

What Can I Do In My Zone?

Aquifer Protection Overlay (APO)

District



Intent:

Inappropriate development over the Casper Aquifer can deteriorate the quality of the drinking water through the intentional or unintentional release of contaminants which are harmful to the health, safety, and welfare of residents. Therefore, the purpose and intent of this ordinance is to protect the high quality source water in the Casper Aquifer and to decrease the risk of contamination to the Casper Aquifer.

Zone 1:

The Casper Aquifer Protection Area consists of three zones. Zone 1 includes all four existing wellheads (Spur, Turner, Pope Springs, and Soldier Springs) as well as any other future municipal wells. Zone 1 is delineated as a 100-foot radius from the municipal wells and any historic springs which are associated with the municipal wells and shall include any expansion of Zone 1 hereafter. No activities are permitted in zone 1 except natural and undeveloped open space.

Zone 2 & 3:

Zones 2 and 3 make up the remaining area of the APO District. All uses in zones 2 and 3 are regulated by the underlying zoning district. In addition to the underlying zoning, the APO District



prohibits certain activities which include, but are not limited to:

- Storing or transmission of any hazardous materials to the extent that it is not pre-empted by federal law
- Cemeteries
- Commercial car or truck washes, unless all waste waters are lawfully disposed of through a connection to a Publicly Owned Treatment Works or centralized wastewater treatment system
- Commercial and home occupation production or refining of chemicals (asphalt, pesticides, etc.)
- Commercial and home occupation clothes or cloth cleaning service (dry cleaner)
- On-site storage of oil, petroleum or gasoline for the purpose of wholesale or retail, embalming or crematory services (gas station)
- Commercial or home occupation salvage of metal or vehicle parts (junk yard, salvage yard)
- Furniture finishing or stripping operations
- Any biological or chemical testing, analysis or research (research laboratory)
- Commercial and home occupation of any pest or lawn control operation
- Accumulation or storage of waste oil, anti-freeze or spent lead-acid batteries
- Vehicle service facilities
- Golf courses
- Installation and use of on-site wastewater treatment systems or septic-systems
- Application of fertilizer at greater than the agronomic uptake rate of the vegetation fertilized
- Application of pesticides and herbicides which do not become non-hazardous within 48 hours of application or which are not applied according to the manufacturer's instructions

Chapter 15.08.040.A, in the Unified Development Code provides a detailed list of prohibited uses. This can be found at: <http://www.cityoflaramie.org/DocumentCenter/Home/View/2227>

Site-Specific Investigation:

A Site-Specific Investigation (SSI) shall be performed for all developments proposed within the APO. The purpose of the site-specific investigation is to identify, at a minimum, the impacts, if any, of the proposed development(s) on the Casper Aquifer.

Development means the preliminary and final platting of land, construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mine, excavation landfill; and/or any change in use, or alteration or extension of the use of land; excluded from this definition are additions to single-family residences that do not increase the amount of wastewater effluent above the capacity of the permitted small wastewater system (effluent amount determined by number of bedrooms), residential accessory buildings, construction of a single-family home on an existing lot that will be attached to a municipal or centralized sewer collection line, or construction that does not require a building permit.

If your project meets the definition of development above, a SSI is required. A SSI is prepared by a Wyoming licensed professional engineer, geologist, hydrologist or other qualified professional who, by experience and/or by training has the required skills in the areas of groundwater evaluation, geologic formation analysis, and the science of contaminant transport. The SSI is done entirely at the expense of the property owner. All investigations generally include:

- A literature search to determine the presence of mapped faults, folds, fractures, and other evidence of conduit flow on the subject property.
- A site narrative that includes historical information on previous land use.
- A site plan showing the proposed use and zoning of the property.
- Identification of potential contaminants and amounts stored, generated or handled on the subject property.
- A field inspection conducted to verify the presence or absence of vulnerable features.
- A map showing the area



and types of exposed bedrock, marshes, perennial drainages, intermittent drainages, ephemeral drainages, creeks, and other bodies of water on the subject property.

- Where the 100-year flood plain mapping is unavailable, the professional geologist and/or engineer will calculate the 100-year flood plain for the drainage.
- A map(s) depicting the potentiometric surface of the Casper Aquifer at the subject property using data from historical water level measurements and published potentiometric surface maps.
- A surface water risk assessment and mitigation plan for any potential impacts.
- A maintenance plan and agreement for any retention and / or detention basins and associated improvements.
- A groundwater risk assessment and mitigation plan to respond to any evidence of contamination or vulnerability which is the result of the development.
- Demonstration of compliance with all applicable city standards.

The completed SSI shall show :

- The proposed type of development and area in which the development is proposed meets the standards of this ordinance.
- No vulnerable feature exists within 100 feet of the proposed development.
- A SSI has been performed for the property and a written report, including maps, of the SSI has been submitted to the city.
- A Wyoming licensed professional engineer, geologist, hydrologist or other qualified professional (other than the person who conducted the SSI) must review the SSI and verify that the proposed development meets the requirements of this ordinance.

In review of the SSI, a city hired, qualified professional will assess and determine whether the site and development plans meet the overall objectives of the Casper Aquifer Protection Plan and this ordinance.

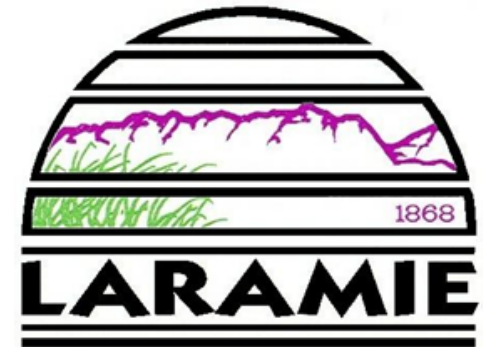


For more information please contact the City of Laramie Planning Division at (307) 721-5207, or visit our website at www.cityoflaramie.org



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APO Zone District

