



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Cate Cundall, Associate Director

DATE: November 7, 2023

TITLE: PUBLIC HEARING Regarding Board Approval for WyoPrint Screen Printing Shop located at Tract 15, Cynthia Acres, Laramie County, WY.

EXECUTIVE SUMMARY

Tyler Lampert has submitted a Board Approval application for a home occupation to allow a screen-printing shop on his parcel in Cynthia Acres, located at 7512 Ridge Road, Cheyenne, WY. This application has been submitted to construct an accessory structure to be used for his screen-printing business. This type of use falls into a Use Requiring Board Approval under any other similar use provision.

BACKGROUND

Planning has determined the use may be a permissible “similar use” to a Home Occupation under LCLUR § 4-2-101(a)(v) and (b)(iii), which requires Board Approval. A 36’ x 60’ accessory structure will be constructed and used for the screen-printing shop.

Pertinent provisions in the Laramie County Land Use Regulations include:

- Section 1-2-100 governing the Board Approval process.
- Section 1-2-104 governing public notice.
- Section 4-2-101 governing the A-1 – Agricultural and Rural Residential Zone District.

DISCUSSION

The subject property is a 2.04-acre parcel located in the A-1 zone district. There is currently a residence and loafing shed on the property. Mr. Lampert wishes to construct a 36’ x 60’ accessory structure for his business known as WyoPrint. All sales will be done by phone, internet, or mail. Use of an accessory structure is allowed in the A-1 zone district for a Home Occupation, pursuant to section 2-2-114(b) of the LCLUR. One person, not a member of the household, may be an employee.

The Laramie County Comprehensive Plan identifies the area as URI - Urban Rural Interface, 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. The property and surrounding subdivision is currently served by private well and septic systems.

PlanCheyenne designates this area as UTR - Urban Transition Residential. UTR encourages a range of lower-intensity residential uses which anticipates the area to be in transition from a more agricultural designation to a more residential one. The A-1 Zone District is similar to the PlanCheyenne area description.

The subject property is bordered on three sides by the A-1 Zone District and on the west side by vacant state land. The area is primarily used for residential purposes. Access to the property will be via Ridge Road using the existing access. Increases in traffic will be minimal and create no negative impact.

Agency comments were received regarding obtaining the proper permits for building construction, allowing one access to the property and the necessity of a site plan if approved which may be a condition placed on the approval of this application by the BOCC.

A development sign was posted, and adjacent property owners were notified via certified mail and a legal advertisement was in the Wyoming Tribune Eagle. No written public comments were received.

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.

Staff finds this application is in conformance with the plans and policies of Laramie County if certain conditions are met, which are outlined below. With the conditions proposed, staff believes the use would not have a negative impact to the neighborhood.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations on certain condition set by the Board; and,

- b. This application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A-1 – Agricultural and Rural Residential Zone District.

and that the Board may approve the use of the property located at 7512 Ridge Road for a screen-printing shop, on the conditions that:

1. All agency review comments must be addressed.
2. The WyoPrint screen-printing shop is approved as the only commercial business use on the property.
3. All activities related to the approved use must be contained within the accessory structure.
4. All standards for home occupations within the A-1 zoning district shall be followed.

PROPOSED MOTION

I move to grant Board Approval on the conditions 1 thru 4 outlined in the staff report and adopt findings of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Applicant Justification Letter**
- Attachment 3: Agency Review Comments**
- Attachment 4: Plot Plan for Location of Proposed Building**
- Attachment 5: Building Design Plans**
- Attachment 6: Resolution**



**7512 Ridge Road
Tract 15, Cynthia Acres
Laramie County, Wyoming**

WyoPrint Board Approval Home Occupation
PZ-23-00116

A-1 Zone District
Laramie County Fire Authority





Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009
307.633.4303

Re: Pole Barn Building for WyoPrint LLC

To Whom it May Concern,

WyoPrint, LLC is a custom garment decoration and promotional items store locally owned and operated by two Wyoming natives. The mission of WyoPrint, LLC is to provide the community of Cheyenne, Laramie County and the State of Wyoming with quality goods and customer service. WyoPrint, LLC has been in business since March 2022 and currently has four employees: the two co-owners, one of which is primarily located in Laramie, and two hourly employees. The current place of business is in an office complex on Dell Range where all production equipment is housed and operated. WyoPrint, LLC is continuing to grow, and additional space is needed. The land available at 7512 Ridge Rd, Cheyenne, WY 82009 serves as a suitable space for a 36x60 foot pole barn that could be the new home of WyoPrint, LLC.

The production equipment used in the garment decoration business includes:

- Direct-to-Film (DTF) Printer
- Embroidery Machines
- Heat Presses
- Screen Print Press
- Vinyl Cutter

Each piece of equipment is small and produces zero toxins. Currently, the necessary equipment is housed and utilized in an office complex shared with Edward D. Jones and Summit Mortgage Services with zero impact on their daily business. WyoPrint, LLC does not require any outside storage, and will only utilize a dumpster. The co-owners take pride in the appearance of both the business and the community, and plan to maintain a clean and well landscaped area. There will be no loud noises, brights lights or smells. Several businesses in the area do require outside storage such as a local plumbing company and trash service, all of which are welcome in the local community. Additionally, the increased traffic to the area will be minimal. Currently, WyoPrint, LLC receives, on average, one delivery per day, via standard UPS or FedEx delivery.



WyoPrint, LLC is not a retail store, and foot traffic is limited to orders customers choose to pick up rather than be shipped, averaging two to three customers per week.

The building will consist of a production area with a garage door for receiving shipments, a climate-controlled room for the DTF printer, a utility sink, and a small office space with a 2-piece bathroom. The outdoor space will have a driveway and a small parking lot. It is the understanding that a business in the area is possible if the building is twenty feet from all other property lines, does not display bright lights or signs, and is single story. The necessary amenities needed in a new building adhere to all these requirements and all regulations regarding electricity, water and sewer will be followed.

WyoPrint, LLC proudly supports the Cheyenne community and the State of Wyoming. The company prides itself on its community support through donations, both monetary and in goods. WyoPrint, LLC donates to youth sports, Laramie County School District #1, Ducks Unlimited, Wyoming Hunger Initiative, Boys and Girls Club of Cheyenne, Cheyenne Animal Shelter, Laramie County Community College, and several other organizations. The owners of WyoPrint, LLC strongly believe in community engagement and relish the opportunity to support the community who supports them. A new, larger building will allow WyoPrint, LLC to grow, therefore, increasing the company's ability to offer additional support to the community.

WyoPrint, LLC does not aspire to grow into a large, mass production company with many employees and high volumes. The two co-owners want to maintain a gracious, small business and provide high-quality, custom-made products. WyoPrint, LLC employs four total people, one of which works remotely in Laramie, and two that work on sight that are not related to the property owner. WyoPrint, LLC understands this is one employee over Home Occupation regulations and is asking for consideration to circumvent this zoning regulation.

The new, larger building at 7512 Ridge Road will allow for the necessary space needed for the current workload, and marginal increase in business and an efficient and comfortable environment for both its employees and customers. Thank you for your consideration.

Sincerely,

Tyler Lamper
Co-Owner - WyoPrint, LLC

Chris Devine
Co-Owner - WyoPrint, LLC

Permit Notes

Permit Number: PZ-23-00116

Parcel Number: 14661520300400

Submitted: 09/19/2023

Site Address: 7512 RIDGE RD

Technically Complete: 09/20/2023

Applicant: Lampert, Tyler
Owner: LAMPERT, TYLER L ET UX

Cheyenne, WY 82009

Approved:
Issued:

Project Description: I would like to use this building to house and produce apparel for my screen printing business.

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
09/20/2023	09/20/2023	Application	PZ-23-00116	GENERAL	BOCC 11-7-23	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
10/10/2023		Application	PZ-23-00116	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
10/10/2023	10/10/2023	Application	PZ-23-00116	GENERAL	No comments on the Board Approval. We will review the Site Plan when submitted to review the parking layout, ADA parking, water, sewer, driveway/access, etc. to make sure the commercial development meets the LCLUR.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/12/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Commercial septic permit is required for business. Septic system will be designed by an engineer. For questions, contact Environmental Health at (307) 633-4090.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
10/12/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. No comments on the board approval. 2. A site plan will be requested from Public Works. As mentioned by the review engineer, the Laramie County Land Use Regulations will apply. 3. Access for this building shall be shared via the driveway for the residence. No additional access points off of Ridge Road will be allowed.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/13/2023		Application	PZ-23-00116	GENERAL	This use requires a site plan. In addition, I do not have sufficient information to determine whether or not the placement complies with the setback requirements.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
10/16/2023		Application	PZ-23-00116	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

Mile Rd

212

E Four Mile Rd

212

Ridge Rd

Ridge Rd

Ridge Rd

Proposed
Building

60

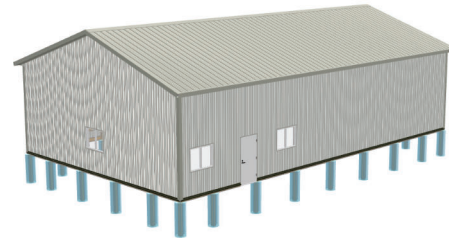
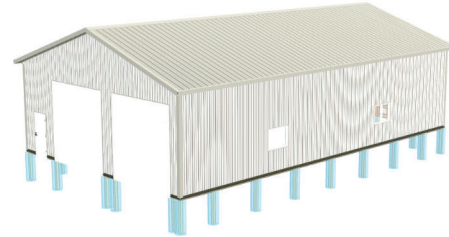
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Google

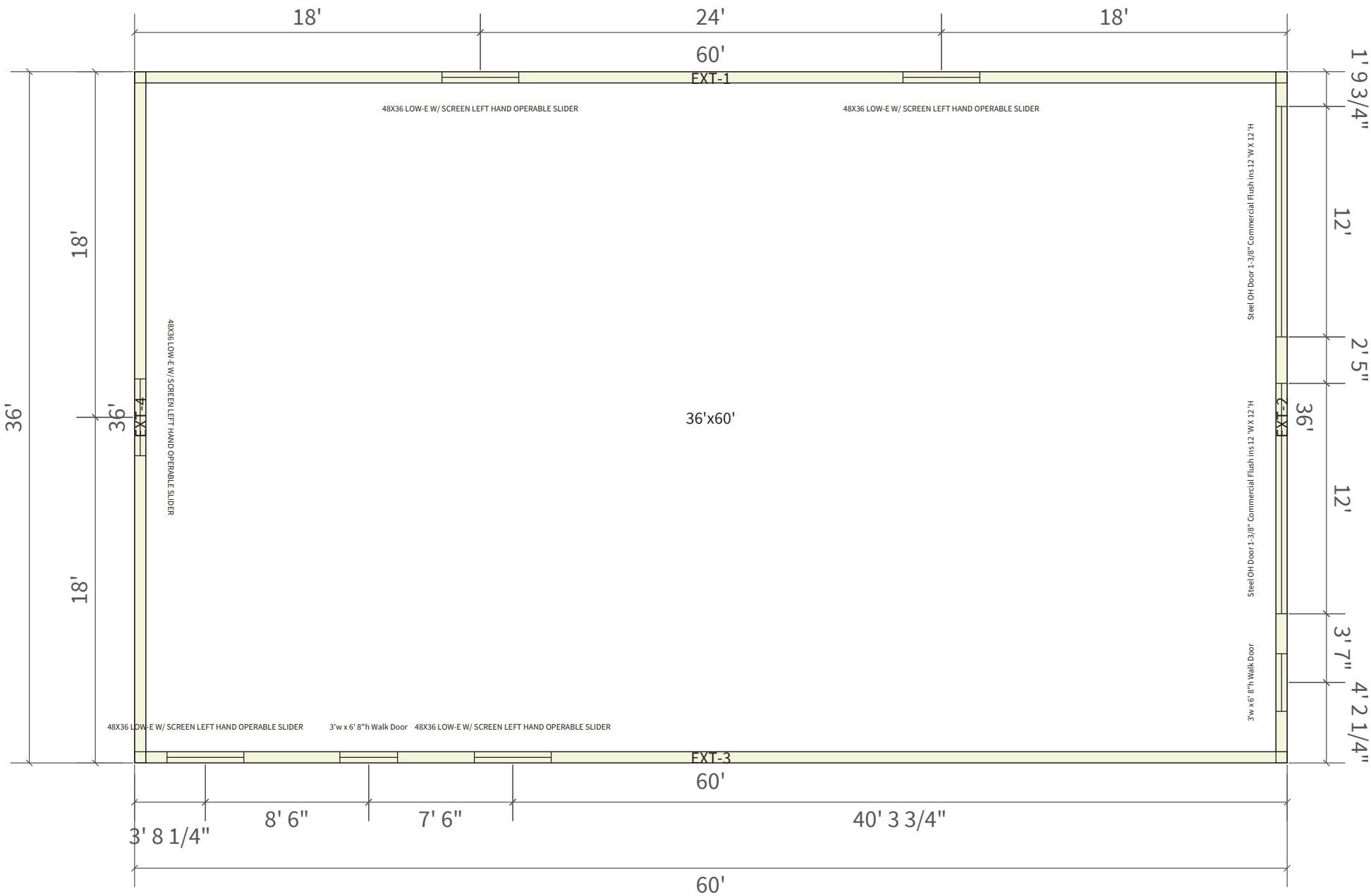
Summary Sheet

Summary	
Width	36'
Length	60'
Ceiling Height	14'
Slab Depth	0'
Overhangs	4
Roof Pitch	4/12

Job Information	
Project Name	Lampert 36x60x14
Company Name	.
Contact	.
Phone	.
Customer Email	.
Delivery Address	.
ZIP code	.
Desired Date	10/13/2022
Comments	
Customer Name	Big D's
Loading	
Sales Tax Rate	6

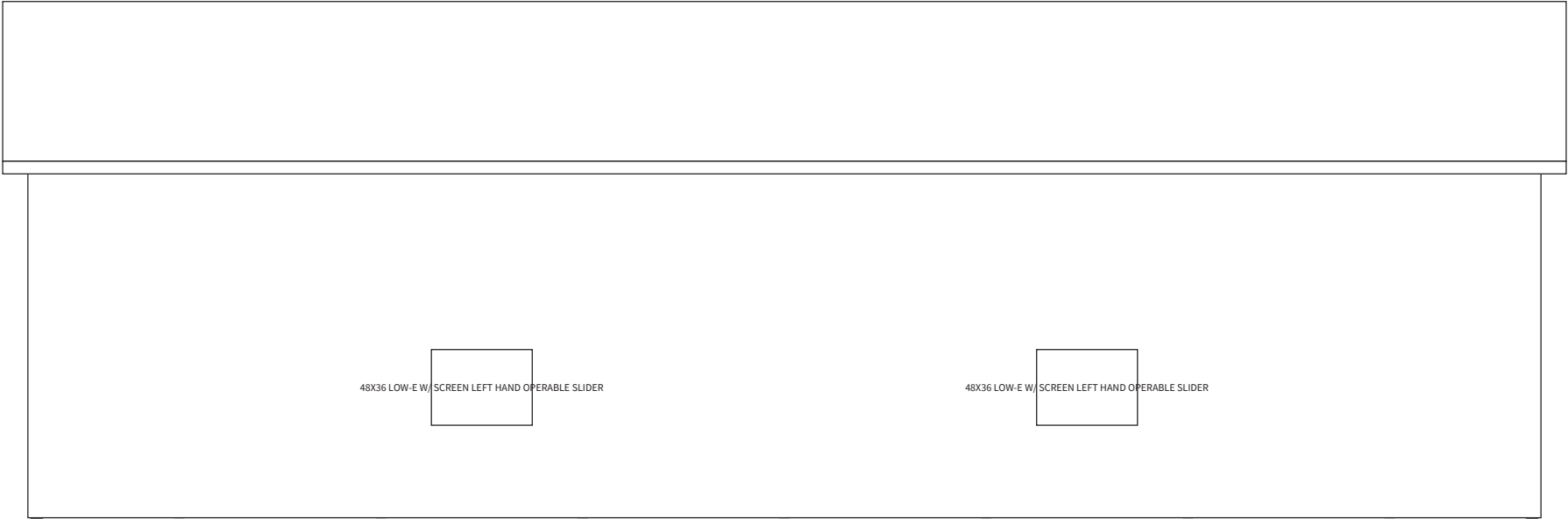


Wall Layout

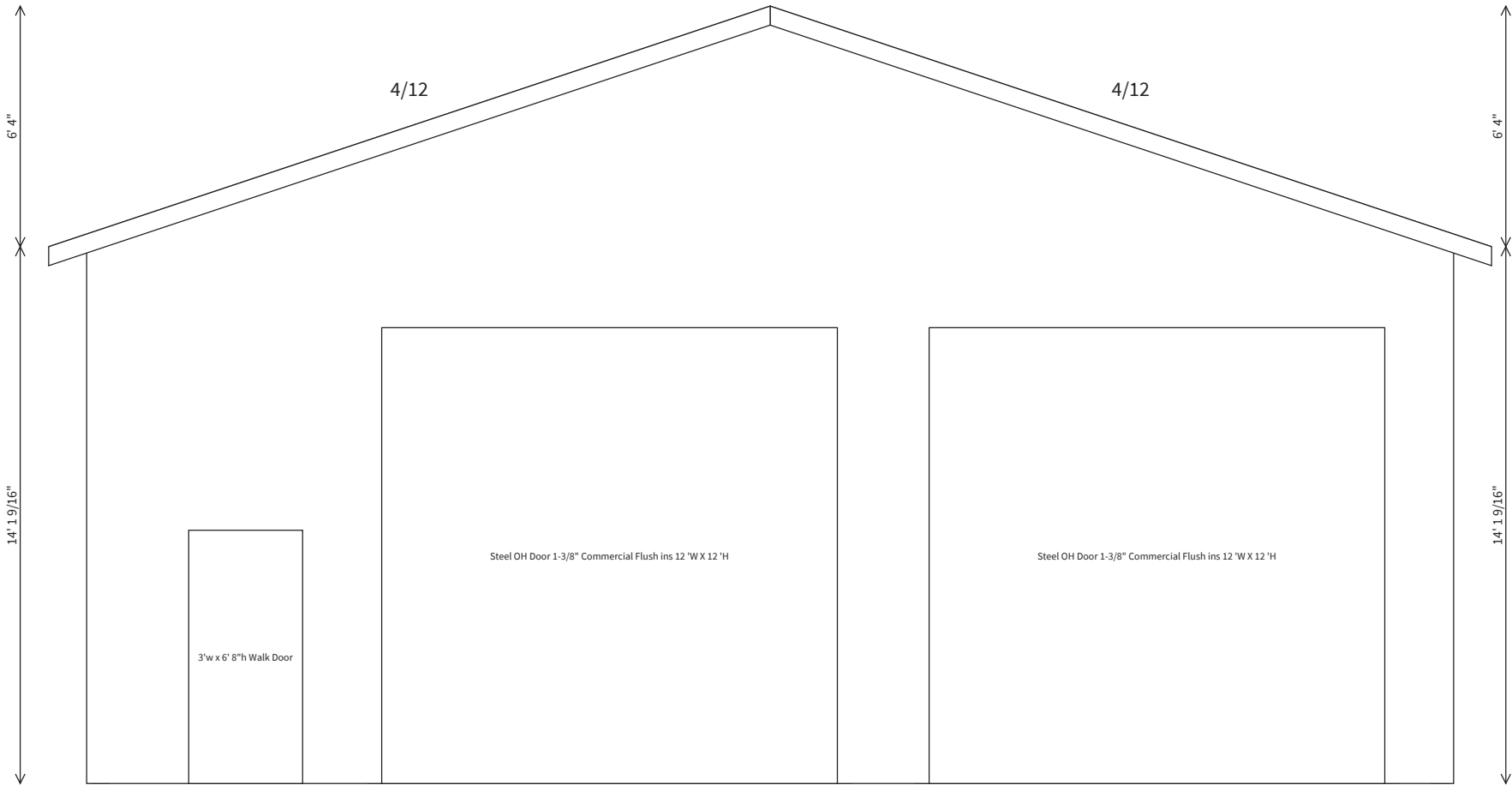


Job: Lampert 36x60x14
Date: 8/17/2023
Time: 1:47 PM

Left Elevation

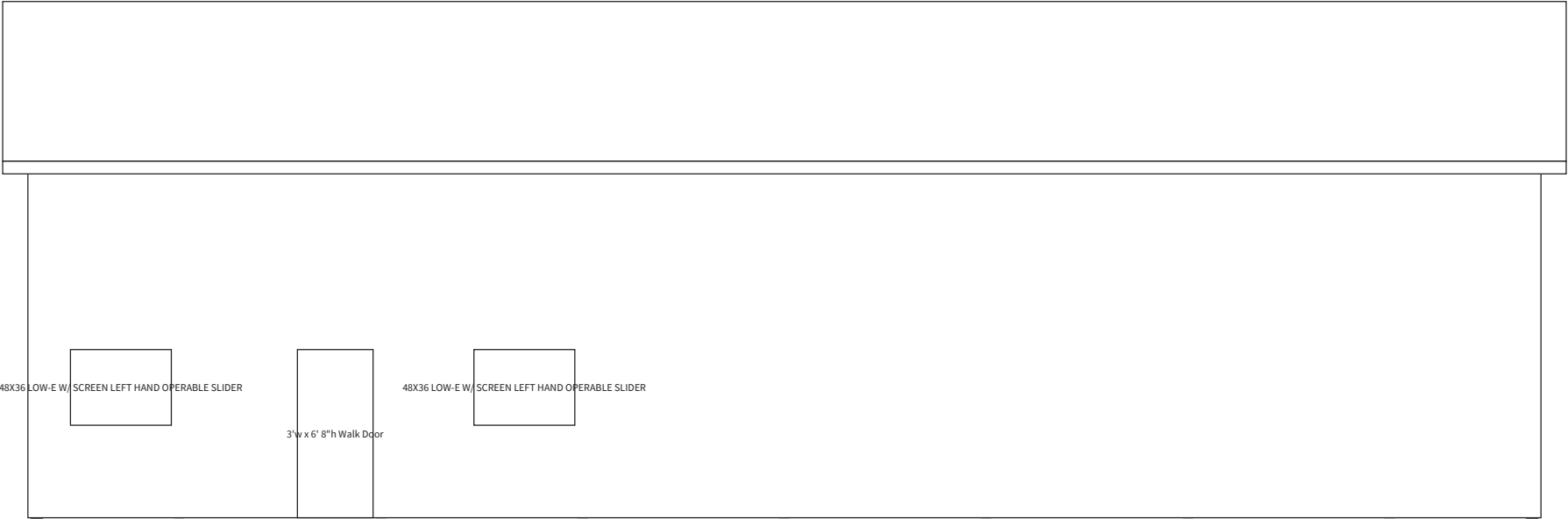


Front Elevation

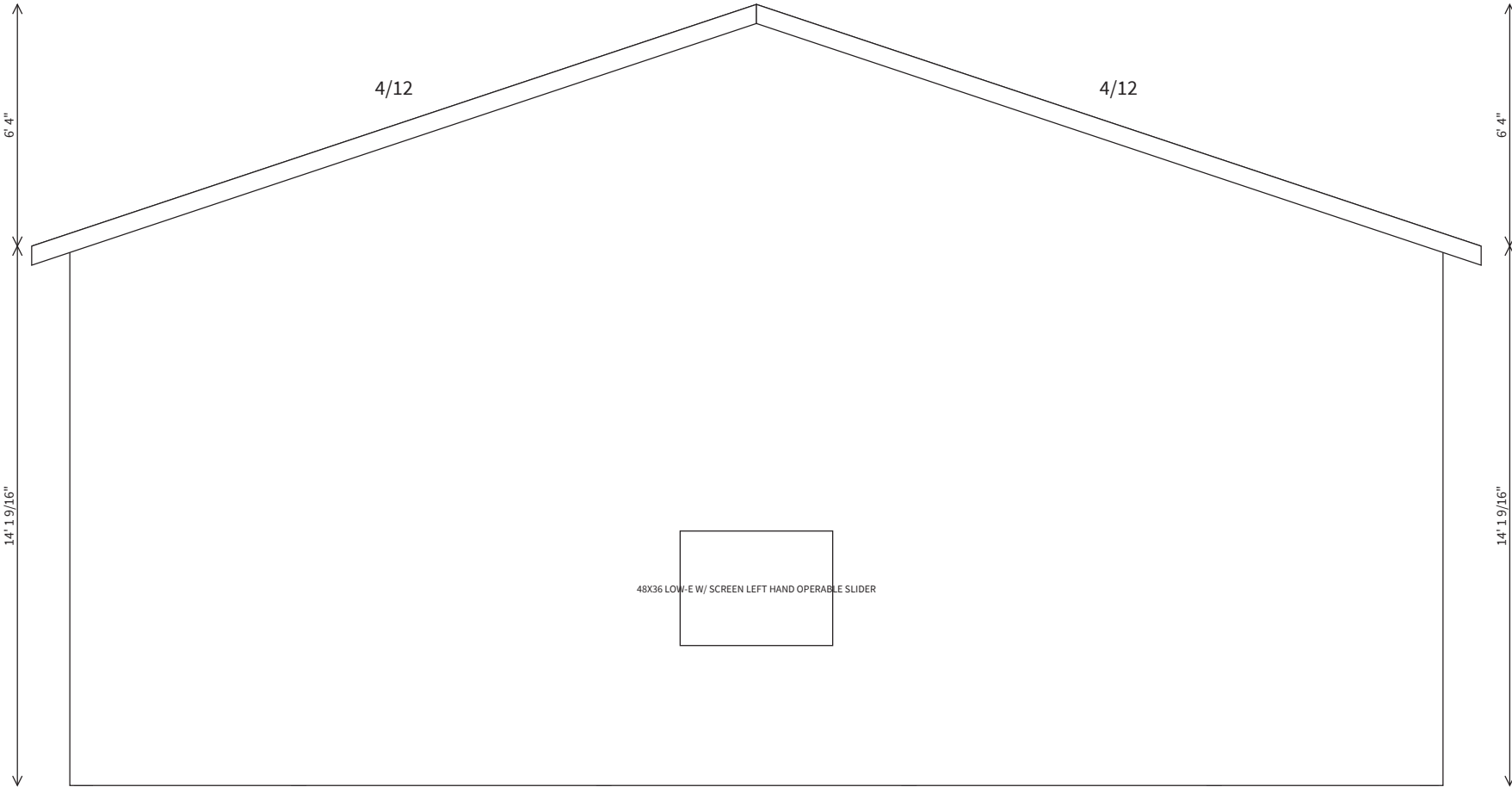


Job: Lampert 36x60x14
Date: 8/17/2023
Time: 1:47 PM

Right Elevation



Back Elevation



RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR THE WYOPRINT SCREEN
PRINTING SHOP LOCATED AT TRACT 15, CYNTHIA ACRES,
LARAMIE COUNTY, WY.**

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 adopted the Laramie County Land Use Regulations; and

WHEREAS, section 1-2-100 of the Laramie County Land Use Regulations empower the Board of County Commissioners in decisions on Board Approval applications to “approve with conditions”; and

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

WHEREAS, this application is in conformance with section 4-2-101 governing the A1 – Agricultural and Rural Residential Zone District.

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
- b. This application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

And the Board approves the WyoPrint screen printing shop use for Tract 15, Cynthia Acres, Laramie County, WY, on the conditions that:

1. All agency review comments must be addressed.
2. The WyoPrint screen printing shop is approved as the only commercial use of any kind permitted at the property.
3. All work related to the approved use must be contained within the accessory structure.
4. All standards for home occupations within the A-1 zoning district must be followed.

PRESENTED, READ, PASSED, this _____ day of _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office