

RE: Incorrect Information being Disseminated to Laramie County Residents

From Justin Arnold

To 'freelaramie'

CC Gunnar Malm
Troy Thompson
Linda Heath
Don Hollingshead
Ty Zwonitzer

Date Tuesday, August 5th, 2025 at 8:13 AM

To whom it may concern,

Let me be clear in that land use and zoning in Laramie County have absolutely nothing whatsoever to do with the Wyoming Food Freedom Act, nor are the Home Occupation standards geared specifically to agricultural production, rather a multitude of occupations that can be conducted within a home or accessory structure (with outdoor storage allowed in feasible instances). Land Use and Zoning in Laramie County pertain to mitigating impacts to neighboring properties and those affected regardless of the scope and scale of the proposed operation. This authority to codify these regulations is provided for in Title 18 of Wyoming State Statutes provided for by legislature. We strive to ensure that requirements are commensurate with the operation proposed. Historically, and since the inception of the current iteration of the regulations, the Home Occupation Permit effectively acted as an acknowledgment that the applicant was aware of the requirements of the Home Occupation standards and that if they exceeded those, different processes commensurate with the intensified use could be required. Please be advised that Home Occupations will not be nor are they currently required to go through a commercial site plan process nor would they require a Conditional Use Permit under the proposed regulations. It is only when they exceed these provisions that other instruments might come into play, and again this is only to protect those neighbors who had a reasonable expectation that they would not have an intensive commercial enterprise next door when they moved in.

With that said, and since the beginning of this process, I have invited constituents for their substantive feedback and suggestions to be incorporated wherever possible. I have incorporated no less than a dozen of these changes since rollout in November which were beyond the deregulation I put into the draft after enforcing every facet of the existing regulation over the past 18 years. I was able to utilize that experience to remove and modify regulations that were not common sense. You noted in your bullet point #1 below that a Home Occupation permit acknowledgment should not be required. While we would still want to keep guidelines in place to establish guardrails to protect neighbors, these are the discussions we as an agency and governing body are certainly willing to have and I look forward to the suggestion at today's hearing.

I want to close by stating that the entire intent of this rewrite was to deregulate from the current document, and even the most ardent opponents to the proposed regulation stipulate to the fact as recently as this weekend that the proposals are in fact less stringent than that the current iteration to include Home Occupation standards. Have a good day.

Regards,

Justin Arnold

Program Manager

Laramie County Planning and Development

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From: freelaramie <freelaramie@proton.me>

Sent: Monday, August 4, 2025 5:57 PM

To: Justin Arnold <justin.arnold@laramiecountywy.gov>

Cc: Gunnar Malm <gunnar.malm@laramiecountywy.gov>; Troy Thompson <troy.thompson@laramiecountywy.gov>; Linda Heath <linda.heath@laramiecountywy.gov>; Don Hollingshead <Don.Hollingshead@laramiecountywy.gov>; Ty Zwonitzer <Ty.Zwonitzer@laramiecountywy.gov>

Subject: Re: Incorrect Information being Disseminated to Laramie County Residents

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Dear Mr. Arnold and Commissioners,

Thank you for your email and for attempting to address our public concerns.