

## HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAMS

Most of us generate household hazardous waste every day. Items as common as cleaning solvents, paint, batteries, automotive oil and antifreeze can become hazardous waste. Because these items are potentially hazardous, they cannot be placed in a garbage can or waste container. If not properly disposed, these products may contaminate the soil, surface water, and groundwater. Therefore, household hazardous waste collection programs should continue to be made available to the community in order to reduce the quantity of household hazardous waste being disposed improperly. Laramie and Albany County residents must be provided the opportunity to protect their water supply from household wastes and other potential household contaminants.

## LAND ACQUISITION PROGRAMS

The local government can acquire land that is within the CAPA as protection from land uses that may adversely affect the groundwater. Five ways to acquire property within the CAPA are:

### PURCHASE

Purchase of land is perhaps the most effective means of managing potential contaminant sources; however, it can also be the most expensive.

### DONATION

Landowners may donate property to eliminate estate or capital gains taxes and have the ability to deduct, over time, the entire value of the donation from federal and other tax obligations.

### CONSERVATION EASEMENTS

Landowners can grant an easement that protects land from development by dedicating all or a portion of the property to open space or limiting development uses. Landowners retain ownership of the land, voluntarily giving up development rights of their property.

### LAND EXCHANGES

A land exchange is a transaction other than sale that transfers land from one owner to another. In terms of the CAPA, land owned by the City of Laramie would be traded for private land, for which the public's control is deemed important to protecting the Casper Aquifer. The exchange may involve surface or subsurface mineral rights or both. The exchange may include a financial payment to equalize the value of the trade.

### **TRANSFER OF DEVELOPMENT RIGHTS**

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Allows landowners to separate their rights to develop the land, as permitted by zoning, from other rights associated with the land and sell those development rights. A landowner would gain cash value for development rights, yet keep the land in a less-intensive use and continue to enjoy lower property taxes. Transfer of development rights could also include allowing higher density development on one portion of the land while keeping the rest of the land undeveloped.

### **MEMORANDUM OF AGREEMENT OR UNDERSTANDING (MOA/MOU)**

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A legal agreement between two or more parties that guarantee specific action will be taken or certain activities will be prohibited. A MOA/MOU may be expensive to enforce, but offers the advantage of being capable of dealing with site-specific sources of contamination in a timely manner.

## **REGULATORY MANAGEMENT STRATEGIES**

Ordinances/resolutions are the primary form of regulatory management strategies. Ordinances/resolutions are designed to protect the public health and welfare of the community, manage development and land use practices that could contaminate or reduce aquifer recharge, and assure the availability of water supplies for the area. Ordinances/resolutions usually have the same goals as a MOA/MOU and are open to public input and comment. The process of passing an ordinance/resolution, and addressing the diversity of public concerns, may result in considerable time and effort to pass the ordinance. Additionally, once an ordinance/resolution is passed, resources must be devoted to monitoring and enforcement.

Because most of the CAPA is located outside Laramie city limits, the City and County will need to act cooperatively to regulate activities of concern. Potential regulatory management strategies include: zoning regulations, subdivision regulations and codes, and licensing.

### **ZONING REGULATIONS**

Zoning regulations segregate different and possible conflicting activities into different areas of a community and are an effective mechanism for controlling future development. One limitation is that state statutes may provide broad “grandfather” protection for some uses. The current (2007) City and County Comprehensive Plans designate the CAPA as rural growth and agricultural land use, which are the least intensive uses allowed.

### **OVERLAY ZONING**

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A flexible and precise zoning ordinance is a mapped district that sets additional requirements over and above those in the underlying