

Meeting Notes  
Public Feedback on Proposed Land Use Regulations  
February 17, 2010

These notes cover general discussion topics. Thank you to all who participated! Please contact the Planning and Development Office with any suggestions for revisions.

**Section 1-1-106 RIGHT OF ENTRY**

**This section will be removed from the proposed regulation.** Attendees expressed concern about the ability of Planning and Development Staff to go onto private property without the consent or knowledge of the property owner. The Right of Entry statement is in the current zoning regulations (section 73.300) and is currently in effect.

**Section 1-1-104 VIOLATIONS AND PENALTIES**

**This section will be revised and clarified. The new language will be included for review in the second draft of the proposed regulation.**

Attendees expressed concerns about the intent and specificity of this section. The initial sentence and the fourth paragraph were interpreted to mean that property owners would not be able to perform basic property repairs and maintenance, such as mowing, painting and non-structural repairs to buildings without invoking penalties. Also, attendees questioned how this section of the regulation would apply to agricultural buildings.

**Section 1-1-107 INVESTIGATORY POWERS**

**This section is taken directly from W.S. 18-5-311. The language can be removed from this regulation or revised to state that all investigations into matters concerning these regulations shall be conducted in accordance with State Statute. The authority to use these powers will remain unless a change is made at the State level.**

Attendees requested a reference to State Statute that authorized the County to exercise the powers listed in this section.

**Additional topics:**

**Subdivision size requirements:**

W.S. 18-5-316 authorizes the Board of County Commissioners to require a subdivision permit for all divisions of land that are 140 acres or less. The County currently requires a subdivision permit to divide land into areas of 35 acres or less. Over the last two years, staff has heard that County residents prefer that the standard remain at 35 acres (which is the minimum standard required by the State). Under the Authority section of the proposed regulation (1-1-101), staff has listed W.S. 18-5-316 **for discussion purposes**. Staff intends to remove this listing and keep the current 35 acre standard in the next draft. However, we wanted to make sure that we gave County residents an opportunity to

choose the subdivision acreage standard rather than assuming that people were against the 140 acre option. Please contact us and tell us your opinion!

**Small Wind Energy Systems:**

Currently small wind energy systems (systems that are under 100 feet tall or have a capacity of less than 100kW) require a building permit to cover foundation and electrical inspections. There is no official setback requirement, other than meeting zoning requirements. Staff has proposed that these systems be set back from property lines at a distance equal to or greater than the height of the system and that the requirements for a foundation and electrical inspection remain in place. Some attendees expressed concern about whether building permits/inspections should be required. We have invited those folks to meet with us to provide suggestions. Our intent is to promote safe structures throughout the County. Please contact us and help us develop an appropriate standard.

**Billboards**

The proposed regulations would prohibit any new billboards from being erected in Laramie County. Billboards are defined as “off-premise” signs, meaning that any sign advertising for goods or services that are not available on the property where the sign is located would be prohibited. Temporary signs, such as advertising for a yard sale or special event would still be allowed. There was some discussion about whether we should add a size standard to the definition of a billboard. For example, residents may not want to see a 30 foot tall and 20 foot wide billboard, but why would we limit a 3 foot by 3 foot sign? We are open to suggestions and hope to hear additional feedback on this issue.