

**LARAMIE COUNTY CLERK
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM PROCESSING FORM**

1. **DATE OF PROPOSED ACTION:** May 2, 2017

2. AGENDA ITEM:	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

3. **DEPARTMENT:** Planning & Development Office

APPLICANT: Kermit Craig and Gay Lynn Wilson **AGENT:** Kermit Craig and Gay Lynn Wilson

4. **DESCRIPTION:**

Consideration of a Board Approval for Classic Car/RV Storage and Clubhouse, located on Tract 27, Foster Tracts, 2nd Filing, Laramie County, WY.

RECEIVED AND APPROVED AS
TO FORM ONLY BY THE
DEPUTY LARAMIE COUNTY
ATTORNEY



Amount \$ _____ From _____

5. **DOCUMENTATION:** 1 Originals 0 Copies

<u>Commissioner</u>		<u>Clerks Use Only:</u>	
Thompson	_____	Co Atty	_____
Kailey	_____	Asst Co Atty	_____
Ash	_____	Grants Manager	_____
Heath	_____		
Holmes	_____		
Action	_____	Outside Agency	_____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Jean A Vetter, Senior Planner

DATE: May 2, 2017

TITLE: Review and action of a Board Approval for Classic Car/RV Storage and Clubhouse, located on Tract 27, Foster Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Kermit Craig & Gay Lynn Wilson have submitted an application for Board Approval to allow for a Car, R.V. and Motorcycle Storage Facility with Clubhouse within the MU-Mixed Use District.

BACKGROUND

The 1.36 acre site is currently vacant. Properties to the west, east and south are zoned MU-Mixed Use and properties to the north (across Dell Range Boulevard) are zoned LR-Low Density Residential. Existing uses in the surrounding area vary and include residential, commercial and industrial uses.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-111 of the Laramie County Land Use Regulations, governing the MU-Mixed Use zone district.

AGENCY REVIEWS

The Board Approval application is to approve the use only. All comments shall be addressed by the applicant with submittal of a Site Plan application as required and upon approval of the use.

Cheyenne MPO:

The Cheyenne MPO is in favor of this development action in this location. However at the time of the Site Plan submittal a few items will need to be given more detailed attention:

1. No access will be allowed from Dell Range Blvd., a principal arterial.
2. The access on Haunted Road shall need to meet County Access Standards. (e.g., be far enough away from the Dell Range intersection so as to not impede traffic turning off of Dell Range or a queue northbound to turn onto Dell Range)
3. Traffic generation estimates must be provided
4. Please provide a site plan that is drawn to scale.

County Engineer:

1. Access will only be allowed off Haunted Road. No access off Dell Range Blvd will be allowed.
2. The access off of Haunted Road will need to be located a minimum of 100 feet south of the northern property line (i.e., 100 feet south of the right of way line for Dell Range Blvd.)
3. A complete site plan application will be required including a detailed drainage study (based on the information provided, detention will be required for this site).
4. Traffic generation information will also need to be supplied with the site plan application to determine if a detailed traffic study will be warranted.

Environmental Health Department:

Laramie County Small Wastewater System Regulations:

This property is located within the 201 Area Facility Management Plan. The property is not contiguous nor is public sewer currently available.

If a permit is granted and sewer becomes available to the property the property may be required to abandon the small wastewater system and hook up to public sewer.

Prior to issuance of any small wastewater system permit a suitable location shall be located that is 100' from any well, 10' from and proposed building or property line.

The small wastewater system and the replacement area cannot be located under any concrete surface and cannot be driven on or have vehicles parked on it.

Cheyenne-Laramie County Food Rule:

A Wyoming food license may be required for the clubhouse if certain conditions are met. Contact the Environmental Health Office for more information.

Cheyenne Light Fuel & Power:

This property is not in Black Hills Energy electric service territory. BHE does provide natural gas service in this area. If natural gas is desired, please contact BHE at 638-3361.

Planning Office:

A site plan application will be required for the proposed development upon approval of the use and prior to construction.

Agencies with No Comment: Cheyenne Development Services, County Assessor, Combined Communications Center, Sheriff's Office.

Agencies with No Response: County Real Estate Office, County Public Works Department, County Treasurer, Emergency Management, Fire District No. 2, Building Department.

DISCUSSION

PlanCheyenne describes this property as Mixed Use Commercial Emphasis. This category includes a wide variety of land uses and activities, focused primarily on commercial activities, but also including other employment, public, and residential uses. While many existing Mixed-Use Commercial Emphasis areas do not currently integrate residential uses, as they redevelop and change over time, residential units may be incorporated to add more activity to these areas.

The Laramie County Comprehensive Plan (2016) identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally less suitable.

This property is zoned MU-Mixed Use. The MU zone district permits as a use by right; medium density residential, mixed use residential, family child care homes, home occupations, churches, temples and other places of worship, offices, high density residential, the retail sale of goods when the use is proposed in a building and the sale and storage of equipment and supplies are conducted within the building, child care facilities and assisted living facilities. Conditionally permitted uses include; food service facilities, bars, cocktail lounges and liquor stores, other uses similar to those permitted in this district and entertainment facilities. Staff finds that a classic car, RV storage and clubhouse use is similar to and likely less impactful as the retail sale of goods when the use is proposed in a building and the sale and storage of equipment and supplies are conducted within the building and, therefore, would be allowed by Board Approval.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.

- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

A Site Plan application will be required upon approval of the use and will serve as the mechanism to ensure conformance with applicable development standards. The owner will be required to comply with all other applicable policies including adopted building codes. The impacts to the community are minimal at the proposed location. The applicant has provided details in a letter regarding the intent for the proposed facilities.

Development signs were posted and adjacent property owners were notified via certified mail. No public comments were received on this application. Agency comments relate to the site plan requirements and construction of the facility. No conditions are being recommended on this application.

Staff finds this application meets the criteria of Laramie County Land Use Regulations Section 4-2-111 governing the MU-Mixed Use zone district and Section 1-2-100 governing Board Approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the following criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations:
 - i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
 - ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
 - iii. There is no defined negative impact to the community.

and that the Laramie County Board of Commissioners approve the use for a Car, R.V. and Motorcycle Storage Facility with Clubhouse within the MU-Mixed Use District, with no conditions.

PROPOSED MOTION

I move to grant Board Approval for a Car, R.V. and Motorcycle Storage Facility with Clubhouse within the MU-Mixed Use District, located on Tract 27, Foster Tracts, 2nd Filing, Laramie County, WY, with no conditions, and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: PlanCheyenne Map**
- Attachment 4: LC Comprehensive Plan Map**
- Attachment 5: Zoning Map**
- Attachment 6: Applicant's Justification Letter**
- Attachment 7: Application Concept Map**
- Attachment 8: Application Concept Photos**
- Attachment 9: Adjacent Property Photos**
- Attachment 10: Resolution**

Laramie County, Wyoming



CLASSIC CAR & RV STORAGE BOARD APPROVAL PZ-17-00045

Location Map

Subject Property

Legend

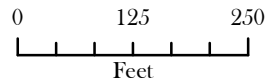
Property Lines

Cities & Towns

TOWN

- ALBIN
- BURNS
- CHEYENNE
- PINE BLUFFS

Printed on March 13, 2017



Cheyenne/Laramie County GIS Cooperative Program




This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming



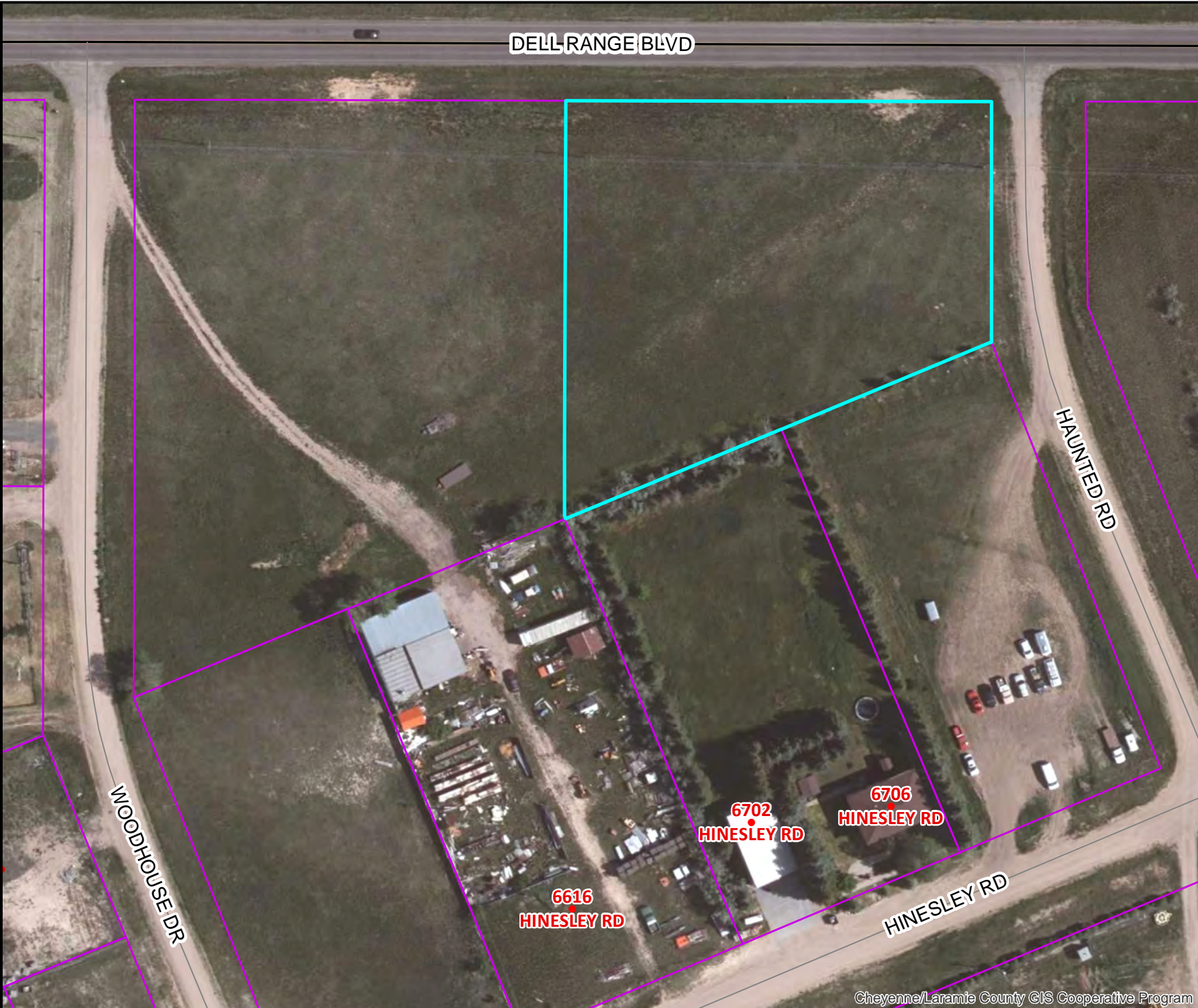
**CLASSIC CAR
& RV STORAGE
BOARD APPROVAL
PZ-17-00045**

Aerial Map

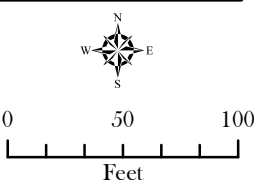
 Subject Property

Legend

 Property Lines



Printed on March 13, 2017



Cheyenne/Laramie County GIS Cooperative Program


This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming



CLASSIC CAR & RV STORAGE BOARD APPROVAL PZ-17-00045

PlanCheyenne Map

 Subject Property

Legend

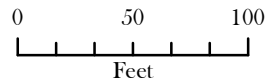
 Property Lines

PlanCheyenne (2014)

NEW_FLUP

-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW

Printed on March 13, 2017



Cheyenne/Laramie County GIS Cooperative Program

DELL RANGE BLVD

MU-C

HAUNTED RD

WOODHOUSE DR

6616 HINESLEY RD

6702 HINESLEY RD

6706 HINESLEY RD

HINESLEY RD


This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming






**CLASSIC CAR
& RV STORAGE
BOARD APPROVAL
PZ-17-00045**

Comprehensive Plan Map





 Subject Property

Legend
 Property Lines

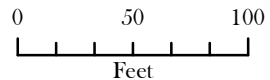
Future Land Use Overlay Districts

- OTHER**
-  Gateway Corridor (GC)
 -  Recreation Hub (REC)
 -  Rural Center (RC)

Future Land Use Districts

- OTHER**
-  Urban-Rural Interface (URI)
 -  Rural Metro (RM)
 -  Rural Ag Interface (RAI)
 -  Ag & Range Land (AGR)

Printed on March 13, 2017



Feet

Cheyenne/Laramie County GIS Cooperative Program

DELL-RANGE BLVD

URI

HAUNTED RD

WOODHOUSE DR

6616
HINESLEY RD

6702
HINESLEY RD

6706
HINESLEY RD

HINESLEY RD

DELL RANGE BLVD


LOW DENSITY RESIDENTIAL - COUNTY
























Laramie County, Wyoming



**CLASSIC CAR
& RV STORAGE
BOARD APPROVAL
PZ-17-00045**

Zoning Map

 Subject Property

- Legend
-  Property Lines
 -  All Other Values
 -  Archer Special Use District (ASU)
 -  Agricultural (A-2)
 -  Agricultural and Rural Residential (A-1)
 -  Agricultural Residential (AR)
 -  Low Density Residential - Established (LR-1)
 -  Low Density Residential - Developing (LR-2)
 -  MR
 -  Medium Density Residential - Established (MR-1)
 -  Medium Density Residential - Developing (MR-2)
 -  High Density Residential - Established (HR-1)
 -  High Density Residential - Developing (HR-2)
 -  MU
 -  Mixed Use with Residential Emphasis (MUR)
 -  Mixed Use with Business Emphasis (MUB)
 -  Neighborhood Business
 -  Community Business (CB)
 -  Light Industrial (LI)
 -  Heavy Industrial (HI)
 -  Public (P)
 -  Planned Unit Development (PUD)
 -  Military (M)

MIXED USE - COUNTY

HAUNTED RD

WOODHOUSE DR

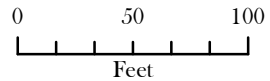
6616
HINESLEY RD

6702
HINESLEY RD

6706
HINESLEY RD

HINESLEY RD

Printed on March 13, 2017



Cheyenne/Laramie County GIS Cooperative Program

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

March 13,2017

Board of County Commissioners

Laramie County, Wyoming

The purpose of this letter is to seek approval for the use of this parcel of land to build a classic car, R.V., motorcycle storage complex complete with clubhouse. This complex would provide a secure home designed explicitly for this purpose. It would combine unique features such as a Clubhouse complete with restroom, wet bar, micro- wave, and furniture making it perfect for meetings. The complex would have a wash bay, low light area lighting, fully fenced and secured with computer controlled access gate with 24-hour accessibility. Each bay would have a duplex electrical receptacle and overhead lighting. The west side of the property would be a special group of enclosed R.V. condominiums that would be designed for private storage you can own. Ownership is the same as a single-family home. You receive a deed and title insurance. Instead of renting you convert those dollars into an asset class investment that could be re-sold.

The land is 1.3acres southwest of the intersection of Dell Range Blvd. and Haunted Rd. (Tract 27, Foster Tracts 2nd Filing). The property is currently zoned "Mixed Use" (MU) but does not specifically address a "classic car, R.V. type storage facility with clubhouse".

I have met with the Laramie County Planning and Development office on Jan. 24, 2017 to review the concept with Jean Vetter, Senior Planner, Nancy Trimble, Associate planner, and Rebekah Puchek, Permit technician.

The property was originally surveyed and platted in 1952 and recorded. Inver-Miller Engineers have been retained to provide a current boundary survey and a topographic survey.

I have also met with City/County Environmental Health and the septic system would be approved based on the original 1952 filing. The property currently has a permitted well. Laramie County Public works determined access and culvert from Haunted Road could meet code.

The property to the South is currently adjoined by two current businesses. "Unique Wood Designs" at 6706 Hinesley Road and "K.B Woodworking" at 6616 Hinesley Rd. The West edge of the property is Woodhouse Drive and accesses, Elite Auto Upholstery. The East edge from Haunted Road is vacant land.

If approved by the Board of Commissioners a professional design firm will be retained to insure all county codes are complied with.

K. Craig and Gay Wilson,
Property Owners

LARAMIE
COUNTY
MAR 15 2017
PLANNING & DEVELOPMENT
OFFICE

North

Classic Car Storage

Motorcycle & Boat Storage
(or car storage)

Club House
&
Restrooms

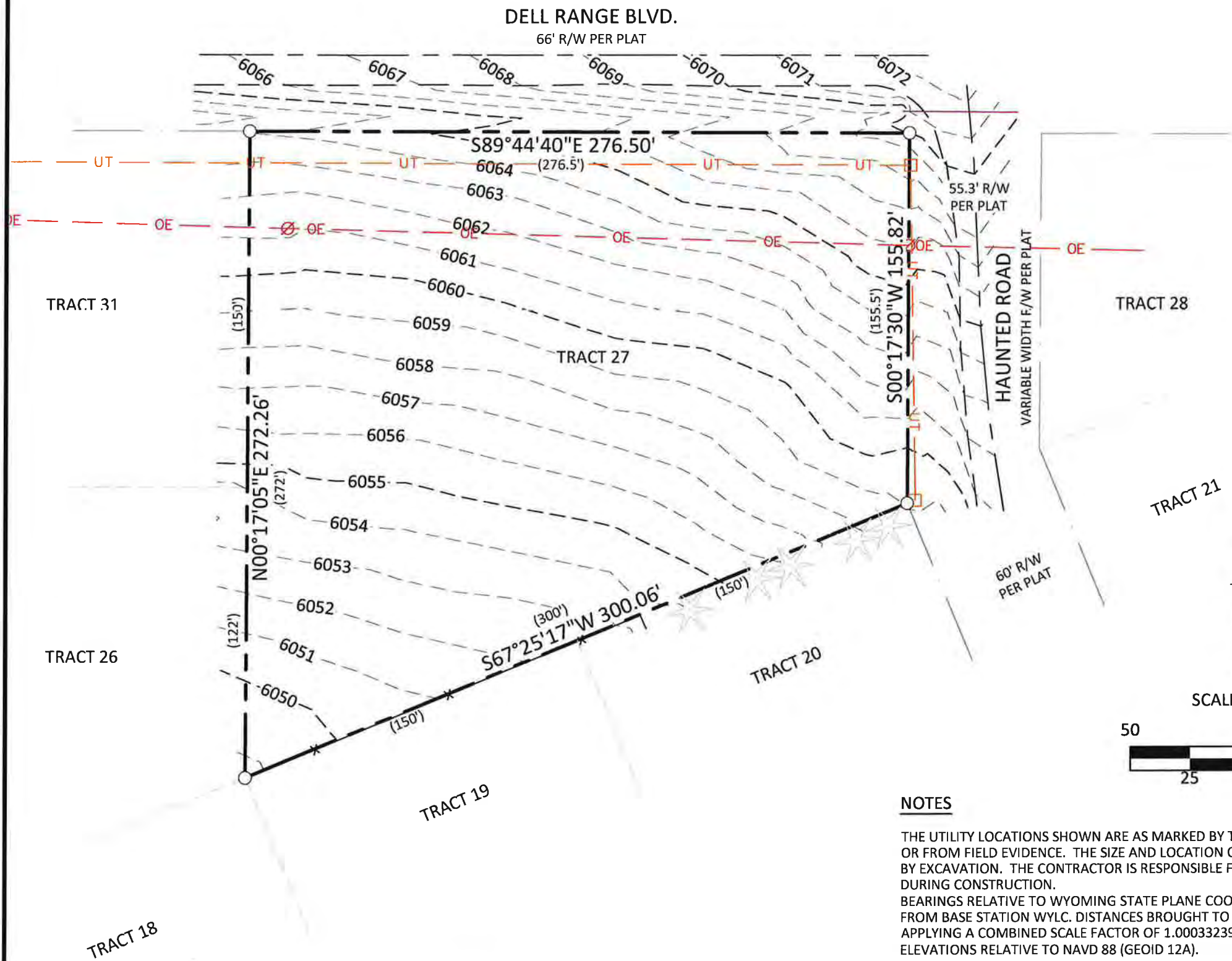
Wash Bay

Storage

RV Storage & Condos

TOPOGRAPHIC/BOUNDARY SURVEY

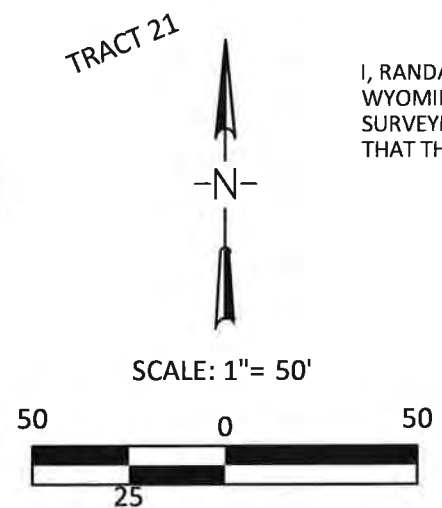
TRACT 27, FOSTER TRACTS 2ND FILING
 NW¼ SECTION 25, T.14N., R.66W., 6TH P.M.
 LARAMIE COUNTY, WYOMING



- LEGEND**
- FOUND ALUMINUM CAP (LS 3047)
 - POWER POLE
 - TELEPHONE PEDESTAL
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND PHONE LINE
 - CULVERT
 - ROAD CENTERLINE
 - EDGE OF ASPHALT/GRAVEL
 - PROPERTY LINE
 - ADJACENT LOT LINE
 - RIGHT-OF-WAY LINE
 - CONTOURS (1' INTERVAL)
 - CONIFEROUS TREE

STATE OF WYOMING)
 COUNTY OF FREMONT) SS

I, RANDALL S. STELZNER, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF WYOMING, DO HEREBY STATE THAT THE ABOVE DESCRIBED LINES WERE SURVEYED UNDER MY DIRECTION BY RAYMUND L. COOK ON MARCH 8, 2017 AND THAT THE ACCOMPANYING MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE.



NOTES

THE UTILITY LOCATIONS SHOWN ARE AS MARKED BY THEIR OWNERS, FROM THE OWNERS RECORDS OR FROM FIELD EVIDENCE. THE SIZE AND LOCATION OF UNDERGROUND UTILITIES WAS NOT VERIFIED BY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES DURING CONSTRUCTION.
 BEARINGS RELATIVE TO WYOMING STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83 (2011) FROM BASE STATION WYLC. DISTANCES BROUGHT TO GROUND AT THE SE PROPERTY CORNER BY APPLYING A COMBINED SCALE FACTOR OF 1.0003323908.
 ELEVATIONS RELATIVE TO NAVD 88 (GEOID 12A).



**Know what's below.
 Call before you dig.**

SCALE	HORZ 1"= 50'	VERT	REVISIONS
DRN. MDH	BK: 1256	JOB NO. 19046 HS	
CHK. RSS	PAGE: 37+	DATE: 3/14/17	



INBERG-MILLER ENGINEERS

124 East Main Street Riverton, WY 82501 307-856-8136	1120 East C Street Casper, WY 82601 307-577-0806	350 Parsley Boulevard Cheyenne, WY 82007 307-635-6827	193 West Flaming Gorge Way Green River, WY 82935 307-875-4394	830 E. Richards St Ste 1 Douglas, WY 82633 307-359-7000
--	--	---	---	---

CRAIG WILSON

**TOPO/BDNY SURVEY
 CHEYENNE, WYOMING**

SHEET
V1.0



Secured with fencing and security cameras

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE



Paved driveways



Multi-use units using quality materials

**LARAMIE
COUNTY**

MAR 15 2017

**PLANNING & DEVELOPMENT
OFFICE**



**Units will include: overhead doors with automatic openers,
lighting, and electrical outlets**



**Club House with indoor restrooms, space for car club meetings,
family gatherings, etc.**

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE



Wash Bay



Classic Car Storage

**LARAMIE
COUNTY**

MAR 15 2017

**PLANNING & DEVELOPMENT
OFFICE**



Antique Cars



RV Storage & Condos



LARAMIE
COUNTY
MAR 15 2017
PLANNING & DEVELOPMENT
OFFICE

Motorcycles



Boat Storage

N

LARAMIE COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE

Haunted
Road

Hinesby Rd



N

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE

UNIQUE WOOD
DESIGNS

512

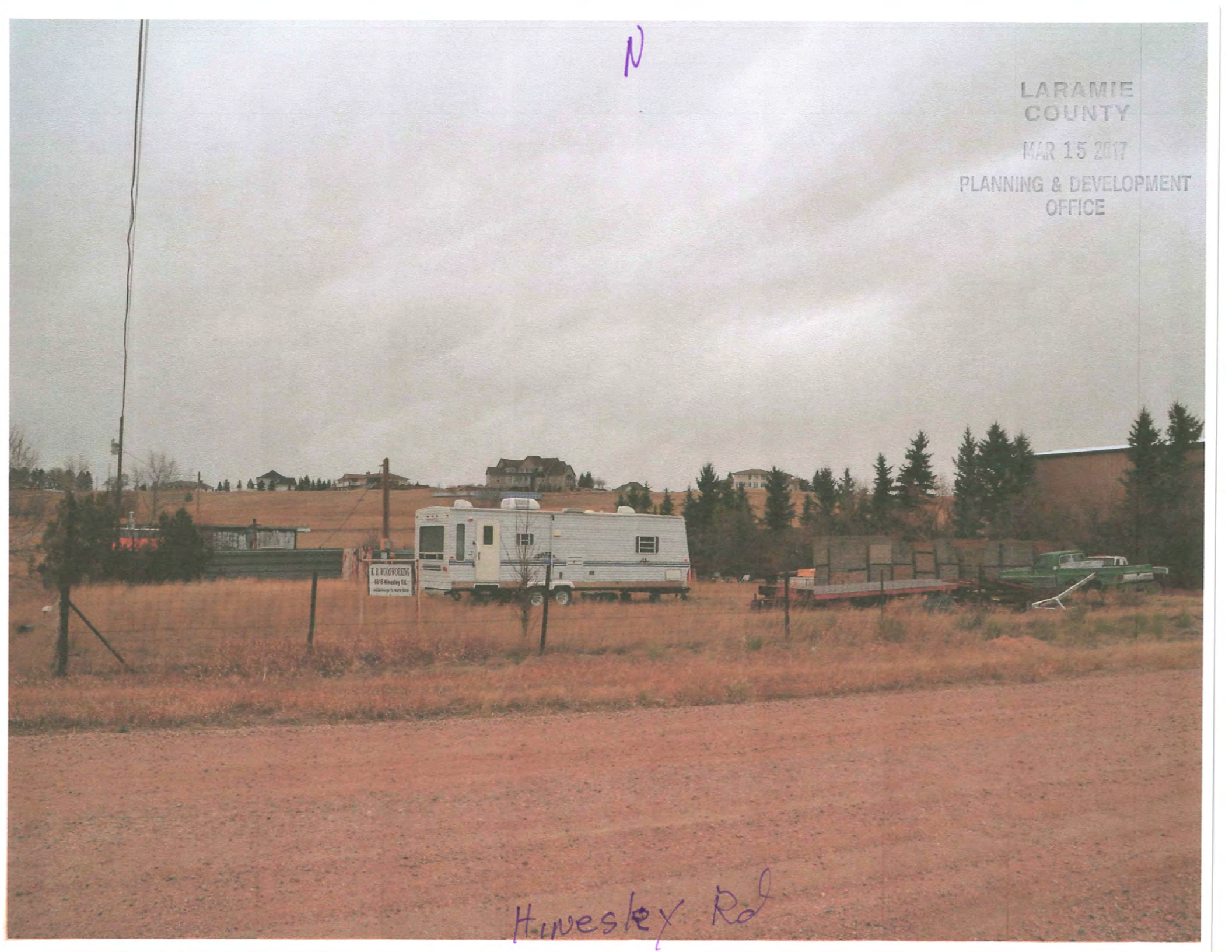
Hinesly Rd

N

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE



E. R. WOODWORKING
6815 Kincaid Rd.
402-233-7676

Hinesley Rd

N

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE

WOODHOUSE DR
W



N

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE

Woodhouse Dr

LARAMIE
COUNTY

MAR 15 2017

PLANNING & DEVELOPMENT
OFFICE

Big A's
Auto Wash & Detailing

x Woodhouse

Hinesly Rd

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL FOR CLASSIC CAR/RV STORAGE AND CLUBHOUSE, LOCATED ON TRACT 27, FOSTER TRACTS, 2ND FILING, LARAMIE COUNTY, WYOMING.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, The Laramie County Board of Commissioners have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations

And the Laramie County Board of Commissioners approves the use for a Classic Car/RV Storage and Clubhouse, located on Tract 27, Foster Tracts, 2nd Filing, Laramie County, Wyoming with no conditions.

PRESENTED, READ, PASSED, this _____ day of _____, 2017.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

For!

Mark T. Voss, Laramie County Attorney