

LAND USE ELEMENT

OF THE

**CITY OF LARAMIE, WYOMING
COMPREHENSIVE DEVELOPMENT PROGRAM**

**As Adopted By
The Laramie City Council**

February 7, 1995

**Prepared by
The Laramie Planning Commission,
City of Laramie/Albany County Planning Office and
Joseph A. Racine & Associates, Consulting Planners**

work, shop, etc., regardless of the exact location of their homes. Issues addressed in the plan do not uniquely belong to either the City or the County.

PLAN ADOPTION

This plan is adopted as a component of the comprehensive plan of the City of Laramie under the provisions of Wyoming Statutes, Sections 15-1-501 to 512. This plan is not intended to apply to territory outside of the city and therefore does not require the concurrence of the Albany County Board of County Commissioners or the Albany County Planning Commission as required by W.S. 15-1-503. Portions of this plan that refer to areas outside of the corporate boundaries of the City of Laramie are presented as suggested growth plans and are not considered part of this plan for land use within the corporate boundaries of the City of Laramie.

HOW TO USE THE PLAN

This Land Use Element is written to serve several audiences and to meet several general needs. First, it is intended to be a guide commonly used by local government officials in making routine land use decisions. All staff and Planning Commission recommendations on land development proposals should contain regular references to plan conformance. Consistent use of the plan will establish it as a point of reference from which changing conditions can be monitored.

Second, by anticipating future demand, the plan provides a valuable tool in the design of public facilities such as water systems, sewer systems and streets. Third, the plan should serve the private sector by alerting them to anticipated growth in the Laramie

RECEIVED SEP 30 2014

September 28, 2014

From:

Dale "Brad" and Terri Jones

PO Box 1

Laramie, WY 82073

307-742-7003

To: Paul Harrison, Parks & Recreation Director and

CITY OF LARAMIE PARKS, TRAILS & RECREATION MASTER PLAN AD HOC ADVISORY COMMITTEE

Amber Travsky, Amy Williamson, Bill Gribb, Dave Hammond, Evan O'Toole, Joe Lord, Mike Moeller, Peggy McCrackin, Scott Mullner, Vicki Henry, Dan McCoy.

The City of Laramie must look to the future to best service it's Citizens. In looking to the future and planning, the private property rights of the citizens of Laramie and Albany County cannot be violated. Paul Harrison, Parks & Recreation Director and CITY OF LARAMIE PARKS, TRAILS & RECREATION MASTER PLAN AD HOC ADVISORY COMMITTEE have shown no respect for private property owners and their rights with the introduction and implementation of the CITY OF LARAMIE PARKS, TRAILS & RECREATION MASTER PLAN.

By producing a map and making it available online the proposed parks, trails and recreation on private land you have opened private land to the public. This is, in effect a taking of private property by local government, "a land grab" if you will. Private property owners within the master plan have been experiencing trespassers as never before. The trespassers tell the private property owners, the area of land they want to use is public property according to the Parks, Trails and Recreation Master Plan Map. How would each of you like numerous people wandering around through your yard, gardens and children's play areas all times of the day and night? Then having to repair damages and clean up trash left by these intruders?

Remove the private property from the master plan map, until what time the City of Laramie purchases the land and it is no longer private. Show respect for private property rights and look to the future without infringing on the private property rights of the citizens of Albany County.

Our land affected is parallel to Interstate 80 and the proposed trail crosses the land somewhat east and west.

Very Emphatically,


Dale "Brad" and Terri Jones

Cc: Albany County Planning Board and Albany County Commissioners

From: Bern Hinckley [bhinckley@aol.com]
Sent: Sunday, September 28, 2014 11:38 AM
To: PTR Master Plan
Subject: Master Plan Comments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Committee Members:

I have previously submitted comments on the draft plan (July 26), but would like to respond to a couple of items from your Sept. 10 work session:

1. Item #47 on your list asked if you should individually notify potentially affected property owners in the county. I think the only sensible answer is, "no". First, it's not like anything you've done has been done in secret. You have diligently notified the public, from soliciting comments from a long list of specific groups, to running open and well-publicized meetings, to posting easily navigated web materials.

Second, property owners in the city have just as much right to be individually notified as property owners in the county. In fact, city property owners are far more likely to be impacted by the plan than county property owners, in that folks in the county can insulate themselves from impact by never asking to become part of the city. And yes, there are future parks projected for private land within the city. There are also obvious potential traffic and parking impacts on adjacent properties throughout the city if projected bike lanes are established, and not every property owner is going to be crazy about a bunch of screaming kids and stray baseballs in a neighborhood park. I'm not suggesting anyone's concerns are illegitimate, and it would be great if you had the time and resources to gather input, one-by-one from anyone and everyone who might have something to add. But considering the hundreds and hundreds of property owners who might have some sort of beef with or inspiration for the plan, the only practical procedure is to deal with those specific issues when and if the time comes to actually implement a plan element (at which point there may be totally different property owners anyway).

2. Your work session and the press have been filled with stories of county property owners distressed at the thought of their land being dedicated to a bike path, park, trail, etc. under this plan. But as I understand the plan, every single element outside the present city boundary is a response to the question, "IF this area were ever to become part of the city, what do we envision it looking like?". According to city staff, there has NEVER been a forced annexation in the history of Laramie. The protests and lamentations of our county neighbors are sincere, but simply misplaced. The future use of their property remains squarely in their own hands, not yours.

As I read it, this is a plan for the City of Laramie and, absent explicit County adoption, for not a square foot more than the City of Laramie. But it's for the City of Laramie of 2054, not the City of Laramie of October, 2014. A plan that looked no further than tomorrow could scarcely be called a "plan" at all. Imagine some bright young entrepreneur coming to Laramie and asking, "so how do you see your community growing over the next 40 years?" and the city having been forced by non-city protestors to answer, "sorry, we don't do "vision" in these parts; no plans beyond what we've got in the City right now; guess we'll just have to see what happens."

Thanks again for all the solid work you have put into this plan. I hope you can remain open to adjustments as good ideas continue to be brought to your attention, while holding on to your vision of the City of Laramie of 2054, not 2014 (or 1914).

- Bern Hinckley

Mei Owen

From: Thane McKinsey [thane_mckinsey@yahoo.com]
Sent: Friday, September 26, 2014 9:27 AM
To: PTR Master Plan
Subject: Private Property

To all whom it concerns
The Laramie city Council and Ad Hoc Committee;

This letter is in regards to Map symbols and or markers on Private property, private roads and privately maintained road outside of the City of Laramie in Albany county that have placed there by the City of Laramie or its affiliates .

Please remove all signs and symbols from "River Ranch Road" any all other private property, private roads and privately maintained roads where permission has not been granted by the land owners.

Trespassers will be given "no trespassing warnings" run off and prosecuted if necessary.
"NO Permission is granted."

Thank you very much.
Greta McKinsey
Thane McKinsey

Mei Owen

From: Thane McKinsey [thane_mckinsey@yahoo.com]
Sent: Friday, September 26, 2014 5:27 PM
To: PTR Master Plan
Subject: Property Rights

Dear Dave Hammond;

This letter is in regards to Map symbols and or markers on Private property, private roads and privately maintained road outside of the City of Laramie in Albany county that have been placed there by the City of Laramie and/or its affiliates .

Please remove all signs and symbols from "River Ranch Road" any and all other private property, private roads and privately maintained roads where permission has not been granted by the land owner. Namely the "McKinsey Ranch" and including the Big Laramie River. Trespassers will be given "no trespassing warnings", run off and prosecuted if necessary. "NO Permissions or Access is granted."

Thank you very much.
Greta McKinsey
Thane McKinsey
221 River Ranch Road
Laramie Wyo
September 26th 2014

