

AGENDA
Laramie Planning Commission
Monday, October 24, 2016 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**
2. **Approval Of Agenda An Minutes**
 - 2.A. **Changes And Approval Of Agenda**
 - 2.B. **Planning Commission Meeting Minutes**

Documents:

[10.10.16 LPC Minutes.pdf](#)

3. **Citizen Comments - Non-Agenda Related Topics – No Action Can Be Taken**
4. **Planning Commission And Staff Reports And Comments**
5. **Disclosures – Ex-Parte Communications; Potential Conflicts Of Interest**
6. **Current Planning Projects**
 - 6.A. **Old Business:**
 - 6.B. **New Business:**

6.B.i. **CUP-16-14 1325 Boswell Drive- Type 2 Child Care Home**

REQUEST: A Conditional Use Permit for operation of a Type 2 Child Care Home

LOCATION: 1325 Boswell Drive

APPLICANT: Audrey Clements

OWNER: Audrey Clements

ZONING: R2 (Limited Multi-Family District)

PURPOSE: Establishment of a Type 2 Child Home not to exceed ten (10) children.

PREPARED BY: Eric Conner, Associate Planner

Documents:

[CUP-16-14 Staff Report.pdf](#)

6.B.ii. **CUP-16-15: 2672 Monroe Street Type 2 Child Care Home**

REQUEST: A Conditional Use Permit for operation of a Type 2 Child Care Home

LOCATION: 2672 Monroe Street

APPLICANT: Jami Salo

OWNER: Arnold J. Salo & Jami R. Salo

ZONING: R1 (Single-Family Residential) District

PURPOSE: Establishment of a Type 2 Child Care Home not to exceed ten (10)

children other than the occupant's own.

PREPARED BY: Charles Bloom, AICP, Principal Planner

Documents:

[CUP-16-15 Staff Report.pdf](#)

- 7. Long Range Planning Projects**
- 8. Variances (Sitting As Board Of Adjustment)**
(Swearing in of witnesses)
- 9. Adjourn**

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
OCTOBER 10, 2016**

1. CALL TO ORDER

Meeting convened at 4:30 PM

Members present: Kathe Carlton, Jim McGrath, Ben McKay, Randy Vickers, Justin Piccorelli, Brandon Reynolds and Kaye Willis (Chair). Members absent: None.

Council Liaison: Bryan Shuster (present)

Staff Present: Derek Teini, Todd Feezer, Eric Conner, Charles Bloom, Angie Johnson, and Nancy Bartholomew.

2. APPROVAL OF AGENDA AND MINUTES

2-A. Changes and Approval of Agenda

Agenda was approved as amended. Move Item 8 to 5.5.

2-B. Monday, September 26, 2016 Planning Commission Meeting Minutes

MOTION BY CARLTON, seconded by McKay, to approve the Minutes from the Monday, September 26, 2016 Planning Commission meeting as written.

MOTION CARRIED by voice vote.

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

No citizen comments.

4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS

5. DISCLOSURES -- Ex-parte communications; potential conflicts of interest

No disclosures.

5.5. VARIANCES (sitting as Board of Adjustment)

5.5-A. VAR-16-06 Development Completion Agreement (Time Extension from 2 to 3 years)

MOTION BY MCKAY, seconded by Piccorelli, to approve the requested variance from Laramie Municipal Code LMC § 15.18.030.B.2 that would grant relief from City of Laramie Development Completion Agreement, granting the applicant 3 years versus 2 years to complete required public improvements, based on findings of fact and conclusions of law and subject to staff's recommended conditions.

Roll call showed Aye: Reynolds, Piccorelli, McKay, McGrath, Carlton, Willis, and Carlton. Nay: None. Absent: None. MOTION CARRIED.

6. CURRENT PLANNING PROJECTS

OLD BUSINESS: No items.

**MINUTES
CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION
OCTOBER 10, 2016**

NEW BUSINESS:

6-A. CUP-16-13 2101 17th Street – Alternative Front Lot Line

MOTION BY CARLTON, seconded by Reynolds, to approve a Conditional Use Permit for the establishment of an alternative front lot line to be placed along 17th Street as opposed to the current front lot line along Barratt Street on a lot zoned R1 (Single-Family Residential District), based on findings of fact and conclusions of law and subject to all staff's recommended conditions and request the fee charged of \$90.00 for Mr. & Mrs. Torbert be reimbursed.

MOTION CARRIED by voice vote.

6-B. FP-16-05 Coughlin Pole Mountain, 3rd Addition, 9th Filing

MOTION BY REYNOLDS, seconded by Piccorelli, to recommend approval to the City Council the Coughlin Pole Mountain 3rd Addition, 9th Filing Subdivision Final Plat, based on findings of fact and conclusions of law.

MOTION CARRIED by voice vote.

7. LONG RANGE PLANNING PROJECTS

No items.

8. Moved to 5.5.

9. ADJOURN

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

MOTION CARRIED by voice vote.

Meeting adjourned at 5:14 PM.

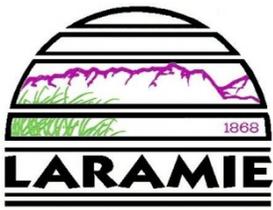
VALIDATED:

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

LARAMIE PLANNING COMMISSION OCTOBER 24, 2016 STAFF REPORT

FILE: CUP-16-14: 1325 Boswell Drive – Type 2 Child Care Home

REQUEST: A Conditional Use Permit for operation of a Type 2 Child Care Home

LOCATION: 1325 Boswell Drive

APPLICANT: Audrey Clements

OWNER: Audrey Clements

ZONING: R2 (Limited Multi-Family District)

PURPOSE: Establishment of a Type 2 Child Home not to exceed ten (10) children.

PREPARED BY: Eric Conner, Associate Planner

RECOMMENDED MOTION:

Move to **approve** a Conditional Use Permit for operation of a Type 2 Child Care Home at 1325 Boswell Drive zoned R2 (Limited Multi-Family District), 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. 15.10.000.E Table of Allowed Uses

Operation of a Type 2 Child Care Home in an R2 (Limited Multi-Family Residential) 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.

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

BACKGROUND:

This is a request for the establishment of a Type 2 Child Care Home in a residential unit located at 1325 Boswell Drive. This Conditional Use Permit is to allow the applicant to care for up to 10 children that are not including the operator’s own.

The subject property is currently developed with a single-family home and attached garage. The Fire Department has visited the site, and noted that the Child Care will only be allowed to operate on the first floor of the structure due to regulations within chapter 10 of the DFS guide for Family Care Centers.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation (Map 3.2)	Zoning	Land Use
1325 Boswell Drive	(SR) Suburban Residential	R2 (Limited Multi-Family District)	Single-Family Home
North	(SR) Suburban Residential	R2 (Limited Multi-Family District)	Single-Family Home
South	(SR) Suburban Residential	R2 (Limited Multi-Family District)	Undeveloped
East	(SR) Suburban Residential	R2 (Limited Multi-Family District)	Single-family home
West	(SR) Suburban Residential	R2 (Limited Multi-Family District)	Single-family home

The property is zoned R2 (Limited Multi-Family District) and is developed with a detached single-family home. The surrounding properties are zoned R2, the properties to the north, east, and west are developed with single-family homes. The property to the south is undeveloped. The proposed conditional use conforms to the R2 zoning requirements.

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.E. A detailed analysis follows:

1. That the conditional use proposal provides adequate:

a) Ingress and egress to property and proposed structures:

Staff Response: A sidewalk exists along Boswell Drive that connects to the driveway that leads to the entrance of the home.

b) Off-street parking and loading areas:

Staff Response: There is a two-car driveway in the front of the house, with ample parking available along Boswell Drive. A two-car garage is also available for resident/ operator parking. The availability of parking spaces is adequate. Pick-up and drop-off times will occur between the hours of 7:30am-1:00pm, Monday-Friday.

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

Staff Response: Staff has not identified any negative off-site impacts related to economic impacts, noise, glare or odor effects that would be created based on the proposal. The property has a 5.5-foot fence surrounding the back portion of the property. The applicant has stated that the hours of operation will be Monday-Friday 7:30am-1:30pm.

d) Refuse and service areas:

Staff Response: The property currently receives refuse and recycling service. No change in service is proposed.

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

Staff Response: The property is currently served by utilities. No change in service is proposed.

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

Staff Response: A 5.5-foot fence is on the property surrounding the backyard, which would be used as the outdoor play area. The fence is adequate for screening and buffering to the adjacent neighbors.

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: No signs are proposed for the property. Exterior lighting should be consistent with typical residential lighting standards and should not generate glare that would impact traffic safety or be out of character with surrounding properties.

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

Staff Response: The proposed use will be in a detached single-family home in a residential neighborhood and is appropriate with respect to its location, intensity and bulk, and is consistent with other structures in the neighborhood. No exterior modifications are required in conjunction with this application.

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. A Type 2 Child Care Home within a residential area provides for area residents to have their children cared for near their homes. No issues were identified that would jeopardize public health or safety of the community.

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 use will take place in a single-family detached home. The setbacks of the home are in compliance with R2 zoning standards.

b) Walls (retaining):

Staff Response: No new walls are being proposed.

c) Landscaping:

Staff Response: The site currently meets landscaping requirements.

d) Bufferyards:

Staff Response: The proposed bufferyards meet requirements.

e) Any standards specific to the use set forth in Chapter 15.10, Use Regulations:

Staff Response: Not applicable.

PUBLIC COMMENTS:

Legal notice was published in the Laramie Boomerang on October 8, 2016. Letters were sent to surrounding property owners within 300 feet of the subject property on October 6, 2016. Staff has not received any public comments.

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 with standard conditions. We therefore recommend approval of the Conditional Use Permit 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 for operation of a Type 2 Child Care Home at 1325 Boswell Drive zoned R2 (Limited Multi-Family District), based on findings of fact and conclusions of law and subject to the following conditions:

1. Whenever the Conditional Use Permit has been discontinued for a period of six consecutive months, the Conditional Use Permit shall automatically terminate, and any use after termination shall fully conform to the basic R2 zoning requirements.
2. The conditional use established herein may be reconvered at any time to basic R2 use without further approval of the Planning Commission or amendment to this conditional use permit; provided, reconversion shall be a termination of the conditional use permit.
3. The Type 2 Child Care Home shall conform to the plot plan and any change or modification shall be reviewed by the Planning Commission, pursuant to the provisions of LMC 15.06.060.E.4.
4. The Type 2 Child Care Home shall have 10 or fewer children on-site, not including the operator's own children.
5. The Type 2 Child Care Home shall be duly licensed by the Department of Family Services.

ATTACHMENTS:

- 1 – Vicinity Map (1 page)
- 2 – Applicant's Written Statement (1 page)
- 3 – Site Images (1 page)



CUP-16-14

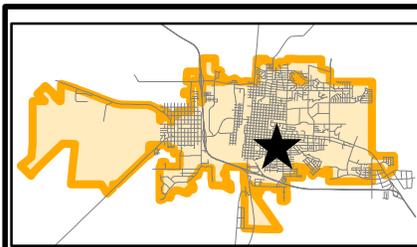
13TH

PALMER

15TH

BOSWELL

PERSON



CUP-16-14
1325 Boswell Drive
Type II Child Care



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.



Audrey Clements
1325 Boswell Dr.
Laramie, WY 82070
audclements@gmail.com
515-710-6552

August 30, 2016

Community Development Department
Laramie Planning Division
405 East Grand Avenue
Laramie, WY 82070

Dear Project Review Committee,

I am applying for a Conditional Use Permit for my home at 1325 Boswell Dr, to run a child daycare. I started babysitting for various families since I was 12. After I married and started having my own children, I continue to watch other children while their parents worked or went to school. I have four children of my own ages ranging from 10 years old to 2 years old. I have been apart of a few preschool coop groups and enjoy crafting and do learning activities with kids. I am starting the daycare now so I can watch more children while their parents go to school or work.

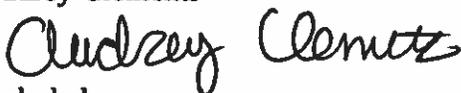
My property has easy access to the front door from a public street with plenty of parking in front of my 2 car garage, along the side walk beside my front lawn, or even across the street (which is a draining field). This will make it easy for the parents to drop off and pick up their kids without interfering with the neighbors or the natural flow of traffic. The city comes and picks up our trash and recycling. We also have the necessary utilities such as water, sewage, internet, gas, and electric. For screening purposes we have a 5 ½ ft wooden fence around our backyard which has three secure gates. We also have a row of bushes in the front yard west of our property to create a buffer between us and our neighbors to the west. To the east there is a rocky gravel area which is next to their rocky gravel area which also creates a buffer between the properties.

Our home has about 2,000 sq ft of space that the kids have access to which includes a bedroom that we use as a playroom and a large front room that we have preschool type lessons in and read books. We also have a good size backyard with a swing set that the children love to play on during good weather. We live in a quiet neighbor with a church directly across the street. I am not adding anything to the exterior of our house that would impact the neighbors.

Thank you for considering me for the Conditional Use Permit. I have always enjoyed children and am excited that I can have an At Home Daycare.

Sincerely,

Audrey Clements

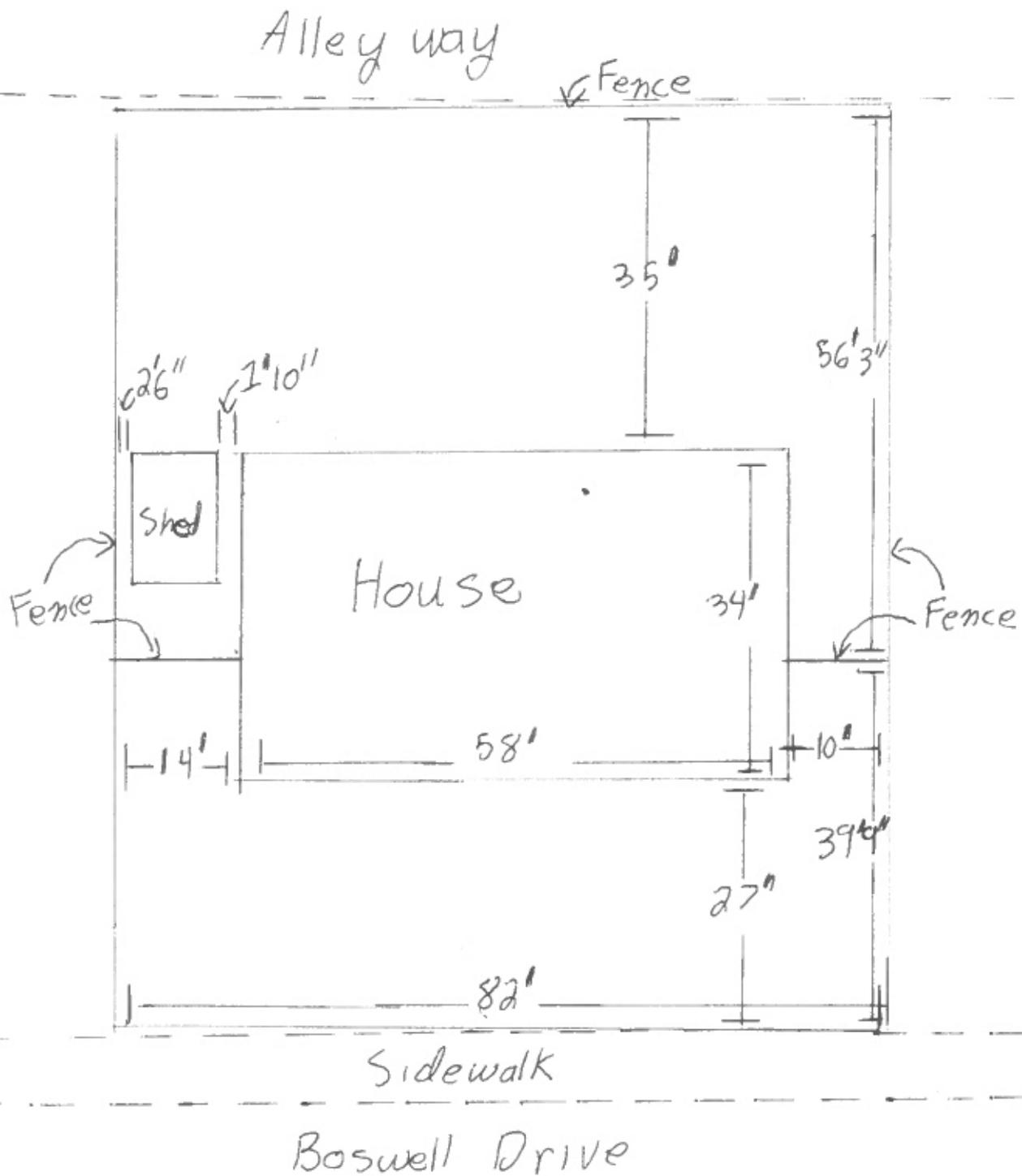


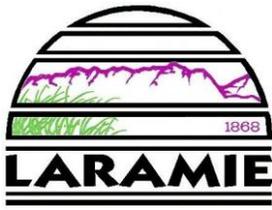
Included:

- Photographs of the blueprints made by H. Gile on 02-08-95 when the house was first built for the March Family.
- Google Map Images
- Hand-drawings

Measurements of
Lot at 1325 Boswell Dr.
(Lot 15, Block 10, 10th Addition
to the City of Laramie)

1/5 ac





City of Laramie

Community Development Department
P.O. Box C
Laramie, WY 82073

Planning: (307) 721-5207
Code Administration: (307) 721-5271
Fax: (307) 721-5248
Engineering: (307) 721-5250
Fax: (307) 721-5216
TTD: (307) 721-5207

LARAMIE PLANNING COMMISSION OCTOBER 24, 2016 STAFF REPORT

FILE: CUP-16-15: 2672 Monroe Street Type 2 Child Care Home
REQUEST: A Conditional Use Permit for operation of a Type 2 Child Care Home
LOCATION: 2672 Monroe Street
APPLICANT: Jami Salo
OWNER: Arnold J. Salo & Jami R. Salo
ZONING: R1 (Single-Family Residential) District
PURPOSE: Establishment of a Type 2 Child Care Home not to exceed ten (10) children other than the occupant's own.
PREPARED BY: Charles Bloom, AICP, Principal Planner

RECOMMENDED MOTION:

Move to **approve** a Conditional Use Permit for operation of a 10-child Type 2 Child Care Home in a single-family residential structure at 2672 Monroe Street 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.15.10.000.E. Table of Allowed Uses

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

All regulations found within the Laramie Municipal Code (including the Unified Development Code) were approved and adopted through Ordinance by the City Council. It is the professional obligation and responsibility of staff to follow and enforce adopted codes.

BACKGROUND:

This is a request for the establishment of a 10-child Type 2 Child Care Home in an existing single-family residential structure in west Laramie, near the terminus of Monroe Street. No changes to the structure are required to become a Type 2 Child Care Home.

On July 25, 2011 the Planning Commission approved a Conditional Use Permit (CUP-11-05) for operation of a 10-child Type 2 Child Care Home at this location. In conjunction with that review and approval, several improvements to the residential structure were made to satisfy Fire Department

concerns (installation of sheetrock to enclose the ceiling in the boiler/furnace room). The prior approved Conditional Use Permit expired in February of 2016 due to the Child Care being discontinued for a period exceeding six months. The applicant is requesting that this Child Care Home be approved again so she can re-open.

Operation of a Type 2 Child Care Home in an R1 (Single-Family Residential) District requires a Conditional Use Permit pursuant to LMC.15.10.000.E, and the Planning Commission is the decision-making body.

In addition to the City review, the Child Care Home will be reviewed by the Department of Family Services (DFS) for compliance with state licensing provisions. The applicant has requested a permit for a total of 10 children. DFS has inspected the property and indicated that the 10-child child care home would meet licensing criteria if approved by the City.

SURROUNDING LAND USE AND ZONING:

The subject property and all surrounding properties are zoned R1 (Single-Family Residential) District and are improved with single-family detached homes. The surrounding neighborhood is predominantly comprised of single-family detached homes zoned R1 with the exception of a large tract of property to the west that is owned by the University of Wyoming, zoned AG and utilized for agricultural purposes.

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.E. A detailed analysis follows:

1. That the conditional use proposal provides adequate:

a) Ingress and egress to property and proposed structures:

Staff Response: No changes are proposed. Drop off will occur in the existing concrete and gravel driveway areas fronting the home. Access will be from Monroe Street.

b) Off-street parking and loading areas:

Staff Response: The Type 2 Child Care Home as proposed requires that 3 parking spaces be provided (1 space for the employee plus 2 drop-off spaces). The home has an attached two car garage which will be used by the resident employee for parking. Room for up to 2 drop off spaces is available in an existing concrete driveway serving the garage. An additional 2 spaces are available for parking within an existing gravel area adjacent to the concrete driveway for a total of 6 off street parking spaces. Therefore, parking in excess of the required minimum is being provided.

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

Staff Response: Staff has not identified any negative off-site impacts based on the establishment of a Type 2 Child Care Home.

d) Refuse and service areas:

Staff Response: No changes are proposed. No significant impact is anticipated by staff.

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

Staff Response: No changes are proposed. No significant impact is anticipated by staff.

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

Staff Response: No changes are proposed. An outdoor play will is located in the rear yard which is enclosed with existing fencing consisting of a four foot (4') chain link fence around the bulk of the rear yard and an additional six foot (6') wooden fence near the southwest corner of the house. Based on the number of children proposed, staff does not believe any other buffers are warranted.

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: No signage is proposed in connection with the proposed use; therefore, no signage will be approved for this Type 2 Child Care Home.

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

Staff Response: The proposed use is appropriate with respect to its location, intensity and bulk. No exterior modifications are required for operation of the Type 2 Child Care Home. Staff is not aware of any complaints regarding the previously established 10-child Type 2 Child Care Home (CUP-11-05).

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 have been identified that would jeopardize public health or safety of the community.

4. That the proposed site is adequate in size and shape to accommodate the indented 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 use is in an existing structure. No modifications to the existing building are proposed that will affect the existing setbacks.

b) Walls:

Staff Response: No new walls are being proposed.

c) Landscaping:

Staff Response: The site meets landscaping requirements. No additional landscaping is proposed or recommended.

d) Bufferyards:

Staff Response: No changes to the landscaped yards are proposed.

e) Any standards specific to the use set forth in Chapter 15.10, Use Regulations:

Staff Response: Not applicable.

PUBLIC COMMENTS:

Staff has not received any comments regarding this application to date.

CONDITIONAL USE RECOMMENDED FINDINGS AND CONCLUSIONS OF LAW:

Findings of Fact:

1. The application meets the required findings for approval of the Conditional Use Permit. (See Site Design Review and Analysis of Required Findings above).

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 Conditional Use Permit as submitted by the applicant, based on findings of fact and conclusions of law.
2. Approve the Conditional Use Permit subject to staff's recommended conditions, based on findings of fact and conclusions of law (Staff Recommendation).
3. Deny the Conditional Use Permit based on findings of denial. The Planning Commission must conclude that the Conditional Use Permit 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 Conditional Use Permit until issues identified during the meeting can be resolved.

STAFF RECOMMENDATION:

Staff recommends **approval** of a Conditional Use Permit for operation of a 10-child Type 2 Child Care Home in a single-family residential structure at 2672 Monroe Street based on findings of fact and conclusions of law, subject to the following conditions:

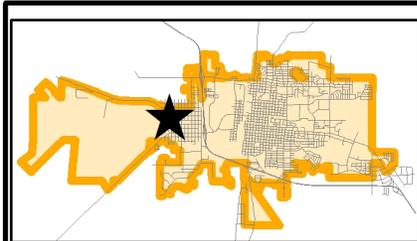
1. Whenever the conditional use permit has been discontinued for a period of six consecutive months, the conditional use shall automatically terminate, and any use after termination shall fully conform to the basic R1 zoning requirements.
2. The conditional use established herein may be reconverted at any time to basic R1 use without further approval of the Planning Commission or amendment to this conditional use permit; provided, reconversion shall be a termination of the conditional use permit.
3. The Type 2 Child Care Home shall conform to the plot plan and any change in or modification shall be reviewed by the Planning Commission, pursuant to the provisions of LMC 15.06.060.E.4.
4. Child Care Home shall have 10 or fewer children, excluding the licensee's children, and shall be duly licensed by the Department of Family Services.

ATTACHMENTS:

- 1 – Vicinity Map (1 page)
- 2 – Applicant's Written Statement (from prior CUP request) (1 page)
- 3 – Site Plan (provided by the petitioner) (1 page)



MONROE



CUP-16-15
2672 W. Monroe
Type II Child Care Home



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.



June 13, 2011

Charles Bloom
Associate Planner
City of Laramie
Community Development Department
PO Box C
Laramie, WY 82073

RE: Conditional Use Permit

Dear Charles Bloom:

I wish to apply to the City of Laramie for a Conditional Use Permit for my property located at 2672 Monroe Street in a R1 zone. I have applied for and am completing my application process for a Home Daycare license and would like to be authorized to have up to 10 children in my daycare.

The property is a large lot with plenty of outdoor space and is located within walking distance to a city park which we will use frequently. I do not intend to have any signage indicating I have a home daycare for security purposes. The children will be allowed to play in my backyard only during playtime (9 am to 11 am and 3 pm to 5:30 pm). There will be no necessary changes to my current property including utilities and visual. My driveway has plenty of parking for the necessary drop offs happening at any time as it has 6 full off street spaces and we have an additional 2 spaces on the street. My street is a dead end street but being only one block long I don't foresee any traffic problems during drop off and pick up times due to the short distance of travel necessary to get to my home.

I do have verbal support from my direct neighbors to have a home daycare and have discussed the potential noise with them. In fact one of them is employing me as her substitute provider. All of my neighbors work full-time jobs from 8 am to 5 pm and many of them have children. The additional noise during play time does not pose any neighborhood noise problems.

If there are additional questions I have not addressed please feel free to contact me via email jami_salo@yahoo.com or phone at 307.760.2063. I appreciate your consideration and look forward to hearing from you soon.

Sincerely,

Jami Salo

RECEIVED
SEP 13 2016

BY: 

BY:

RECEIVED

SEP 15 2016

267d Monroe St., Salo

