stepped side wall flashing.
 -Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 -All exposed metal flashing and shapes shall be pre-finished, 24 GA
 -Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

SOFFIT SYSTEMS

S1 -5/8" exterior grade DensGas Gold sheathing w/ elastomeric coating to match stucco finish on
 -2x4 framing from fascia to wall.
 -Provide blocking as necessary for max. 16" OC Support
 -Provide continuous, 2" strip soffit
 -See roof plan for locations, quantity and callout for exterior soffit vents.

CEILING SYSTEMS

See Reflected Ceiling Plans Series A4 for ceiling types and Sheet A0.2 for rated membrane ceiling assembly 'C1'.

FLOOR SYSTEMS

F1 Interior Concrete Slab on Grade
 -Ardux MC Rapid Moisture Control System at all locations of welded sheet vinyl, rubber or sensitive moisture flooring over
 -Concrete floor slab on grade (see structural for thickness, reinforcing and control joints) over
 -4" granular fill and
 -Vapor barrier (15 Mil Stago Wrap) over
 -Subgrade prepared per geotechnical report No. xxx.
 NOTE:
 -Refer to ACI Design Manual, Section 302.1
 -It is the responsibility of the GC to ensure that water does not collect in the gravel layer below the slab. Pour slab immediately after placing gravel and protect all openings and blockouts in the slab from moisture penetration until they are infilled.
 -Provide unit cost for moisture testing for water vapor emission and sealing of the top surface.

F2 Exterior Concrete

-Fiber reinforced 4" concrete floor slab (u.n.o.) on grade (4000 psi air entrained concrete) with
 -Medium broom finish per plan with troweled edges and hand tooled joints (1/2 depth of slab at Max. 12'-0" O.C. ea. way w/ expansion joints at Max 3:1 or 36" ea. way over 4" granular fill and
 -Subgrade prepared per geotechnical report No. 1112062A dated October 14, 2013.
 -Refer to drawings (Arch., Landscape and Civil for indication of paving patterns and/or colored concrete)
 Note:
 -Provide 6" concrete at trash enclosure and generator pad.

F3 Mechanical Floor

-2 Layers of 3/4" Plywood Screwed and glued over
 -2x10 Framing, spaced per structural drawings
 -Double layer Type X, 5/8" GWB installed per assembly GA File No: FC 5406

NOT FOR CONSTRUCTION

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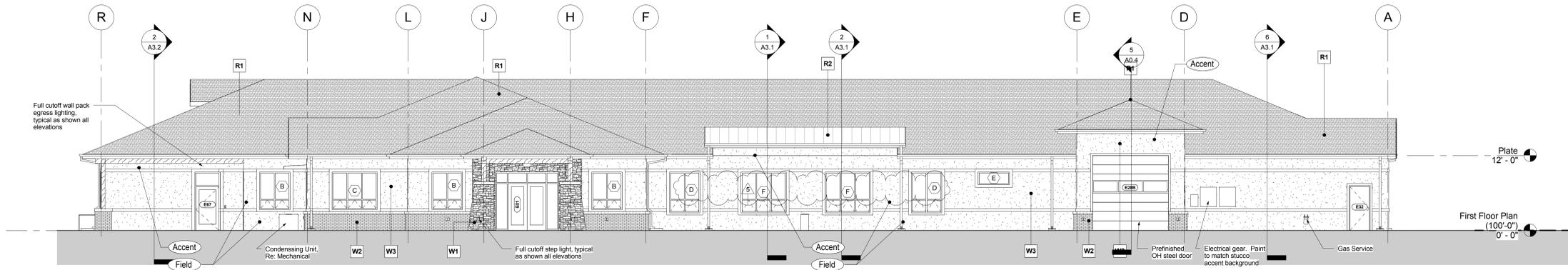
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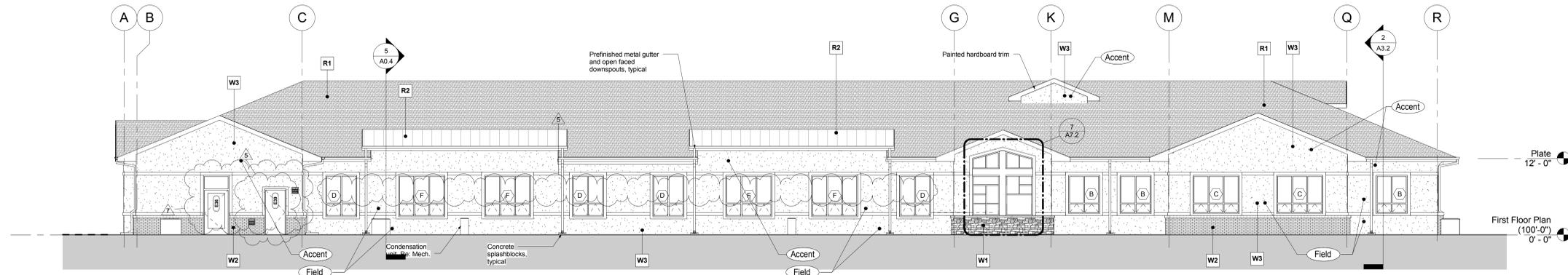
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1/8" = 1'-0"

Exterior Finish Legend	
	W1 Stone Veneer
	W2 Masonry Brick Veneer
	W3 Hard Coat Stucco: -Field: Light Tan -Accent: Dark Tan -Trim: Dark Tan
	R1 High Profile Asphalt Shingles: -Tamko Heritage, 30 year Warranty -Color: Weathered Wood
	R2 Standing Seam Metal Roofing: -Berridge Tee-Lok or equal -Color: Berridge Champagne
	S1 Stucco Finish coat to match W3 -Color to match Field
Pre-finished Metal: -Gutters and Downspouts: Berridge 24 ga Medium Bronze -Coping: Berridge 24 ga Medium Bronze -Exposed drip flashings and misc. Metals: Berridge 24ga Medium Bronze	
Aluminum Storefronts: -Entry Storefronts and Entry punched windows: Tri-Fab Medium Bronze	
Exposed AESS Steel: -Structural Exposed Steel: Painted -Misc. Decorative Steel: AESS Painted Steel	
Precast Column Caps: -6" Standard Gray Concrete	
*All exterior mechanical and electrical equipment shall be painted to match adjacent surfaces.	

WALL SYSTEMS

W1 Stone Veneer - Part of 1-hr Exterior Wall Assembly WS6-1.5
 -Nom. 4" thick sandstone veneer (Ashlar Pattern to match Laramie, Univ of Wyoming) w/ corrugated galv. metal ties at approx. 16" OC ea. way w/ colored mortar, troweled and finished w/ cotton rope weeps at 16" o.c. at first course above grade over air space and
 -1" Dow 60 insulation board (R5.5)
 -1 layer Tyvek Drain Wrap OR Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) w/ joint reinforcement and blocked horiz. panels per structural on
 -2x6 wood studs at spacing per assembly, typical, (16" OC)
 -R-19 fiberglass unfaced batt insulation
 -6 Mil. polyvapor barrier. Tape seams and extend vertical to bottom of roof truss. Overlap and seal to horizontal assembly
 -5/8" type X GWB. Tape and level 4 finish UCN. See ID drawings for finish.

W2 Modular Brick Veneer - Part of 1-hr Exterior Wall Assembly WS6-1.5
 -Modular brick running bond veneer w/ adjustable ties attached through sheathing to studs @ 16" o.c. ea. way. Provide integral colored mortar over
 -See Wall System "W1" for remainder and typical exterior wall construction assembly.

W3 Sto PowerWall NEXt Stucco System - 2-coat 1/2" Design Thickness Provide 7-year material warranty
Part of 1-hr exterior walls per WS6-1.5
 -Sto PowerWall NEXt scratch and brown coat - 1/2" total thickness with -Permalath (Permalath 1000 @ lower 4' all around, Permalath elsewhere)
 -2.5 galv. metal lath attached per manf. recommendations through
 -1" Dow 60 insulation board (R5.5) with taped seams over
 -1 layer Tyvek Commercial Stucco Wrap with taped seams per manf installation guidelines with Dupont Straight Flash and Flex Wrap RW at all openings over
 -7/16" wood structural panels (OSB) applied vertically w/ blocked horiz. joints on
 -See W1 for remainder of assembly

W3 Continued

Note:
 * Refer to Sto system specifications and installation instructions. Comply with all appropriate manf. details.
 * Provide control joints at 144 s.f. coordinated with architect and refer to elevation locations

W4 Sto PowerWall over CMU
 -Nom 8x8x16, flush struck concrete masonry units reinforced per details w/ -Sto PowerWall scratch and brown coat - 1/2" total thickness w/ -Sto Primer coat and Sto Finish coat to match building.
 Note:
 * Refer to Sto system specifications and installation instructions. Provide manf. recommended termination and corner details.

ROOF SYSTEMS

R1 High Profile Asphalt Shingle - Part of 1-hr Roof/Ceiling Assembly GA File No. RC-2602
 -30 year asphalt high profile shingle over
 -1-layer, 15# felt (ASTM D 226, Type I) with Ice & Water Shield @ all overhangs and valleys. Provide from eave to 3" horizontal from outside wall on
 -Sheathing per structural (Min 15/32" Grade C-D) Refer to assembly for sheathing attachment to trusses over
 -Pre-Engineered wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and
 -vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly
 Note:
 * Provide galv. metal valley and stepped side wall flashing.
 * Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 * All exposed metal flashing and shapes shall be pre-finished, 24 GA
 * Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

Standing Seam Metal Roof - Part of 1-hr Roof/Ceiling Assembly GA File No. RC-2602

-Pre-finished standing seam metal roofing by Berridge 'Cee-Lok' or approved equal on
 -1-layer, 30# felt (ASTM D 226 Type II) with Ice & Water Shield @ all overhangs & continue 3" min. from outside wall over
 -Sheathing per structural
 -Pre-manf wood truss per Structural with
 -Composite, R-49 Min. unfaced fiberglass batt insulation and
 -vapor barrier w/ taped seams (overlap vertical wall) with
 -Ceiling type C1: Double layer Type X, 5/8" GWB installed per assembly
 Note:
 * Provide galv. metal valley and stepped side wall flashing.
 * Provide cont. 2" prefinished eave venting and Cor-A-Vent ridge ventilation per details
 * All exposed metal flashing and shapes shall be pre-finished, 24 GA
 * Valleys: 16" wide galv. metal flashing over 36" wide Ice and Water Shield membrane

SOFFIT SYSTEMS

S1 -5/8" exterior grade DensGlas Gold sheathing w/ elastomeric coating to match stucco finish on
 -2x4 framing from fascia to wall
 -Provide blocking as necessary for max. 16" OC Support
 -Provide continuous, 2" strip soffit
 -See roof plan for locations, quantity and callout for exterior soffit vents.

CEILING SYSTEMS

See Reflected Ceiling Plans Series A4 for ceiling types and Sheat A0.2 for rated membrane ceiling assembly 'C1'.

FLOOR SYSTEMS

F1 Interior Concrete Slab on Grade
 -Ardex MC Rapid Moisture Control System at all locations of welded sheet vinyl, rubber or sensitive moisture flooring over
 -Concrete floor slab on grade (see structural for thickness, reinforcing and control joints) over
 -4" granular fill and
 -Vapor barrier (15 Mil Stego Wrap) over
 -Subgrade prepared per geotechnical report No. xxx.
 NOTE:
 * Refer to ACI Design Manual, Section 302.1
 ** It is the responsibility to the GC to ensure that water does not collect in the gravel layer below the slab. Pour slab immediately after placing gravel and protect all openings and blockouts in the slab from moisture penetration until they are infilled.
 Provide unit cost for moisture testing for water vapor emission and sealing of the top surface.

F2 Exterior Concrete
 -Fiber reinforced 4" concrete floor slab (u.n.o.) on grade (4000 psi air entrained concrete) with
 -Medium broom finish per plan with troweled edges and hand tooled joints (1/2 depth of slab at Max. 12'-0" O.C. ea. way w/ expansion joints at Max. 31' or 30'-0" ea. way over 4" granular fill and
 -Subgrade prepared per geotechnical report No. 1112062A dated October 14, 2013.
 -Refer to drawings (Arch., Landscape and Civil for indication of paving patterns and/or colored concrete).
 Note:
 * Provide 6" concrete at trash enclosure and generator pad.

F3 Mechanical Floor
 - (2) Layers of 3/4" Plywood Screwed and glued over
 -2x10 Framing, spaced per structural drawings
 -Double layer Type X, 5/8" GWB installed per assembly GA File No. FC 5408

Hospice of Laramie
 Lot 2, Block 2 Fox
 Addition; Replat of Lot 1
 Block 8 Westfield Village
 Second Filing



Laramie, Wyoming

Issued	Description	Date
5	State Comments	03/16/2015
7	100% CMGC Pricing Set	07/02/15

100% CMGC Pricing Set
 Project No.: 2013-14
 Drawn by: Author
 Reviewed by: Checker

Exterior Elevations

Scale Accordingly if Reduced
 Drawing Number
A2.1
 r4arch.com

Landscape Table

DISTRICT #	B1 W ROSS OVERLAY
PROPERTY AREA #	87,236 SQ. FT.
PRIMARY BUILDING FOOTPRINT #	13,085 SQ. FT.
LOT AREA #	74,141 SQ. FT.
20% LOT (REQUIRED LANDSCAPE) AREA #	14,828 SQ. FT.
PROVIDED LANDSCAPE AREA #	36,270 SQ. FT.

Perimeter Landscape Table

TYPE	LANDSCAPE UNITS REQUIRED
LOT PERIMETER #	201
PARKING PERIMETER (OPTION 2) #	134
TOTAL UNITS REQUIRED #	335

Ground Cover Table

PROVIDED LANDSCAPE AREA #	36,270 SQ. FT.	% OF LANDSCAPED AREA
SHRUB BED AREA #	14,828 SQ. FT.	40.9%
IRRIGATED TURF #	4,910 SQ. FT.	13.5%
NONIRRIGATED GRASS #	18,510 SQ. FT.	51.1%

NOTE: PER SECTION 15.14.05(C) SHRUB BED AREAS WILL CONTAIN MINIMUM 75% LIVING ORGANIC COVER AND NO MORE THAN 25% OF THE LANDSCAPE AREA SHALL BE PLANTED IN TURF GRASS.

Native Grass Seed Mix

NON IRRIGATED NATIVE GRASS:

FOOTHILLS NATIVE GRASS MIX: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%
ANNUAL Ryegrass	20%
BLENDED WHEATGRASS	10%
MOUNTAIN BROME	10%
PUBESCENT WHEATGRASS	10%
HARD FESCUE	10%
KENTUCKY BLUEGRASS	10%
INDIANGRASS	8%
BIG BLUESTEM	7%
BLUE GRASS	3%
SWITCHGRASS	3%

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4525 COLORADO BOULEVARD, DENVER, CO 80216, (877) 887-3337 OR APPROVED LOCAL VENDOR.
- DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH A TOTAL APPLICATION RATE OF 25 LBS (PLUS) PER ACRE (5.97 LBS / 1000 SF).
- APPLY TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED BY CONTRACTOR FOR THE ESTABLISHMENT AND MAINTENANCE OF THESE SEEDS AREAS AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAINING / BECOMING OPERATION, ADD STRAW MULCH TO THE SEEDS AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRUMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRUMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILER WITH A FLAT BERRATED DISC AT LEAST 1/2 INCH IN THICKNESS HAVING DULL EDGES, AND SPACE NO MORE THAN 8 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDS AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

Landscape Notes

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTEED FOR TWO (2) FULL YEARS AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING AND IRRIGATION OPERATIONS.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES. FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FP), NO VEGETATION OTHER THAN TURF OR GROUND COVER PLANTED IN FRONT OF FP.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNERS REPRESENTATIVE IF AND WHICH SHRUBS/TREES SHALL BE RELOCATED OR TAKEN OUT OF PROJECT CONTRACT.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL SHALL HAVE ALL ROCKS, CURBS, WASTE MATERIAL, FRESH WATER, VEGETATION LARGER THAN 2" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
- PRIOR TO THE GRADING, SOIL AREAS AND PLANTING BEDS SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A DEPTH, REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, CURBS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT THE ORGANIC AMENDMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 4" DEPTH IN THESE AREAS AT THE MINIMUM OF 2 CY OF 2 1/2 CU. YD. 1,000 SQ. FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOIL / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE. CHISEL OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL, AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOIL TO BE USED LOCALLY DURING DURA-TURF TALL FESCUE BLEND SPECIALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED WHITEHIRE WITH A HEAL THY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PACKED TOGETHER TO ELIMINATE AIR GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOIL ANALYSIS RECOMMENDATIONS.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED BY CONTRACTOR SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES OUTSIDE OF CONSTRUCTION LIMITS TO REMAIN UNLESS DYING, DISEASED OR OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-Biodegradable CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYRAN LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURABLE HEAVY DUTY DUTY STEEL EDGER, 1/4" X 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOIL. NO EDGING SHALL BE USED BETWEEN STONE AND COBBLE TRANSITIONS.

Irrigation Notes

- THE ENTIRE PROPOSED AUTOMATIC IRRIGATION SYSTEM, WITH MAIN ENROLL, SHALL BE DESIGNED AND BUILT BY CONTRACTOR UTILIZING THE PROPOSED DOMESTIC LINE. CONTRACTOR SHALL VERIFY AVAILABLE P.S.I. AND G.P.M. PROPOSED IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND G.P.M. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
- ALL IRRIGATED SOIL GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS, PERENNIALS AND FLOWERING INCLUDE PLANT MATERIALS WITH SOIL AREAS ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
- IRRIGATION SYSTEM AND THE NECESSARY BLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT BASED ON THE TYPES OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION. AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE AND SPECIALLY NEAR THE TRUNK ENCLOSURES. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLER VALVE AT A POINT OF EASY ACCESS.
- FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION HEADS SHALL BE EXISTING WATER AND CONNECTED TO AVOID WATER SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRACES.
- IRRIGATION BLEEVING SHALL BE LAID OUT, SIZED, PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE BLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION BLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWINGS BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

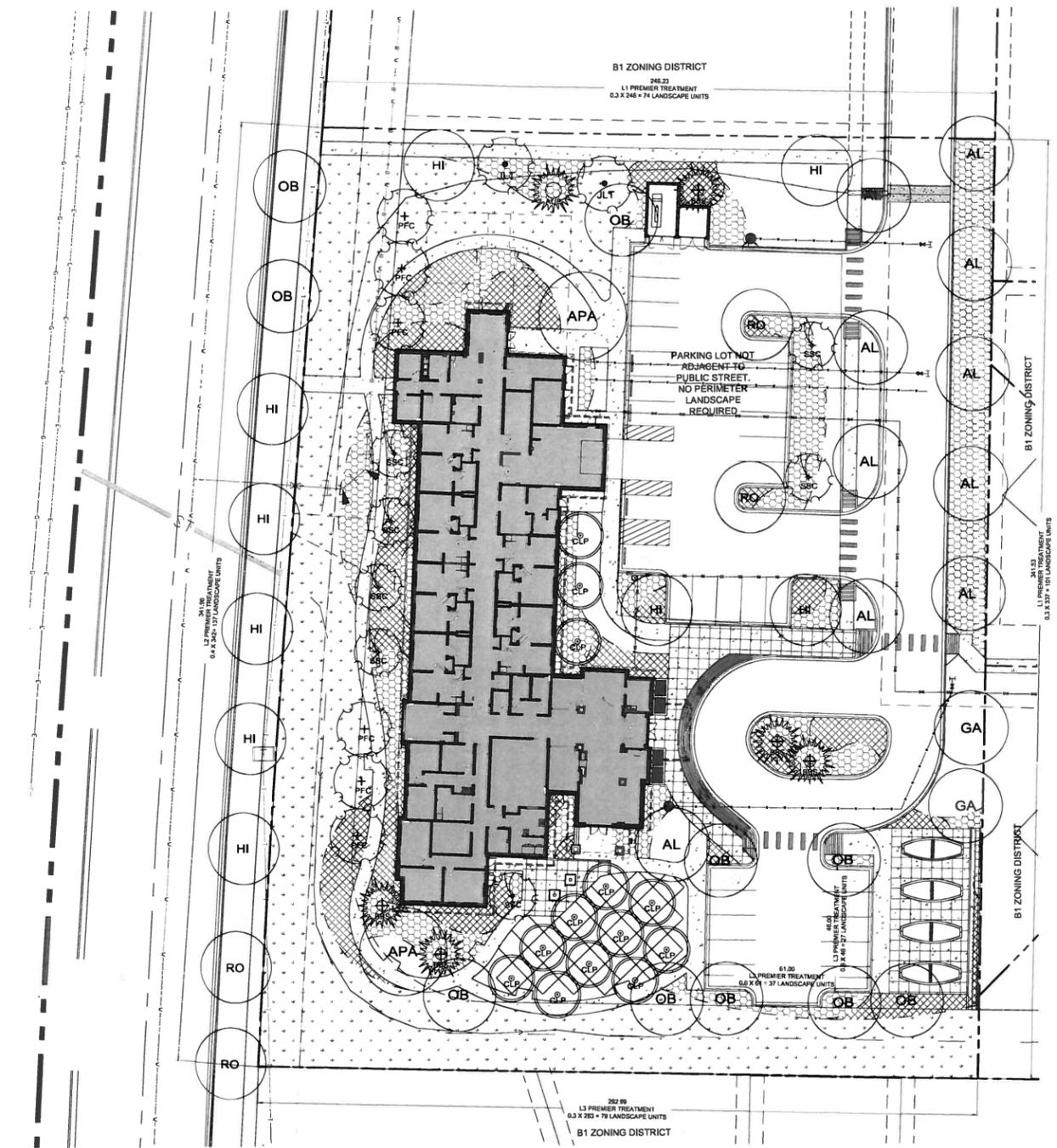
Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
APA	2	2.8%	ASH PATMORE SEEDLESS	<i>Fraxinus pennsylvanica</i> Patmore seedless var	40	40	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
GA	2	2.8%	ASH MANCURSI	<i>Fraxinus mandshurica</i>	40	20	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
HI	9	12.7%	HONEYLOCUST IMPERIAL	<i>Gleditsia inaequalis</i> Imperia	45	35	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
AL	11	14.1%	LINDEN REDMOND	<i>Tilia americana</i> Redmond	35	35	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
OB	11	14.1%	OAK BUR	<i>Quercus macrocarpa</i>	60	50	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
RO	4	5.6%	MAPLE NORWAY ROYAL RED	<i>Acer platanoides</i> 'Royal Red'	50	50	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 6								
	1	1.4%	PINE AUSTRALY	<i>Pinus nigra</i>	40	40	12' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	5	7.0%	SPRUCE, SWISS	<i>Picea pungens</i> 'Sabatini'	35	30	12' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 28								
	6	8.8%	CRABAPPLE CENTURION	<i>Malus spp.</i> 'Centurion'	20	20	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	9.8%	CRABAPPLE SPRING SNOW	<i>Malus spp.</i> 'Spring Snow'	20	20	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	2.8%	LIAC JAPANESE LIAC TREE	<i>Syringa reticulata</i>	20	20	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	12	18.2%	PEAR CHARLOTTE	<i>Pyrus calleryana</i> 'Charitoides'	25	20	2' cal BB	BALANCED, WELL-BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - ESTIMATE # 85								
			JUNIPER BUFFALO	<i>Juniperus sibirica</i> 'Buffalo'	3	6	5 Galton	12" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			JUNIPER ARIZONA	<i>Juniperus sibirica</i> 'Arizoides'	3	6	5 Galton	12" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			PINE MUGO SLOWGROW	<i>Pinus mugo</i> 'Slowgrow'	3	6	5 Galton	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			SPRUCE NORWAY FASTGROW	<i>Picea abies</i> 'Cupressina'	18	6	15 Galton	FULL SPECIMEN, EVENLY AND WELL BRANCHED TO STRAIGHT
DECIDUOUS SHRUBS - ESTIMATE # 138								
			DOGWOOD SWIFT	<i>Cornus californica</i> 'Swift'	4	4	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			DOGWOOD BERKLAND A/D GOLD	<i>Euonymus alatus</i> 'Berkland A/D Gold'	2	4	5 Galton	17" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			LIAC DWARF JORDAN	<i>Syringa meyeri</i> 'Jordan'	4	4	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			OAK GAMBEL	<i>Quercus gambelii</i>	15	6	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			MAPLE LAMARCA	<i>Acer lamoureae</i>	18	15	7 1/2 Galton	BALANCED, WELL-BRANCHED
			FLAME PURPLE LEAF	<i>Pinus x colorata</i>	6	6	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			POTENTILLA GOLD DRIP	<i>Potentilla fruticosa</i> 'Gold Drip'	2	3	5 Galton	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			ROSE RED ANCHOR DOUBLE	<i>Rosa rugosa</i> 'Anchor Double'	4	4	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			SAND CHERRY WESTERN	<i>Prunus besseyi</i>	6	6	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			SERVICEBERRY	<i>Amelanchier alnifolia</i>	15	6	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
			SUMAC THREELFOLD	<i>Rhus typhina</i>	3	6	5 Galton	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES - ESTIMATE # 175								
			GRASS AVERA	<i>Holcus lanatus</i> 'Averana'	2	7	1 Galton	WELL ROOTED AND ESTABLISHED
			GRASS FEATHER REED	<i>Calamagrostis canedula</i> 'Reed'	4	7	1 Galton	WELL ROOTED AND ESTABLISHED
			GRASS FOUNTAIN	<i>Pennisetum rubrovenosum</i>	4	7.5	1 Galton	WELL ROOTED AND ESTABLISHED
			GRASS HEAVY METAL BLUE	<i>Panicum virgatum</i> 'Heavy Metal'	3	18	1 Galton	WELL ROOTED AND ESTABLISHED
			GRASS RED SWITCH	<i>Panicum virgatum</i> 'Shenandoah'	3	18	1 Galton	WELL ROOTED AND ESTABLISHED

SITE PERIMETER

LANDSCAPE UNITS POINTS	QUANTITY	LANDSCAPE UNITS POINTS TOTAL
LANDSCAPE UNITS REQUIRED	325	
DECIDUOUS TREES @ 2.5 CAL	7.0	
EVERGREENS TREES @ 8' HEIGHT	8.0	
SHRUBS @ 36" HEIGHT	1.0	
SHRUBS @ 24" HEIGHT	0.8	
SHRUBS @ 18" HEIGHT	0.5	
IRRIGATED TURF	1.0 PER 800 SQ. FT.	
MULCH OR ROCK GROUND COVER	1.0 PER 500 SQ. FT.	
LANDSCAPE UNITS PROVIDED	325	

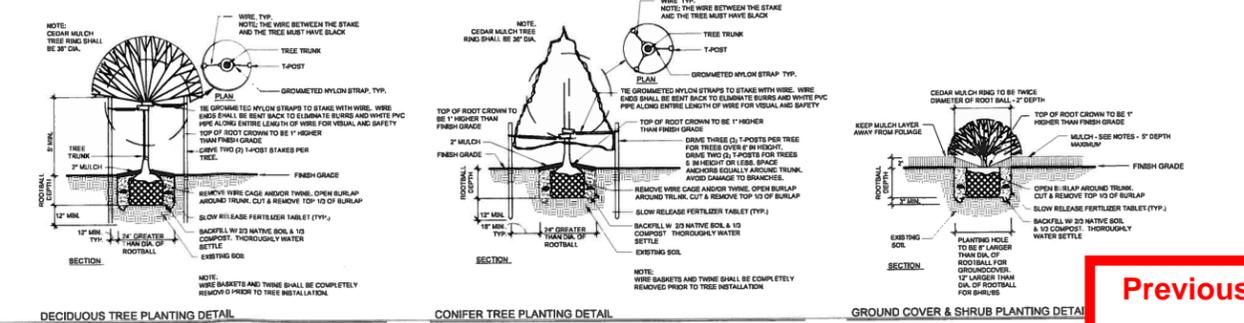
ACTUAL PLANT COUNTS TO BE DETERMINED THROUGH SITE DESIGN REVIEW



Preliminary Landscape Plan



Planting Details



- In Association with:
- Hospice of Laramie** - Owner
1282 N. Zieg. St. Unit A, Laramie, WY 82002, (307) 745-8254, Contact: Terri Langstaff, Email: terri@hospiceoflaramie.org
 - Sweetwater Ltd.** - Owners Rep.
471 N. Denver Ave., Loveland, CO 80537, (970) 568-3205, Contact: Paul Hoffman, Email: paul@sweetwaterltd.com
 - Company Name** - General Contractor
Address: (970) (970) Contact: Brian Sherman, Email: brian@shermandesign.com
 - Larsen Structural Design** - Structural Engineer
10 Old Town Square, Suite 228, Fort Collins, CO 80524, (970) 568-3205, Contact: Blake Laram, Email: blake@larsendesign.com
 - The Ballard Group** - Mechanical Engineer
4730 South College Suite 203, Fort Collins, CO 80525, (970) 568-4782, Contact: Brian Campbell, Email: scampbell@theballardgroup.com
 - APS** - Electrical Engineer
8931 Broadway, Denver, CO 80221, (303) 311-1402, (303) 311-1402, Contact: Chad Polson, Email: chad@apsinc.biz
 - Sherman Design** - Interior Design
533 East Regiscent Rd., Fort Collins, CO 80524, (970) 231-4127, Contact: Brian Sherman, Email: brian@shermandesign.com
 - Trihydro Corporation** - Civil
3001 East Penning Blvd., Suite 115, Cheyenne WY 82001, Contact: Dan Hummel, Email: dan@trihydro.com
 - TB Group** - Landscapes/Entitlement
444 Myrtle Avenue, Berthoud, CO 80511, Contact: Colby Noble, Email: colby@tbgroup.com

**Hospice of Laramie
Lot 2, Block 2 Fox
Addition; Replat of Lot 1
Block 8 Westfield Village
Second Filing**

Laramie, Wyoming

No.	Description	Date
01	Conditional Use Permit	09-12-13

Project No: 2013-14 Drawn by: TBG Reviewed by: TBG

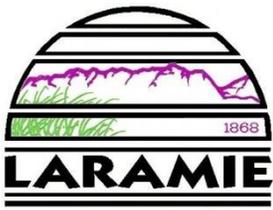
Conditional Use Permit

Landscape Plan

Scale Accordingly If Reduced

Drawing Number

Previously Approved (Page 1 of 1)



City of Laramie

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

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

LARAMIE PLANNING COMMISSION JANUARY 23, 2017 STAFF REPORT

FILE:	FP-16-04 Stagecoach Ridge Subdivision, 1st Addition Final Plat
REQUEST:	A Final Plat creating six residential lots on a 1.58 acre tract of land
LOCATION:	Generally located east of Falcon Court and north of Beaufort Street
APPLICANT(S)/AGENT:	BLT, LLC/ Christie Roberts (Gertsch-Baker Engineering & Design)
OWNER:	BLT, LLC
PURPOSE:	Residential lots for future sale and development
CURRENT ZONING:	R1 (Single-Family Residential) District
PREPARED BY:	Eric Conner, Associate Planner

RECOMMENDED MOTION:

Move to recommend **approval** to the City Council the Stagecoach Ridge Subdivision, 1st Filing Subdivision Final Plat, based on findings of fact and conclusions of law.

APPLICABLE CITY CODE SECTION(S):

Final Plats must be reviewed by the Planning Commission and City Council. Planning Commission action is forwarded to the City Council as a recommendation.

- Laramie Comprehensive Plan
- Major Street and Highway Plan
- Laramie Municipal Code Title 15, Unified Development Code
- Wyoming State Statutes Title 15 Cities and Towns, Article 5 Planning
- Wyoming State Statutes Title 34 Property Conveyances and Security Transactions, Chapter 12 Platting and Dedication

BACKGROUND:

The proposed Final Plat is within the City limits, and will create six residential lots on a 1.58 acre tract of land generally located east of Falcon Court and north of Beaufort Street. The Preliminary Plat was approved by the Planning Commission on July 11, 2016, and by the City Council on August 2, 2016.

This Final Plat will create a temporary turnaround for fire and emergency vehicles on the north end of 'Deadwood Court', City Staff is currently developing language for a 'temporary turnaround agreement' that would give the City of Laramie access to use the turnaround in these situations, while the developer will be required to maintain the turnaround.

A Variance request (VAR-16-05) was applied for after the establishment of the Stagecoach Ridge Subdivision Preliminary Plat. The Variance requested was to grant relief from LMC standard 15.16.040.J which requires that all communication and power lines be undergrounded. This Variance request was denied by the City of Laramie Board of Adjustment on September 12, 2016; requiring that the power lines located within the bounds of the Stagecoach Ridge Subdivision be undergrounded at the time of final platting. The 25 foot easement for the power lines associated with VAR-16-05 are immediately north of the proposed lots for Stagecoach Ridge Subdivision, 1st addition, and thus outside the scope of this Final Plat, therefore they are not required by staff to be buried in conjunction with this Final Plat. Platting any lots to the north on 'Deadwood Court' will require undergrounding.

SURROUNDING LAND USE AND ZONING:

The property is currently zoned R1 (Single-Family Residential District) and is undeveloped.

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
Subject Property	(SR) Suburban Residential	R1 Single-Family Residential	Currently Undeveloped
North	(SR) Suburban Residential/ (SC) Suburban Commercial	R1 Single-Family Residential / TO Technology and Office	Undeveloped / Cirrus Sky Tech Park
East	(SR) Suburban Residential	R1 Single-Family Residential	Currently Undeveloped
South	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes
West	(SR) Suburban Residential	R1 Single-Family Residential	Single-Family homes

APPLICABILITY TO THE COMPREHENSIVE PLAN:Future Land Use:

The Comprehensive Plan Future Land Use Plan (Map 3.2) shows this area as Suburban Residential. The Suburban Residential category provides for what is considered more contemporary neighborhoods noted for their larger lots, privacy fences, open areas and single-family detached houses. Comparable zoning districts to Suburban Residential are LR (Limited Single-Family Residential) District and R1 (Single-Family Residential) District. This area is zoned R1.

As filed, the proposed final plat complies with the Land Use Plan and does not prohibit future development in accordance with the Plan.

Street Layout:

This Final Plat includes the partial development of a local residential street, Deadwood Court, which connects to Beaufort Street. The applicant will not be completing Deadwood Court at this time, thus a temporary turnaround on the north end of the developed portion of the street will be created as an emergency turnaround.

Beaufort Street is already platted and is not included as a part of this Final Plat.

All streets within this Final Plat are local streets and will be constructed concurrently with development. All streets will be constructed according to the design standards set by the City of Laramie. A minimum right-of-way of 60 feet will be maintained for local streets. The contractor is proposing to use the City of Laramie roll-over curb section which is consistent with other residential streets. The vertical alignments on all proposed streets are within the design standards specified by the City of Laramie.

PROJECT DESIGN AND ADDITIONAL ANALYSIS:Lot Layout:

The proposed Final Plat consists of 6 lots, averaging approximately 8706 sq. ft. in size. The lots are intended for single-family detached development. All lots within the Final Plat meet R1 dimensional requirements set forth in LMC 15.12.

Park Land Dedication

Park land dedication is required with the establishment of new residential subdivision pursuant to LMC §15.14.070, cash in-lieu contributions to the park land dedication fund are accepted for any park land dedication less than 5 acres (LMC 15.14.070.B.8). Cash in-lieu fee total for this Final Plat is \$4,139.10.

Stormwater Management:

Drainage plans have been reviewed and approved by the City Engineer. All drainage is handled regionally and is designed to drain to the existing City infrastructure in Beaufort Street and to a detention pond located at 22nd Street & Nighthawk Drive.

Water and Sewer Service:

This subdivision will be served by City water and sewer. It has been determined by the applicant's engineer with the Preliminary Plat (PP-16-02) that adequate water supply and volume exists in this location as well as adequate sewer capacity for maximum build out of the subdivision.

ANALYSIS OF REQUIRED FINDINGS FOR FINAL PLATS:

The following findings must be made in the affirmative in order to approve the Final Plat:

1. The proposed Final Plat complies with the conditions of approval of the Preliminary Plat.

Staff Response: The Final Plat complies with the conditions of approval of the Preliminary Plat. The project will connect to City water and sewer, and is required to construct improvements per Laramie Municipal Code.

2. The layout and design of the proposed final plat is in substantial compliance with the approved preliminary plat.

Staff Response: The layout and design of the proposed Final Plat is in substantial compliance with the Preliminary Plat.

3. The subdivision improvement plans have been reviewed and approved for construction.

Staff Response: The subdivision improvement plans have been reviewed by City staff and have been approved for construction.

4. The applicant has completed applicable improvement agreement(s) for construction of the required public improvements.

Staff Response: The applicant has not yet finalized the financial security, but will be required to provide the required Development Completion agreement and associated financial security prior to City Council approval.

PUBLIC COMMENTS:

Staff has received one public comment related to this project, regarding the undergrounding of power lines. Public notice was mailed on November 10, 2016 and published in the Laramie Boomerang on November 12, 2016.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

Findings of Fact:

- The Final Plat complies with the above approval criteria for Final Plats.

Conclusions of Law:

- The applicant is proceeding in accordance with requirements of and Wyoming State Statutes, Title 34 and Laramie Municipal Code Title 15.

ALTERNATIVES:

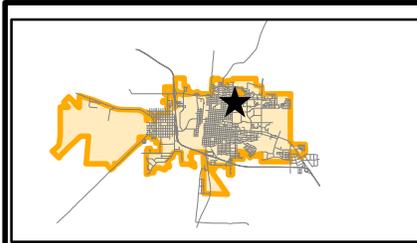
1. Approve the Final Plat based on findings of fact and conclusions of law (**Staff recommendation**);
2. Deny the Final Plat based on findings of fact;
3. Postpone the Final Plat until issues identified during the meeting can be resolved.

STAFF RECOMMENDATION:

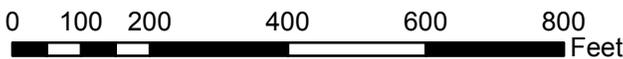
Move to recommend **approval** to the City Council the Stagecoach Ridge Subdivision, 1st Addition Final Plat, based on findings of fact and conclusions of law.

ATTACHMENTS

1. Vicinity Map
2. Final Plat: Stagecoach Subdivision
3. Approved Preliminary Plat

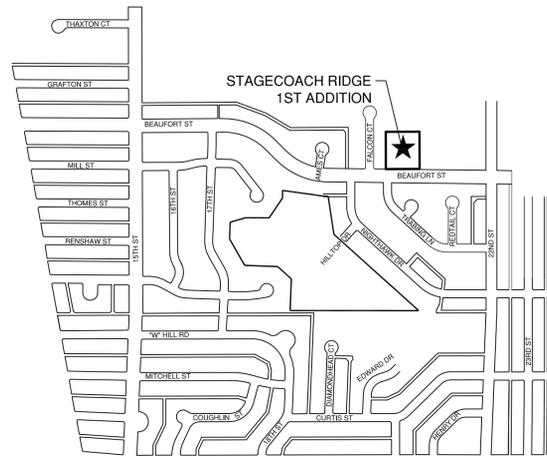


FP-16-04
Stagecoach Subdivision 1st Addition
Final Plat



This Data contained herein was compiled from various sources for the sole use of the City of Laramie. REVIEW OF THIS DATA FOR ACCURACY AND ANY NECESSARY EDITING HAS NOT BEEN COMPLETED AT THIS TIME. Any use of the data by anyone other than the City of Laramie, and its members, is at the sole risk of the user, and by acceptance of this data, the user does hereby hold the City of Laramie, and its members, harmless and without liability from any claims, costs, or damages of any nature against the City of Laramie, including cost of defense arising from improper use of data, or use by other party. Acceptance or use of this data is done without any expressed or implied warranties.





VICINITY MAP
N.T.S.

STAGECOACH RIDGE SUBDIVISION 1ST ADDITION

DEDICATION

Know all men by these presents that the undersigned owner(s) and proprietor(s) of the land shown on this plat hereby certifies, the foregoing lot(s), block(s), street(s) and alley(s), to be known as Stagecoach Ridge Subdivision 1st Addition to the City of Laramie, Albany County, Wyoming, located in the NW1/4 of Section 27, T16N, R73W of the 6th P.M, Albany County, Wyoming, bounded and described as follows:

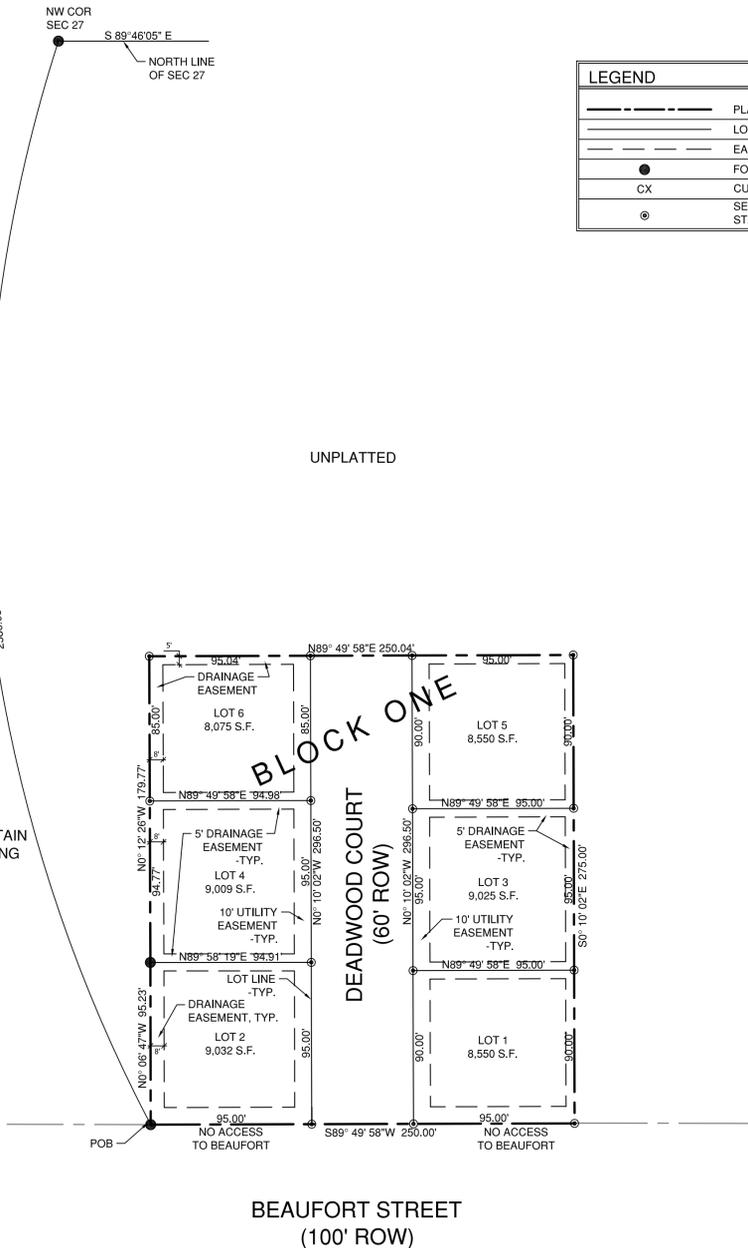
Beginning at the southeast corner of Coughlin-Pole Mountain 4th Addition, 1st Filing recorded as Albany County Clerk's Document #2009-6972 from which the NW corner of said Section 27 bears N 46° 41' 42" W 2586.08 feet;
Thence along the east boundary of said Coughlin-Pole Mountain 4th Addition, 1st Filing the following 2 courses:
1) N 0° 06' 47" W 95.23 feet;
2) N 0° 12' 26" W 179.77 feet;
Thence N 89° 49' 58" E 250.04 feet;
Thence S 0° 10' 02" E 275.00 feet to a point on the north right of way of Beaufort Street;
Thence S 89° 49' 58" W 250.00 feet along said right of way to the point of beginning.

Said tract contains 1.58 acres more or less.
That the surveying and laying out into lots, blocks, streets and alleys to be known as Stagecoach Ridge Subdivision 1st Addition to the City of Laramie, Wyoming is with the free consent and desires of the undersigned owner and proprietor, that he is owner in fee simple thereof, and he does dedicate to public use said streets, alleys, and easements as shown on the foregoing plat.
Basis of bearing for description is the north line of said NW1/4 of Section 27, i.e. S 89° 46' 05" E as determined by GPS measurements.

NOTE:
NO VEHICULAR ACCESS FROM INDIVIDUAL LOTS TO BEAUFORT STREET.

LEGEND	
---	PLAT BOUNDARY
---	LOT LINE
---	EASEMENT LINE
●	FOUND MONUMENT
CX	CURVE NUMBER, SEE TABLE
⊙	SET NO. 5 X 24 INS. REBAR WITH 2 INS. DIAM. ALUMINUM CAP STAMPED PLS 9834

COUGHLIN-POLE MOUNTAIN
4TH ADDITION, 1ST FILING
DOC # 2009-6972



BEAUFORT STREET
(100' ROW)

COUGHLIN-POLE MOUNTAIN
2ND ADDITION
DOC # 2006-7182

OWNER

BLT, LLC

BRETT VIZINA _____ DATE _____

ACKNOWLEDGMENTS

STATE OF WYOMING)
) SS
COUNTY OF ALBANY)

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME

BY _____ ON _____
THIS ___ DAY OF _____, 20___.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

ATTEST

- THE UNDERSIGNED DO HEREBY ATTEST AND AFFIRM THAT THIS PLAT:
1. WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON _____ 20___
 2. WAS DULY AND PROPERLY APPROVED BY CITY COUNCIL ON _____ 20___
 3. APPEARS TECHNICALLY CORRECT AND MEETS APPLICABLE SURVEYING STANDARDS;
 4. COMPLIES WITH THE CONDITIONS OF APPROVAL FOR THE SUBDIVISION;
 5. IS APPROVED FOR FILING AND RECORDATION WITH THE ALBANY COUNTY CLERK.

CITY ENGINEERING

CITY ENGINEER _____ DATE _____

PLANNING DIVISION

_____ DATE _____

APPROVALS

CITY OF LARAMIE PLANNING COMMISSION

CHAIRMAN _____ DATE _____

CITY OF LARAMIE

MAYOR _____ DATE _____

ATTEST:

CITY OF LARAMIE CLERK _____ DATE _____

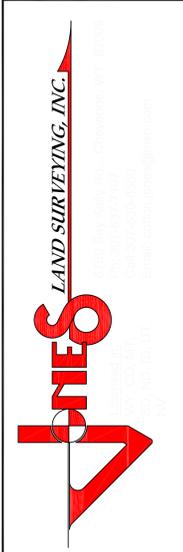
SURVEYOR'S STATEMENT

I, COTTON JONES, STATE THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION BY JOHN ERICKSON. I FURTHER STATE THAT THIS PLAT REPRESENTS THAT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COTTON JONES, LS 9834 _____ DATE _____

owner:
BLT, LLC
1124 DUNN
CHEYENNE, WY

date: 12 DEC 16



FINAL PLAT
STAGECOACH RIDGE SUBDIVISION 1ST ADDITION
LOTS 1-6, BLOCK 1

GERTSCH-BAKER
ENGINEERING & DESIGN inc.
Architects - Engineers
104 S. 4th Street Suite 100 Laramie, Wyoming 82070 phone: 307.742.6116 fax: 307.742.4048
gertschbaker.com

LEGEND	
---	PLAT BOUNDARY
---	LOT LINE
---	EASEMENT LINE
---	EXISTING OVER HEAD POWER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	NEW WATER LINE
---	NEW SANITARY SEWER
---	NEW STORM SEWER
---	NEW PATH
●	FOUND MONUMENT

DEDICATION

Know all men by these presents that the undersigned owner(s) and proprietor(s) of the land shown on this plat hereby certifies, the foregoing (a) block(s), street(s) and alleys (s) to be known as Stagecoach Ridge Subdivision to the City of Laramie, Albany County, Wyoming, located in the NW1/4 of Section 27, T16N, R73W of the 6th P.M. Albany County, Wyoming, bounded and described as follows:

Beginning at the southeast corner of that parcel described in Document #2005-1749, said point of beginning being on the north right of way of Beaufort Street; Thence N 89° 54' 30" W 742.82 feet along said right of way to the southeast corner of Coughlin-Pole Mountain 4th Addition recorded in Document #2009-6972; Thence N 07° 20' E 542.30 feet along the east line of said Coughlin-Pole Mountain 4th Addition to the northeast corner of said Coughlin-Pole Mountain 4th Addition and also on the southern boundary of Circus Sky recorded in Document #2013-7222;

- Thence along the boundary of said Circus Sky the following 5 courses:
- 1) S 89° 21' 10" E 170.38 feet;
 - 2) S 67° 34' 53" E 273.73 feet;
 - 3) S 07° 15' W 138.25 feet;
 - 4) S 89° 57' 45" E 318.46 feet;
 - 5) S 01° 24' W 298.70 feet to the point of beginning.

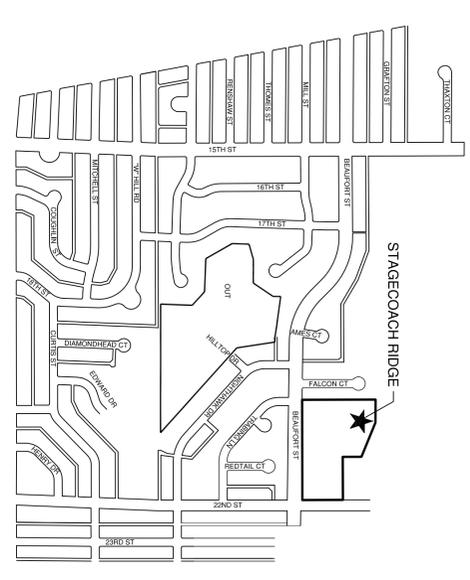
Said tract contains 7.15 acres more or less.

Basis of bearing for description is the north line of said NW1/4 of Section 27, i.e. S 89° 30' 08" E.

NOTE:
NO VEHICULAR ACCESS FROM INDIVIDUAL LOTS TO BEAUFORT OR 22ND STREETS.

CIRRUS SKY
SUBDIVISION
DOC # 2013-7222

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.20	10.00	52°41'41"	N26°15'21"W	8.88
C2	279.54	56.00	286°23'23"	N89°54'30"W	67.89
C3	9.20	10.00	52°41'41"	N26°26'21"E	8.88
C4	84.47	56.00	86°25'28"	N9°23'27"W	76.69
C5	56.65	56.00	57°57'36"	S82°48'04"W	54.26
C6	59.36	56.00	60°43'45"	N2°51'15"W	56.82
C7	78.46	56.00	80°16'34"	N12°38'54"E	72.20
C8	5.82	10.00	32°13'13"	N26°40'35"E	5.55
C9	3.57	10.00	20°28'29"	S10°19'44"W	3.55
C10	10.47	10.00	59°59'58"	S29°54'29"E	10.00
C11	278.16	56.00	284°35'33"	S82°23'18"W	68.50
C12	7.78	10.00	44°35'35"	N22°23'17"E	7.59
C13	38.39	56.00	39°16'58"	N40°15'59"W	37.65
C14	21.65	56.00	22°09'08"	N9°32'57"W	21.52
C15	174.48	56.00	178°30'46"	N89°13'02"W	111.99
C16	24.60	56.00	25°10'21"	S12°37'32"W	24.41
C17	19.03	56.00	19°28'22"	N34°56'54"E	18.94
C18	13.75	10.00	78°45'57"	N28°17'28"W	12.69
C19	251.93	56.00	257°45'51"	S51°13'18"W	87.19
C20	151.48	56.00	154°58'22"	N0°10'01"W	109.34
C21	20.40	56.00	20°32'25"	N87°45'48"E	20.29
C22	56.67	56.00	60°01'56"	S51°47'01"E	56.03
C23	21.38	56.00	21°32'16"	S10°49'55"E	21.55



VICINITY MAP
N.T.S.

ATTEST

THE UNDERSIGNED DO HEREBY ATTEST AND AFFIRM THAT THIS PLAT:

1. WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON 2016;
2. WAS DULY AND PROPERLY APPROVED BY CITY COUNCIL ON 2016;
3. APPEARS TECHNICALLY CORRECT AND MEETS APPLICABLE SURVEYING STANDARDS;
4. COMPLES WITH THE CONDITIONS OF APPROVAL FOR THE SUBDIVISION;
5. IS APPROVED FOR FILING AND RECORDATION WITH THE ALBANY COUNTY CLERK.

CITY ENGINEERING

ERIC JUMP _____ DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT

RANDY HUNT (DIRECTOR) _____ DATE _____

APPROVALS

CITY OF LARAMIE PLANNING COMMISSION

KAYE WILLIS (CHAIR) _____ DATE _____

CITY OF LARAMIE _____ DATE _____

DAVE FULLERAS (MAYOR) _____ DATE _____

ANGIE JOHNSON (CITY CLERK) _____ DATE _____

OWNER _____ DATE _____

BLT, LLC _____ DATE _____

J/D ROUSKA _____ DATE _____

ACKNOWLEDGMENTS

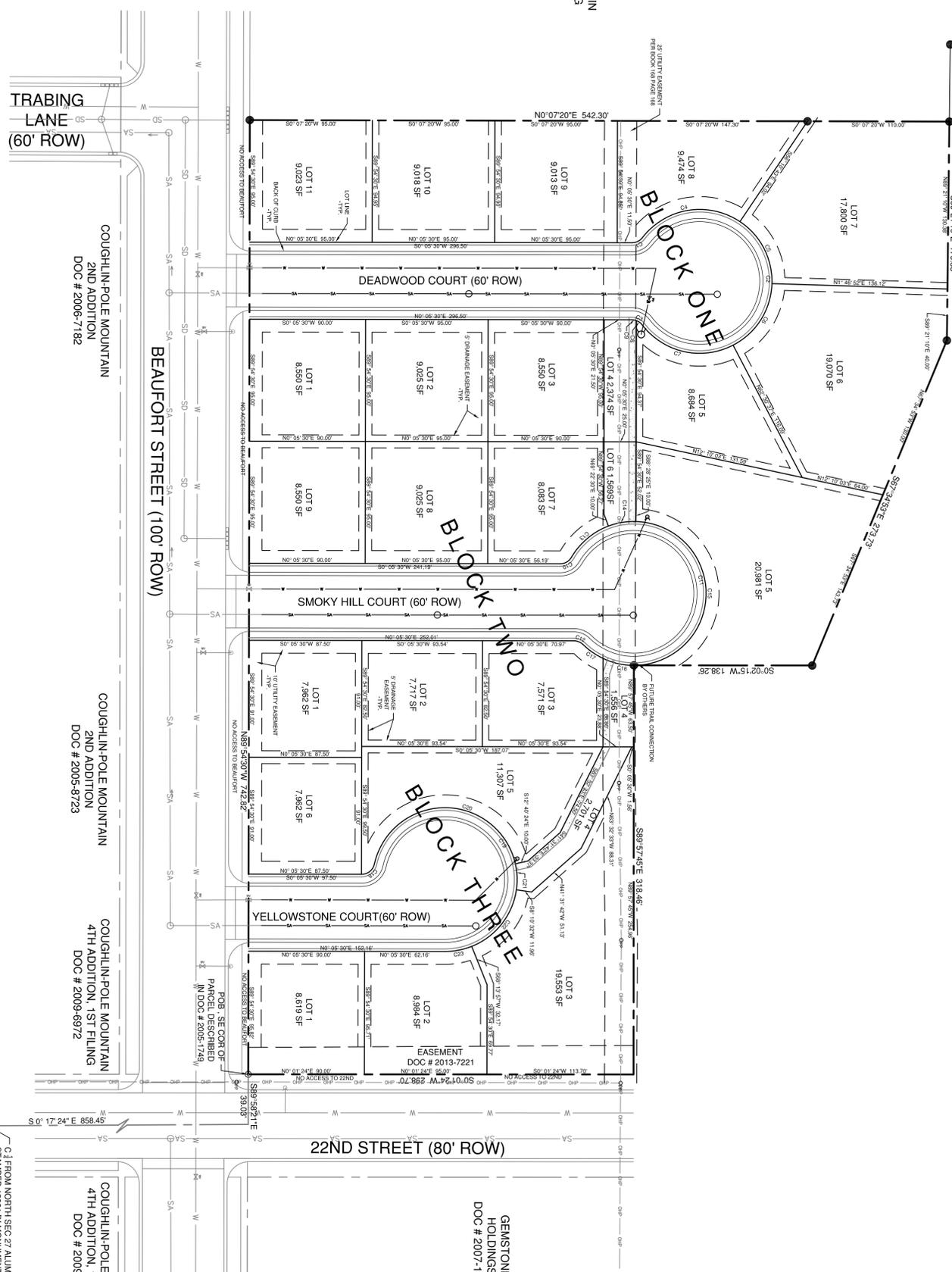
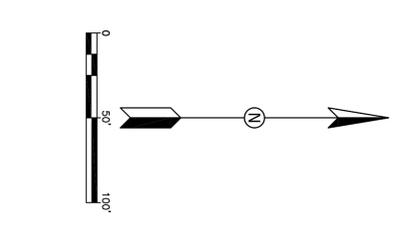
STATE OF WYOMING)
COUNTY OF ALBANY) SS
THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY _____ ON THIS _____ DAY OF _____, 2016.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, COTTON JONES, STATE THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING AND THAT THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION BY JOHN ERICKSON. I FURTHER STATE THAT THIS PLAT REPRESENTS THAT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COTTON JONES, LS 9834 _____ DATE _____



COUGHLIN-POLE MOUNTAIN
4TH ADDITION, 1ST FILING
DOC # 2009-6972

COUGHLIN-POLE MOUNTAIN
2ND ADDITION
DOC # 2006-7182

COUGHLIN-POLE MOUNTAIN
2ND ADDITION
DOC # 2005-8723

COUGHLIN-POLE MOUNTAIN
4TH ADDITION, 1ST FILING
DOC # 2009-6972

COUGHLIN-POLE MOUNTAIN
4TH ADDITION, 1ST FILING
DOC # 2009-6972

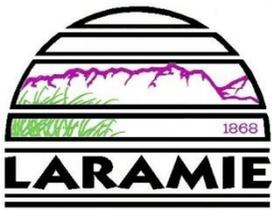
GEMSTONE
HOLDINGS
DOC # 2007-1902

CJ FROM NORTH SEC 27 ALUM. CAP
STAMPED 12681 IN MONUMENT BOX

GERTSCH-BAKER
ENGINEERING & DESIGN inc.
Architects • Engineers
104 s. 4th street suite 100 laramie, wyoming 82070 phone: 307.742.6116 fax: 307-742-4048
gertschbaker.com

COTTON JONES LAND SURVEYING, INC.
Licensed in: WY, CO, MT, SD, ND, ID, UT, NV
6750 Say Kally Rd., Cheyenne, WY 82009 Ph: 307-637-7107
Cell: 307-630-8550
Email: cotton.jones@msn.com

PRELIMINARY PLAT
STAGECOACH RIDGE SUBDIVISION
LARAMIE, WY
owner: BLT, LLC
1124 DUINN
CHEYENNE, WY
date: 15 Jun 16
sheet no: 1 of 1



City of Laramie

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

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

**LARAMIE PLANNING COMMISSION
(SITTING AS THE LARAMIE BOARD OF ADJUSTMENT)
JANUARY 23, 2017
STAFF REPORT**

FILE:	VAR-16-10: 417 Fremont Street- Alley Paving Requirements
REQUEST:	Variance from LMC § 15.18.010.A.15 (Alleys) that would grant relief from City of Laramie standards for the required paving of alleyways in association with new development.
LOCATION:	417 Fremont Street
APPLICANT(S):	Jensen LaPlante Development
OWNER:	417 Fremont Partners, LLC
PURPOSE:	Variance from LMC § 15.18.010.A.15 (Alleys) that would grant relief from City of Laramie standards for the required paving of alleyways in association with new development.
CURRENT ZONING:	B2/ ROB Overlay (Business/ Residential Overlay for Business)
PREPARED BY:	Eric Conner, Associate Planner

STAFF RECOMMENDED MOTION:

Move to **deny** the requested variance from Laramie Municipal Code LMC § 15.12.010.A.15 – Alleys, based on findings of fact and conclusions of law.

APPLICABLE CODE SECTIONS

LMC § 15.18.010.A.15 [Alleys]

Authority for consideration and granting of variances is found in LMC §15.06.060.D [Variances].

BACKGROUND/DISCUSSION:

General Information

This Variance application is associated with a Type 3 Site Plan application for the development of a new multi-family development on a lot at 417 Fremont Street. Currently, the site is developed with a complex of professional offices. The proposed development would demolish the existing building and create eight new apartment dwellings on the site, with garages and paved parking located off the alley.

Laramie Municipal Code section 15.18.010.A.15 states that, "Alleys shall be at least 30 feet in width, paved and dedicated to the city as rights-of-way." Per Laramie Municipal Code, any new development is required to conform to the development standards of the Code, which includes public improvements. Currently, the alleyway is approximately 16' across and gravel; the alley is flanked by developed property, so it is not required to be 30' in width. Without Variance approval, the applicants would be required to pave the alley only for the length of their lot, which is approximately 88 feet.

DEPARTMENT REVIEW:

The application was routed to other City departments for review and comment per standard procedure. Based upon the applicant's submitted information, the City Engineering Division expressed concerns that the level of maintenance for the alley would need to be increased which could be addressed through the paving of the alley, and recommended denial. This Variance as proposed and conditioned does not meet staff's required findings for approval.

FINDINGS OF FACT FOR VARIANCE:

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 any variance in this case:

- (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: Staff believes that there are no special circumstances or conditions about this portion of the alleyway in question. Generally, the alleyways in this portion of town are unpaved, however the alley would be required to be paved if the lots were to be redeveloped with more intense uses.

- (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: Staff does not believe strict application of the code would not potentially deprive the property owner the ability to use the property. Based upon basic estimates, staff does not believe that the costs associated with paving would have a large impact on the overall cost of the project.

- (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 opinion of Staff is that reasonable use of the property can be established with Variance approval, as stated in finding (b). The minimum adjustment necessary would be no variance.

- (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: Staff believes that granting this variance would not be injurious to the neighborhood or detrimental to the public welfare, as there are many alleys throughout the City of Laramie, and this neighborhood that are unpaved.

- (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: A variance to the paving of this alley would not significantly alter the essential character of the neighborhood. As stated, many of the alleys in this neighborhood are unpaved; furthermore, on this specific block, there are other developments that contain parking off of the northern portions of this alley.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on January 8, 2017. Letters were sent to surrounding property owners within 300 feet of the subject property on January 5, 2017. Staff has received no public comments regarding this request.

ALTERNATIVES:

1. Approve the variance as submitted by the applicant, based on findings of fact and conclusions of law. The Board of Adjustment is required to make appropriate findings of fact and conclusions of law and state reasons for approval.
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. (Staff's Recommendation)
4. Postpone the variance until issues identified during the meeting can be resolved.

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

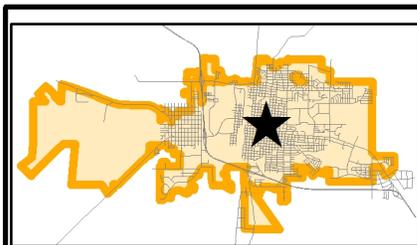
All of the required findings, statutorily necessary for granting a variance as detailed in the staff report above, **cannot** be made; therefore:

Move to **deny** the requested variance from Laramie Municipal Code §15.18.010.A.15 - Alleys, based on findings of fact and conclusions of law.

Note: If the Board of Adjustment desires to approve the variance, the Board will need to make the required positive findings prior to approval. Also, if the Board decides to grant the approval of this variance with conditions, the Board may condition the approval with requirements deemed appropriate to the project.

ATTACHMENTS:

1. Vicinity Map (1 page)
2. Site Plan (2 pages)
3. Applicant's Cover Letter (1 page)
4. Exhibit to Variance Request Letter (1 page)



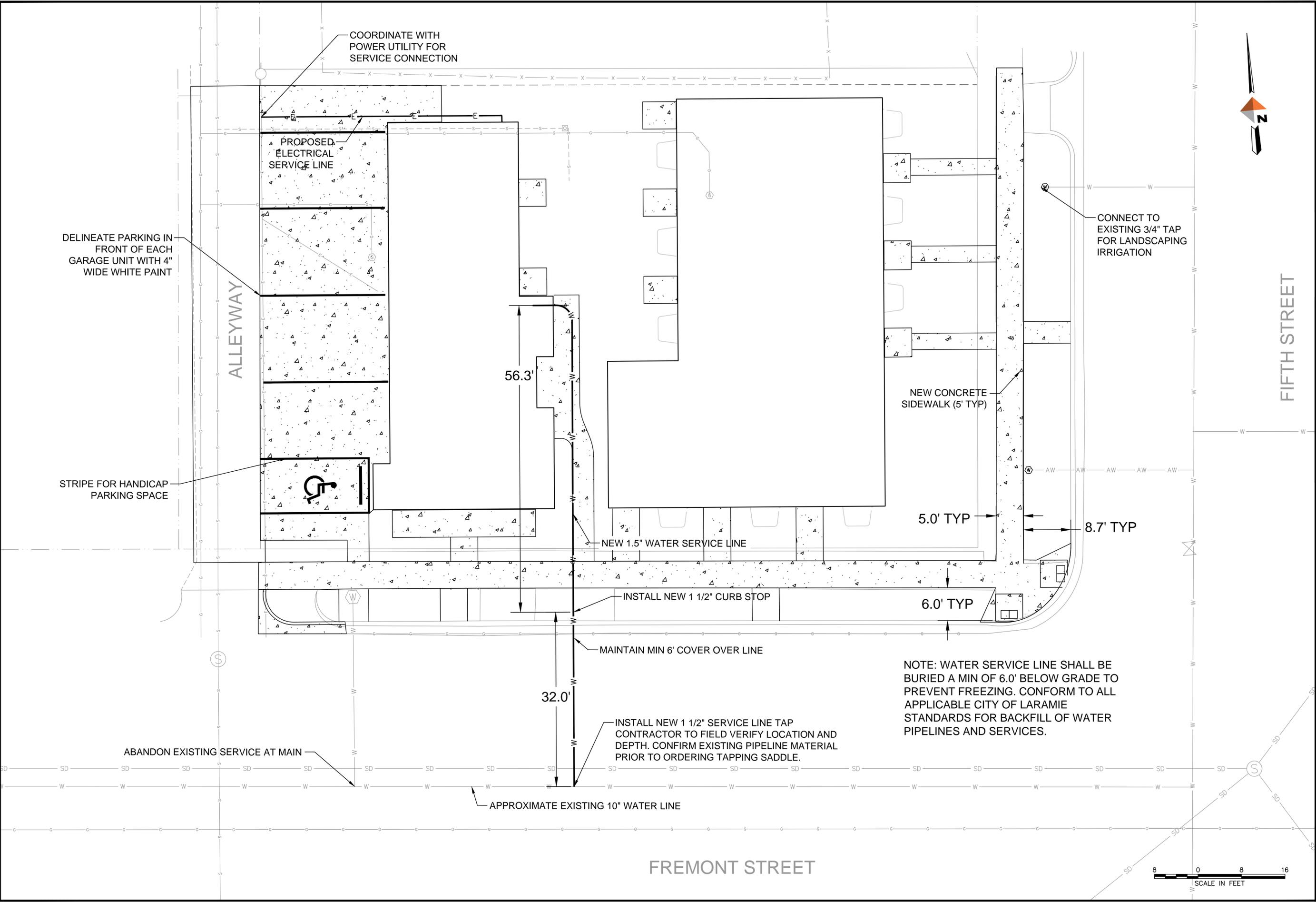
VAR-16-10
417 Fremont Street
Variance to Alley Paving Requirements



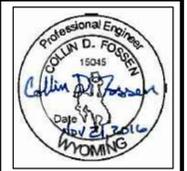
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\\LAR-FS\lar-projects\22\26801-01\65CAD\WC14-CS-SI-26801-01.dwg PLOT DATE: 2016-11-21 07:39 SAVED DATE: 2016-11-21 06:50 USER: cfossen



REV	DATE	DESCRIPTION	BY



DOWL
 WWW.DOWL.COM
 1575 N. 4th Street, #105
 Laramie, Wyoming 82072
 307-742-3816

417 FREMONT APARTMENTS
 LARAMIE, WY
**SITE WATER UTILITY
 OVERALL LAYOUT**
 ALBANY COUNTY
 WYOMING

PROJECT 5122.26801.01
 DATE OCT 2016

© DOWL 2016
 SHEET
C1.0 OF 4



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	AH	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	15 gal clump	3
	E2	Existing Tree	Existing	3
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2" CAL	2
	JM	Juniperus scopulorum 'Medora' / Medora Juniper	10 gal	4
	MS	Malus x 'Spring Snow' / Spring Snow Crab Apple	2" CAL	1
	PE	Populus tremula 'Erecta' / Columnar Swedish Aspen	2" CAL	1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	DC	Diervilla sessilifolia 'Cool Splash' / Cool Splash False Honeysuckle	5 gal	15
	JA	Jamesia americana / Waxflower	5 gal	9
	PP	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal	21
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	19
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	BB	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	5 gal	42
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	40
	PS	Panicum virgatum 'Shenandoah' / Switch Grass	5 gal	22
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	GS	Geranium sanguineum / Blood Red Geranium	5 gal	30
	SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum	5 gal	8
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	CG	Crushed Granite Tan	Ton	59 sf
	RR	River Rock / 3-6"	Ton	54 sf
	RM	Rock Mulch / 1-3" Rounded River Rock Cobble	Ton	3,234 sf
	TE	Turf Sod Enviro turf / Enviro turf Blend	sod	1,734 sf

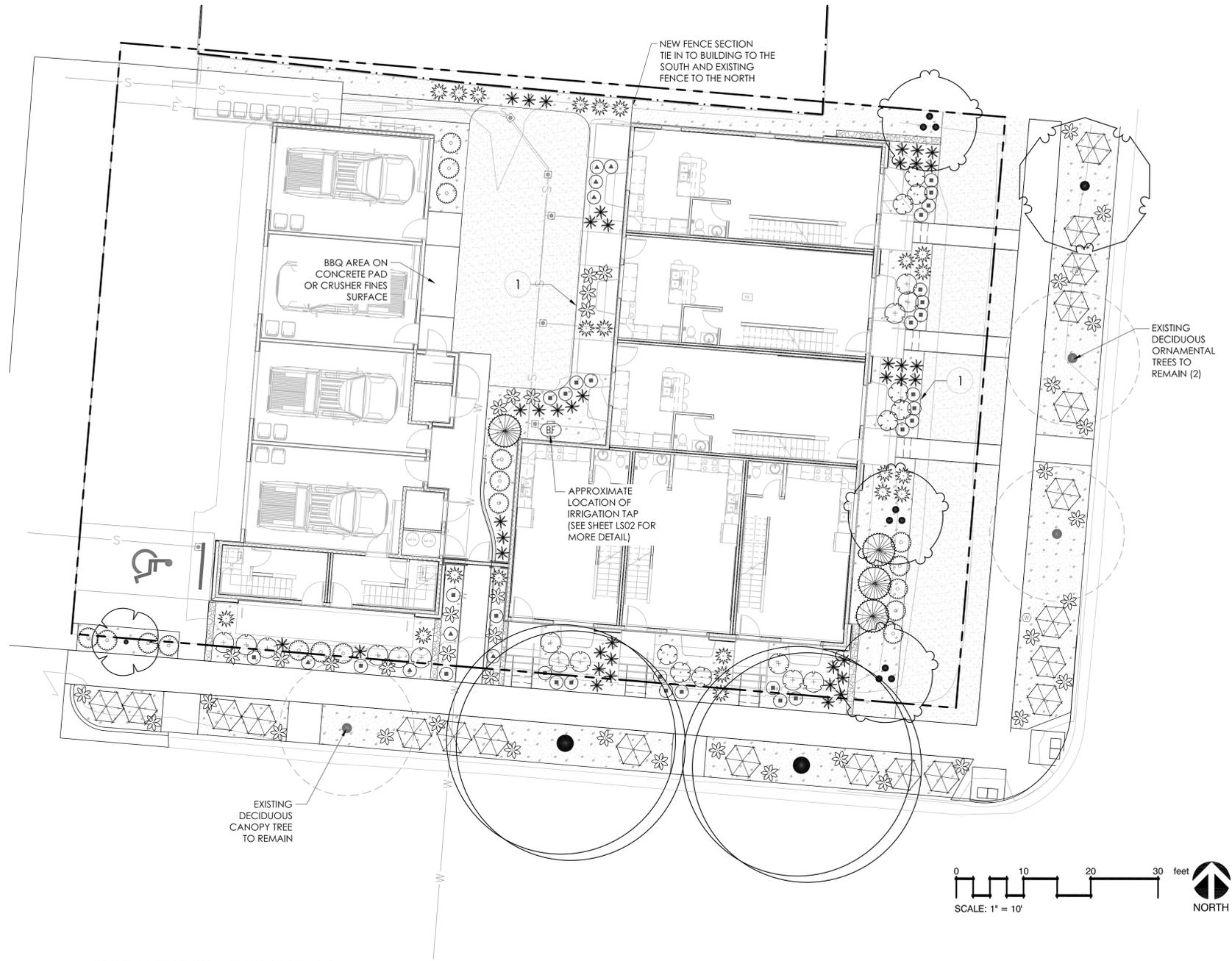
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	Commercial Grade Roll Top Steel Edger	287 lf	

LANDSCAPE CALCULATIONS:

Required On-site Landscape Area = 1259 SF (20% of site area minus building footprints)
 Proposed Landscape Area On-site = 2839 SF (45% Proposed)
 Proposed Total Landscape Area = 4733 SF (Includes right-of-way planting area)
 Total Landscape Units Proposed = 2987 units (Includes right-of-way planting areas)

NEW FENCING CONCEPT



GENERAL PLANTING SPECIFICATIONS

- All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards" as well as local codes and regulations. All plant stock shall be individually tagged as to name and size in accordance with standard practice.
- Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader.
- Quality Assurance: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.
- Discrepancies: The contractor shall review the drawings prior to installation and notify the Owner's Representative and the Landscape Architect of any discrepancies prior to proceeding with any work.
- Substitutions: Only approved by the Landscape Architect. Substitutions not approved by the Landscape Architect may not be accepted at the time of final walk through.
- Guarantee and Acceptance: All plant material shall be guaranteed by the contractor for one full year from final acceptance. During this period the contractor shall replace any plant material that is not in good condition and producing new growth. Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil delivery.
- Herbicides: Prior to soil preparation, all areas showing undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.
- Soil Amendment: All shrub planting beds and turf areas shall be amended uniformly with Type 1 organic compost at a rate of 3 CY / 1000 SF.
- Soil Preparation: Work all planting areas by rototilling to a minimum depth of 8 inches. Remove all stones over 1 1/2" size, sticks, mortar, large clumps of vegetation, roots, debris or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to within .10 of required grades. Notification: The Contractor shall notify the Owner's Representative 48 hours in advance of installation of the plants for final approval of plant locations.
- Planting Hole: Lay out plant locations and excavate all soils from planting holes twice the width of the root ball. Loosen soil inside bottom of plant hole. Dispose of any topsoil or debris from excavation.
- Planting: Place the plant on a layer of lightly compacted planting mix at the center of the planting hole. Plant trees and shrubs upright and face for best appearance.
 - For plants grown in containers, remove container and slice root ball top to bottom in five places equidistant around the circumference to a depth of three inches.
 - For balled and burlapped plants, place plant in hole then remove top two thirds of burlap, cage, plastic or any other items used to secure rootball.
 - Stagger plants in rows. Backfill planting hole with 1 part organic compost, 2 parts native topsoil while working each layer to eliminate voids. When hole is approximately two thirds full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed one inch. Water again until no more water is absorbed.
- Edger: Edging between manicured lawn and shrub/perennial planting areas shall be 3/8" x 4" heavy duty roll top steel edger and shall be set level with top of sod.
- Maintenance: Sodded area shall be maintained by watering and mowing for a minimum of 60 days after sod is laid. All other areas shall be maintained per the agreed upon contract between the Owner and Contractor.
- The responsibility for the maintenance of landscaping shall lie with the property owner, his/her successor and/or their agents. All landscaping elements shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with these standards. All required landscaped areas shall be kept free of weeds, debris, and litter. In addition, all walls and fences shall be maintained in good condition, and when necessary, be repaired or replaced. Any required landscape material, including any tree, grass or shrubs, that dies shall be replaced by July 1 of each year. All required landscaping shall be cleared of all unplanned vegetation including weeds at least once each year prior to July 1.
- Installation and Final Inspection: The planting of the required landscaping may be delayed for a period up to twelve months after issuance of the certificate of occupancy. Unless all such landscaping is installed, inspected and approved prior to issuance of the certificate of occupancy, a financial security for one hundred twenty-five percent of the landscaping materials and labor costs shall be required to be posted by the developer to ensure the placement of the required landscaping
- Clean Up: At completion of work, all extra material, supplies, equipment, etc. shall be removed from the site. All areas of the project shall be clean, orderly and complete.

greenscape DESIGN
 PLANNING | LANDSCAPE ARCHITECTURE
 FORT COLLINS CO | 970.631.2822

FOR SITE PLAN SUBMITTAL

417 FREMONT APARTMENTS
 LARAMIE WYOMING

PRELIMINARY LANDSCAPE PLAN

PROJECT:	DATE:	11.22.16
REVISION:	Revised per city comments:	
NO.:	1	
DATE:	10.12.16	
JOB NUMBER:	GD1635	
SHEET NUMBER:	LS01	



December 8, 2016

Eric Conner
Associate Planner
City of Laramie, Planning Division
PO Box C, Laramie, WY 82073

RE: 417 Fremont Apartments

SUBJ: Alley Variance Request

Dear Mr. Conner:

Please allow this correspondence to serve as our official request for a variance from code section 15.18.010.A.15 related to paving requirements for the adjacent alley at our proposed 417 Fremont Apartment project. See attached variance request application for additional details.

Thank you in advance for your support.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Jensen' in a cursive script.

Jeff Jensen

Manager

Exhibit to Variance Request Letter (417 Fremont Apartments)

REQUIRED FINDINGS FOR APPROVAL OF A VARIANCE: (LMC 15.06.060.D.2.e.(ii))

The application must include a written response addressing each of the following points:

1. 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; **The requirement to pave the alley behind our proposed apartment project does not fit with the overall neighborhood as all other alleys are not paved. We prefer to keep the entire length of the alley consistent.**
2. 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 the land or building; **N/A**
3. 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 and wind power; **N/A**
4. 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; **Utilizing the existing alley "as-is" will allow reasonable use of 417 Fremont.**
5. 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; and **The variance will not be detrimental to the neighborhood.**
6. 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. **The variance will align with character of the existing neighborhood and will not impair the use of the alley.**