

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

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From freelaramie  
To Justin Arnold  
CC Gunnar Malm  
Troy Thompson  
Linda Heath  
Don Hollingshead  
Ty Zwonitzer

BCC 

Date Monday, August 4th, 2025 at 5:56 PM

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Dear Mr. Arnold and Commissioners,

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

However, after carefully reviewing your response, and our website, alongside the current and proposed regulations, we must strongly rebut your characterization that our statements are "incorrect." This framing is not only inaccurate but disingenuous, as it misrepresents both the facts and the intent behind our messaging. Nothing on our site is materially false; instead, your assertions gloss over the regulatory overreach embedded in the proposed rules.

You claim that home occupations are "currently illegal" without permits and that the new regulations would "legalize" them through "grandfathering" or amnesty. This is a blatant distortion. Peaceful, non-nuisance business activities conducted in compliance with Wyoming law, including the Wyoming Food Freedom Act, are not "illegal" simply because they lack a discretionary county stamp of approval. To suggest otherwise is a dangerous inversion of fundamental rights, presuming that citizens must beg for permission to engage in harmless economic activity on their own property. Wyomingites do not need county bureaucrats to "legalize" what state law already protects.

If the county truly aims to support small-scale entrepreneurship, the path forward is clear and non-negotiable: Make all low-impact home occupations a permitted use by right. Any occupation that does not require a site plan or conditional use permit should qualify automatically: no applications, no plot plans, no pre-application meetings, and certainly no "certification" that subjects citizens to ongoing scrutiny. This would represent actual deregulation, not the illusion of it.

Your insistence that a "free" permit equates to freedom is profoundly misleading. Permits, regardless of cost, are tools of control: they can be denied, conditioned, revoked, or weaponized at the whim of future administrators. Requiring permission transforms a right into a revocable privilege, undermining the very essence of property ownership and self-reliance that defines Wyoming.

Furthermore, portraying "grandfathering" as an act of benevolence is insulting. These businesses should never have been threatened by overreaching regulations in the first place. Amnesty isn't generosity: it's a belated admission of prior overreach, and it does nothing to prevent future encroachments on liberty.

Our community rejects the notion that selling homemade goods, running an online business, or hosting a modest service like a single-chair hair salon requires government oversight to preserve "neighborhood character." Such HOA-

esque paternalism may suit highly regulated states like Colorado, but it has no place in Wyoming, where freedom and personal responsibility are paramount.

We urge the Planning Commission and the Board of County Commissioners to revisit this process and amend the regulations to reflect actual deregulation::

- Establish all home occupations not requiring a commercial site plan or conditional use permit as uses **by right, free from county permitting.**
- Fully respect the supremacy of the Wyoming Food Freedom Act, **without imposing duplicative or preemptive county hurdles.**
- Stop implying that state-protected activities are "illegal" merely for non-conformity with your administrative preferences, this is not only false but erodes public trust.

We anticipate robust public discussion at the August 5 meeting and urge you to prioritize the voices of Laramie County residents over bureaucratic expansion.

With Respect

p.s.: Nothing in your regulations explicitly *doesn't* cover a kid's lemonade stand.

On Monday, August 4th, 2025 at 9:29 AM, Justin Arnold <justin.arnold@laramiecountywy.gov> wrote:

To whom it may concern,

I am writing to inform you that you have not done your due diligence and have been providing incorrect information to constituents of Laramie County. **ALL** existing Home Occupations that do not have a permit are currently illegal under existing regulations. Proposed regulations will effectively grandfather these hundreds of businesses making them legal. Please see Section 1-1-106(a)(ii) of the proposed regulations as part of your due diligence in informing yourself regarding these matters. If you had done your research, you would have reviewed the following:

### **Existing Home Occupation Rules that have been in place for decades.**

#### **2-2-114 HOME OCCUPATIONS**

Home occupations are intended to allow limited business activity from the home but shall not alter the character of the neighborhood or create adverse impacts to neighborhood, including significant increases in traffic and on- street parking. Home occupations include, but are not limited to the following: arts and crafts-making, tailoring or seamstress services, one or two-person professional offices, music instruction and wholesale/catalogue/internet sales.

a. Standards for home occupations within LR, MR, HR and PUD urban zoning

districts:

- i. May use accessory structure.
- ii. No outdoor storage.
- iii. One (1) sign at three (3) square feet or less.
- iv. One person, not a member of the household, may be an employee.
- v. No retail or wholesale sales except by phone, internet or mail.
- vi. No industrial uses as provided by definition within the Laramie County Land Use Regulations.

vii. No body or mechanical repair shop, beauty salon, nail salon, tattoo parlor, barbershop, animal grooming, sale of motor vehicles or trailers.

b. Standards for home occupations within AR, A-1 and A-2 zoning districts:

- i. May use accessory structure.
- ii. May use outdoor storage. It shall be screened with permanent vegetation or fencing at least six (6) feet tall at time of installation.
- iii. One (1) sign at six (6) square feet or less.
- iv. One (1) person, not a member of the household, may be an employee.
- v. No retail or wholesale sales except by phone, internet or mail.
- vi. No industrial uses as provided by definition within the Laramie County Land Use Regulations.

vii. No body or mechanical repair shop, beauty salon, nail salon, tattoo parlor, barbershop, animal grooming, sale of motor vehicles or trailers.

c. Standards for LU zoning district:

- i. May use accessory structure.
- ii. May use outdoor storage. It shall be screened with permanent vegetation or fencing at least six (6) feet tall at time of installation.
- iii. Two (2) people, not members of the household, may be an employee.
- iv. No retail or wholesale sales except by phone, internet or mail.

v. No industrial uses as provided by definition within the Laramie County Land

Use Regulations.

vi. All necessary licenses and permits shall be obtained from relevant government agencies.

### **Proposed Home Occupation Rules**

#### **i. Home Occupations**

A home occupation is a business activity carried out at home. The activity shall be subordinate to residential use, and shall uphold the character and livability of the neighborhood or area.

These regulations recognize there are many types of businesses that can be carried out at home with little to no effect on the surrounding area.

##### **i. Standard Requirements for All Home Occupations**

A. A pre-application meeting with Laramie County Planning staff is required.

B. Home occupations shall comply with all applicable and specific zoning district regulations.

C. No home occupation shall have a heavy industrial use as provided by definition in the Laramie County Land Use Regulations.

D. Multiple home occupations are allowed per dwelling unit.

E. Up to 49% of the floor space of the dwelling and/or accessory structure may be used for combined home occupation use.

F. Home occupations within urban zone districts are allowed one (1) nonresident employee.

G. Home occupations in the Land Use zone district are allowed up to three (3) nonresident employees.

H. Outdoor storage and signage are prohibited.

I. An application provided by the Planning Department shall be submitted by the applicant.

J. A simple plot plan shall be provided as part of the application to the Planning Department.

K. The home occupation operator is responsible for complying with all other state, local and federal requirements that may affect the home occupation.

ii. Prohibited Home Occupations

The following list of uses are not allowed as a home occupation in any residential zoning district as well as the LU – Land Use Zoning District:

A. Any use that must be approved by the Board of Commissioners.

B. Any commercial use which requires a site plan.

iii. Home Occupation Standards Which Apply To URLD, URMD, URHD, MU and PUD Zoning Districts

A. The home occupation shall be a secondary use of the residence and shall be compatible with and not harmful to the surrounding area.

B. Up to 49% of the dwelling and/or any accessory structure may be used for the home occupation.

C. No outdoor storage of any type, including equipment and items for sale, shall be permitted.

D. One (1) nonresident employee is allowed.

E. No industrial use as defined by the Laramie County Land Use Regulations.

F. Sales: E-commerce, mail order or by phone.

G. Sales: In person sales – one person at a time by appointment only.

iv. Home Occupation Standards Which Apply to the LU Zoning District

A. The home occupation shall be a secondary use of the residence and shall be compatible with the surrounding area.

B. Up to forty-nine (49) percent of the dwelling and accessory structure may be used for the home occupation.

C. Outdoor storage may be permitted with approval by the Planning Department.

- D. Three (3) nonresident employees are allowed.
- E. Sales: E-commerce, mail order or by phone.
- F. Sales: In person sales – one person at a time by appointment only.
- G. No heavy industrial use as defined by Laramie County Land Use Regulations.

As you can see, uses are more flexible under the proposed regulation and the only intent is to ensure that the character of residential neighborhoods are maintained. We are also making regulations for small businesses that exceed home occupations much less restrictive and more cost effective (see Simple Site Plans in Section 3-1-109(d) which will save 10's of thousands of dollars for applicants in many instances when compared to the existing regulations. Please feel free to go to the Planning and Development website to do some homework as I look forward to our discussion at tomorrow's Board meeting. Have a good day.

Regards,

**Justin Arnold**

Program Manager

Laramie County Planning and Development

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