

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

1. **DATE OF PROPOSED ACTION:** June 6, 2017

2. **AGENDA ITEM:** ☐ Appointments ☐ Bids/Purchases ☐ Claims
☐ Contracts/Agreements/Leases ☐ Grants ☒ Land Use: Board App/Subdivision/ZC
☐ Proclamations ☐ Public Hearings/Rules & Reg's ☐ Reports & Public Petitions
☐ Resolutions ☐ Other

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

APPLICANT: Aaron Briggs **AGENT:** Kenneth Joe Lemmons;
John L. Lemmons

4. **DESCRIPTION:**

Consideration of a Board Approval for "On the Spot Mobile" Car Dealership, located in a portion of Tract 31, Cheyenne Irrigated Gardens, Laramie County, WY.

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

Amount \$ _____ From _____

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

<u>Commissioner</u>		<u>Clerks Use Only:</u>	
		<u>Signatures</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: Nancy M. Trimble, Associate Planner

DATE: June 6, 2017

TITLE: Review and action of a Board Approval for “On the Spot Mobile” Car Dealership, located in a portion of Tract 31, Cheyenne Irrigated Gardens, Laramie County, WY.

EXECUTIVE SUMMARY

Aaron Briggs, on behalf of John L. Lemmons, has submitted an application for Board Approval to allow for a small car dealership business within the Planned Unit Development (PUD) Zone District, located at 2318 East Fox Farm Road.

BACKGROUND

Current uses on the 4.55 acre site are indicated as uses by right in the Tract 31, Cheyenne Irrigated Gardens PUD document, which is attached. No new structures are proposed for this use on the property. Surrounding properties are zoned CB - Community Business, LI – Light Industrial, and MR – Medium Density Residential, with the property directly north zoned as the Lemmons PUD zone district. Existing uses in the 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 4-2-112 of the Laramie County Land Use Regulations, governing the PUD zone district; *more specifically, the Tract 31, Cheyenne Irrigated Gardens PUD.*

DISCUSSION

PlanCheyenne (2014) 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.

The PUD specific to this property was established in 1985, and lists a car sales lot as one of the conditionally permitted uses allowed upon 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.

The Board Approval application is to request approval of the proposed use only. Upon approval of the use, submittal of a Site Plan application is required. Both applications were submitted and reviewed concurrently. Agency comments relating to the site plan shall be addressed by the applicant to ensure conformance with applicable development standards.

A development sign was posted and adjacent property owners were notified via certified mail. No public comments were received on either application.

Staff finds this application meets the criteria of Laramie County Land Use Regulations Section 4-2-112 governing the PUD 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 “On the Spot Mobile” Car Dealership, located within the Tract 31, Cheyenne Irrigated Gardens PUD zone district, with no conditions.

PROPOSED MOTION

I move to grant Board Approval for “On the Spot Mobile” Car Dealership, located within the Tract 31, Cheyenne Irrigated Gardens PUD zone district, 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: Tract 31, Cheyenne Irrigated Gardens PUD**
- Attachment 7: Agency Review Comments**
- Attachment 8: Applicant Justification Letter**
- Attachment 9: Site Plan Map**
- Attachment 10: Resolution**

Laramie County, Wyoming



ON THE SPOT MOBILE
CAR DEALERSHIP
BOARD APPROVAL
& SITE PLAN
PZ-17-00084(85)

Location Map

 Subject Property

Legend

 Property Lines

Cities & Towns

TOWN

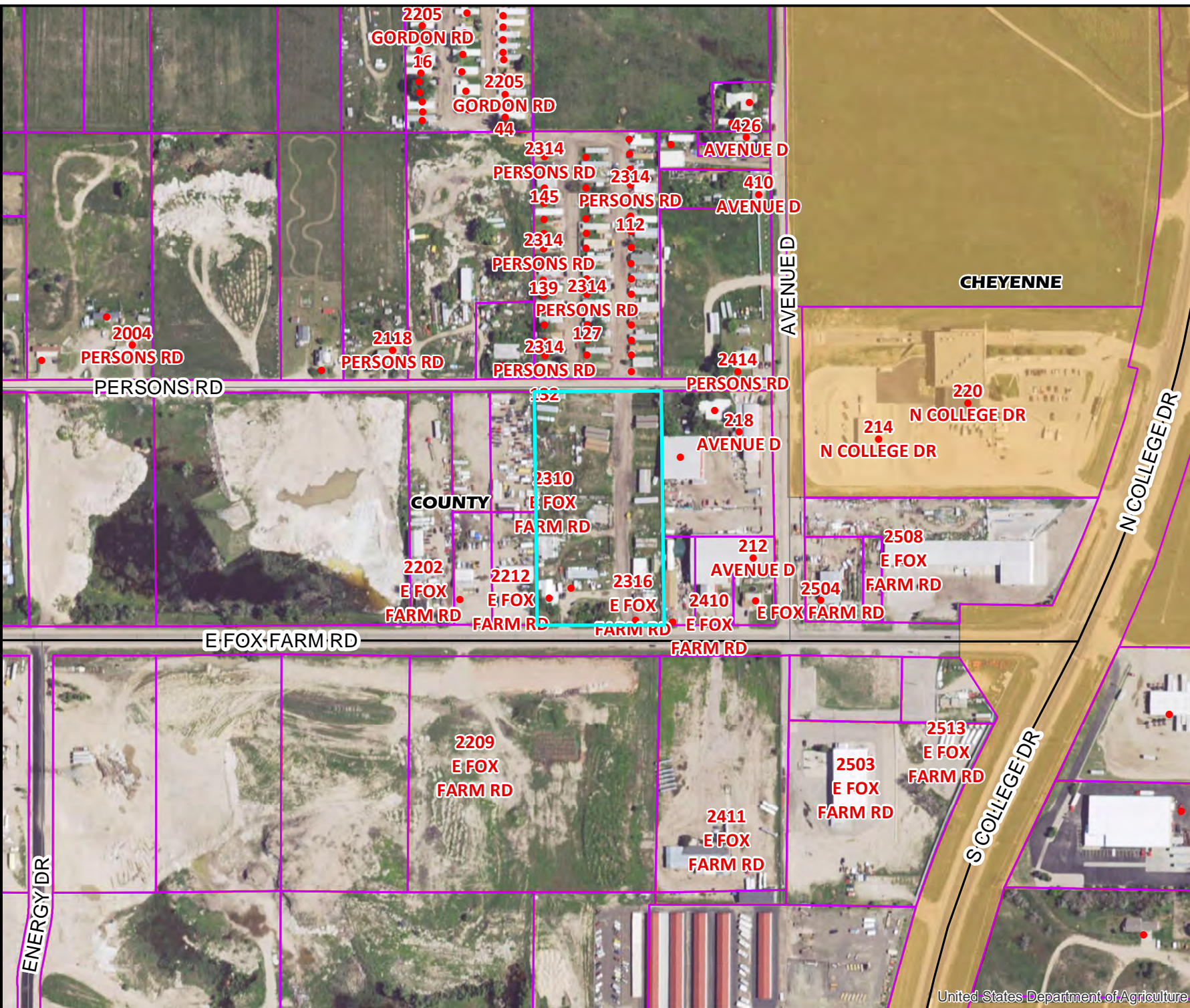
-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on May 02, 2017



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United States Department of Agriculture



Laramie County, Wyoming



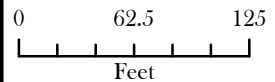
**ON THE SPOT MOBILE
CAR DEALERSHIP
BOARD APPROVAL
& SITE PLAN
PZ-17-00084(85)**

Aerial Map

Legend

- Property Lines
- Subject Property

Printed on May 02, 2017



United States Department of Agriculture

**2218
PERSONS RD**

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PERSONS RD
132**

**2314
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131**

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101**

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**2416
E FOX
FARM RD**


E FOX FARM RD

Laramie County, Wyoming



ON THE SPOT MOBILE
CAR DEALERSHIP
BOARD APPROVAL
& SITE PLAN
PZ-17-00084(85)

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 May 04, 2017



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United States Department of Agriculture

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FARM RD

2416
E FOX
FARM RD


E FOX-FARM RD

Laramie County, Wyoming




**ON THE SPOT MOBILE
CAR DEALERSHIP
BOARD APPROVAL
& SITE PLAN
PZ-17-00084(85)**

**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 May 04, 2017



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United States Department of Agriculture

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**MEDIUM
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RESIDENTIAL**

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PERSONS RD

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**PLANNED UNIT
DEVELOPMENT**

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PERSONS RD

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PERSONS RD

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AVENUE D

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AVENUE D

**LIGHT
INDUSTRIAL**

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FARM RD

**PLANNED
UNIT
DEVELOPMENT**

212
AVENUE D

**LIGHT
INDUSTRIAL**

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E FOX
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**COMMUNITY
BUSINESS**

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FARM RD

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E FOX
FARM RD


E FOX FARM RD

Laramie County, Wyoming


























**ON THE SPOT MOBILE
CAR DEALERSHIP
BOARD APPROVAL
& SITE PLAN
PZ-17-00084(85)**

Zoning Map

 Subject Property

Legend

-  Property Lines
-  All Other Values
-  Arched 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)

Printed on May 04, 2017



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United States Department of Agriculture

851203/16

TOM BONDS, CITY-COUNTY PLANNING DIRECTOR, PROPOSED A RESOLUTION FOR LARAMIE COUNTY RECREATION, PLANNING AND ADVISORY BOARD BUT IT WAS NOT QUITE COMPLETE. HE WILL FINALIZE THE RESOLUTION AND RESCHEDULE WITH THE BOARD.

851203/17

A FINAL PLAT TO CONSTRUCT A GENERAL MAIL FACILITY, SOUTH OF LINCOLNWAY AND WEST OF THE RAMADA INN AND DESCRIBED AS: CHEYENNE EAST, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 33, T 14N, R 66W, LARAMIE COUNTY, WYOMING. APPLICANTS, EDNA C. SLETTER, F. LOUISE C. COLE, FRANK M. COLE, COLE DEVELOPMENT CO. AND UNITED WESTERN CORPORATION. THE PLANNING COMMISSION RECOMMENDED APPROVAL OCTOBER 21, 1985, WITH THE CONDITION THAT THE DRAINAGE ISSUES BE RESOLVED THROUGH AGREEMENT BETWEEN THE CITY AND THE POST OFFICE BEFORE THE SITE PLAN IS SUBMITTED. COMMISSIONER FRANCIS MOVED FOR APPROVAL. SECONDED BY COMMISSIONER KETCHAM AND CARRIED UNANIMOUSLY.

851203/18

LARRY PERRY, AGENT, CAME BEFORE THE BOARD WITH THE REQUEST FOR FINAL PLAT FOR TRACT 31, CHEYENNE IRRIGATED GARDENS, FOR THE APPLICANT MARY C. LEMMONS, TO CONSTRUCT TWO 8 UNIT APARTMENTS BUILDINGS EXPAND MOBILE HOME PARK. STORAGE UNITS, MOBILE HOME STORAGE, MOBILE HOME TRANSPORTATION AND REPAIR FACILITIES AND OFFICES. CITY-COUNTY PLANNING HAD RECOMMENDED APPROVAL WITH NO CONDITIONS AND THE COUNTY ENGINEER, PETE HUTCHISON, SAID HE WILL WORK WITH THE APPLICANTS ON SOME MINOR POINTS. COMMISSIONER KETCHAM MOVED FOR APPROVAL OF THE FINAL PLAT. COMMISSIONER FRANCIS SECONDED THE MOTION WHICH CARRIED WITH A UNANIMOUS YES VOTE.

851203/19

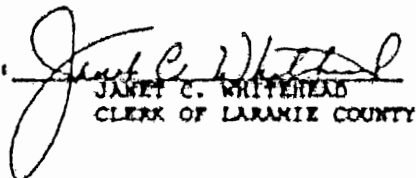
COUNTY ROAD SUPERINTENDENT, DALE MARTIN, TOLD THE BOARD HE HAS MADE A MAP SHOWING PRIORITY SNOW REMOVAL FOR COUNTY ROADS AND A NEWS RELEASE WILL BE FORTHCOMING OUTLINING THESE ROADS.

THERE BEING NO FURTHER BUSINESS, COMMISSIONER FRANCIS MOVED FOR ADJOURNMENT AT 5:30 P.M. SUBJECT TO THE CALL OF THE CHAIRMAN. COMMISSIONER FRANCIS SECONDED THE MOTION WHICH CARRIED UNANIMOUSLY.

I, JANET C. WHITEHEAD, CLERK OF LARAMIE COUNTY, DO HEREBY CERTIFY, THAT THE ABOVE AND FOREGOING IS AN OFFICIAL COPY OF THE MINUTES OF THE PROCEEDINGS OF THE LARAMIE COUNTY BOARD OF COMMISSIONERS FOR DECEMBER 3, 1985.

SEAL

BY:


 JANET C. WHITEHEAD
 CLERK OF LARAMIE COUNTY

A Resolution entitled "A RESOLUTION ESTABLISHING PROPOSED CRITERIA FOR TRACT 31 CHEYENNE IRRIGATED GARDENS, A SUBDIVISION SITUATE IN LARAMIE COUNTY, WYOMING, AND CHANGING THE ZONING OF SAID TRACT FROM B-1 AS SET FORTH IN THE CHEYENNE-LARAMIE COUNTY ZONING ORDINANCE TO A PLANNED UNIT DEVELOPMENT AND ADDRESSING THE FOLLOWING ITEMS AS APPLICABLE:"

1. Principal permitted uses by parcel
 2. Conditionally permitted used by parcel
 3. Minimum parcel size
 4. Minimum parcel width
 5. Density
 6. Site coverage
 7. Maximum building height and placement
 8. Setbacks on front, rear and side yards
 9. Design performance standards
 10. Screening requirements
 11. Common open space
 12. Sinage
 13. Parking
 14. Landscaping
 15. Easements
 16. Restrictions
 17. Building construction standards
 18. Ownership and maintenance of developed facilities.
- I. That in accordance with Article V of the Cheyenne-Laramie County zoning ordinance, the zoning map as described for the area and the property described as Tract 31 Cheyenne Irrigated Gardens, Laramie County, be changed from B1 to P.U.D. Zoning Classification.
- II. That in accordance with Section 57.03 of Cheyenne-Laramie Zoning Ordinance, the following rules shall govern this P.U.D. Zoning Classification.
1. The principally permitted use of the parcels as proposed are:
 1. Mobile Home Site
 2. Mobile Home Site
 3. Mobile Home Site
 4. Mobile Home Site
 5. Mobile Home Site
 6. Mobile Home Site
 7. Mobile Home Site
 8. Mobile Home Site
 9. Mobile Home Site
 10. Storage area for mobile home tenants and possible mini-warehouse area.
 - A. Parking lot.
 - B. Office, Auto Parts Retail Store and Auto & Truck Repair Shop.
 - C. Nursery for mobile home park.
 - D. Residential.
 - E. Mobile Home Repair Yard.
 2. The conditionally permitted use of the parcels as proposed are:
 - 1-3. Fence storage, mini warehouse, mobile home repair yard, and car wash
 - 4-7. Retail sales, auto repair shop, auto body shops, auto painting shop, car sales lot, car wash.
 8. Fenced storage, mini whse, mobile home repair yard, car was
 9. Fenced storage, mini whse, mobile home repair yard, car was
 10. Mobile home repair yard, car wash.

- A. Auto repair shop, retail sales, auto sales yard, auto parts stores, car wash.
- B. Retail sales, auto body shop, mobile home sales, auto sales, construction equipment parking, construction equipment sales, car wash.
- C. Auto sales yard, construction equipment sales, convenience store, retail sales, car wash.
- D. Home occupation uses, retail sales, offices.
- E. Fenced storage, mini whse, retail sales, auto repair shop, car wash.

3. The minimum parcel size is 5,400 square feet.

4. The minimum parcel width is 60 feet, width meaning the distance perpendicular to the length or longest dimension of a rectangle.

5. N/A

6. Parcel Coverage

1	22%	8	21%
2	22%	9	21%
3	22%	10	40%
4	29%	A	0%
5	24%	B	38%
6	24%	C	0%
7	32%	D	18%
		E	15%

7. The maximum building height shall be set at 20 feet and shall consider all solar rights as applicable.

8. Setbacks shall be as shown on the P.U.D. map of Tract 31, Cheyenne Irrigated Gardens and 10 feet from lot lines and 25 feet from the R/W of East Fox Farm Road and Person Road.

9. The design and performance standards for this Planned Unit Development shall conform with the standard in effect in Laramie County at the time of approval for the type of structures or buildings constructed.

10. Screening shall be accomplished by the erection of a 6-foot board fence and the existing fences.

11. The only common area as shown on the drawing of the Planned Unit Development of Tract 31 Cheyenne Irrigated Gardens is the common use parking area designated A and Area B is an area of common use as shown, Area 10 is also a common use area.

12. The sign used to advertise the existing and proposed businesses shall be of an aesthetic nature for the area. Signs shall be constructed in such a manner as to protect the safety and well-being of the public. They shall be erected in a manner in which will not obstruct the sight distance required for ingress or egress on East Fox Farm Road or Persons Ave. The signs shall be constructed and erected in a workman-like manner and not create a hazard to the public. Said signs shall have the message thereon in legible lettering and shall be of a size no greater than 150 Sq. Ft. in area.

13. Parking shall be provided for all businesses proposed for this site. The total number of proposed parking spaces shall meet the requirements of the Cheyenne-Laramie County Zoning Regulations.

14. The proposed landscaping shall be of coniferous and deciduous trees and bushes and grass in the lawn areas.

15. Any easements for utilities shall be granted as required.

16. No abandoned vehicles or other noxious junk shall be allowed to accumulate in residential areas or in areas visible to the public.
 17. The building construction standards shall comply with those requirements as set forth by Laramie County at the time of construction.
 18. Mary C. Lemmons shall retain ownership of the entire Tract 31 Cheyenne Irrigated Gardens and shall maintain the development and its facilities.
- III. That the County Engineer of Laramie County or his designated representative alter and amend the adopted zoning map as described in the Cheyenne-Laramie County Zoning Ordinance to comply with the change of zone as described in Section I of this Resolution.
- IV. That a copy of this Resolution be filed with the Laramie County Clerk and Exofficio Registrar of Deeds for Laramie County, Wyoming.
- V. That this Resolution be in full force and effect upon publication.

Laramie County Board of County Commission

Chairman

(SEAL)
ATTEST:

Laramie County Clerk

PZ-17-00084(85) On The Spot Mobile/Car Dealership Board Approval/Site Plan

Cheyenne MPO: Nancy Olson COMMENTS ATTACHED 05/15/2017

The Fox Farm Road Corridor Plan, 2013 and subsequently PlanCheyenne 2014 future landuse plans identify this area as Mixed Use commercial, therefore the proposed use is in conformance with those plans.

The roadway cross section is rural with barrow ditch stormwater conveyance and detached 6' sidewalks. The MPO will defer to County Public Works to determine if sidewalks should be built at this time.

It is assumed that the vehicles for sale will be parked adjacent to Fox Farm, but this does not leave room for the customers.

It is not clear where the customers are supposed to park. Are they to back out of the parking area?

Recommendation to redesign the parking layout.

County Engineer: Scott Larson COMMENTS ATTACHED 05/15/2017

1. The site plan drawing does not show where the trash dumpsters are located.
2. The parking area and layout shown does not look like it does or can meet current requirements. For a one-way (which they can't do a one-way since there is no outlet to the east) with angle parking, the total width of the parking area (i.e., from the building out to the property/Right-of-way line) would need to be 60' for parking on both sides. The currently is only approximately 40' available. To do 90 degree parking on one side, the total width would need to be 44'. To do 45 degree angle parking for a one way parking lot would require 40', but again, this is NOT a one way parking lot. More detailed information shall be provided to show how they can fit a parking lot onto this lot while meeting all of the Land Use Regulations. But at this time, the existing/proposed parking lot does not meet the current requirements. It appears the best option would be to provide 90 degree parking adjacent to the building, but it needs to be shown there is 44' from the building to the property line that is free and clear of any obstacles.
3. The letter that was submitted needs to clearly outline that they are asking for a waiver of a detailed traffic study and drainage study and what justification they have for asking for the waivers. The letter does talk about the traffic and provides justification for a waiver of the traffic, but the letter doesn't specifically request a waiver nor does it address drainage.

County Public Works Department: Rob Geringer COMMENTS ATTACHED 05/17/2017

-No parking of vehicles, signs or other items will be allowed in the Fox Farm right-of-way that aren't specifically allowed by the Laramie County Land Use Regulations.

-No additional accesses onto Fox Farm will be allowed; access will only be allowed from existing private drive approach.

-See County Engineer comments for additional comments.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 05/05/2017
Needs to meet 2015 UFC. Building address, exit signs, fire extinguishers and egress lighting.

Building Dept: Karen Moon COMMENTS ATTACHED 05/10/2017
Owner/applicant advised: building permits are required.

Planner: Nancy Trimble COMMENTS ATTACHED 05/15/2017
Fire District comments pertain to Building Permit requirements.

County Assessor: Clarice Blanton NO COMMENTS 05/05/2017

Environmental Health Department: Roy Kroeger NO COMMENTS 05/05/2017

Combined Communications Center: Glen Crumpton NO COMMENTS 05/15/2017

Cheyenne Urban Planning Office: Brandon Cammarata NO RESPONSE 05/15/2017

Cheyenne Development Services: Lisa Pafford NO RESPONSE 05/15/2017

County Real Estate Office: Debbie Valdez-Ortiz NO RESPONSE 05/15/2017

County Treasurer: Trudy Eisele NO RESPONSE 05/15/2017

Emergency Management: Rob Cleveland NO RESPONSE 05/15/2017

Sheriff's Office: Rae Morgan NO RESPONSE 05/15/2017

South Cheyenne Water & Sewer: Dena Hansen NO RESPONSE 05/15/2017

Cheyenne Engineering Services: Nathan Beauheim NO RESPONSE 05/15/2017

**LARAMIE
COUNTY**

MAY 30 2017

**PLANNING & DEVELOPMENT
OFFICE**

May 30, 2017

To whom it may concern:

The attached application seeks Board Approval to allow for the operation of a small car dealership business within the existing Shed Office Structure located at 2302 E Fox Farm Road. The referenced property is primarily residential and will maintain its residential functionality, as the home will remain occupied by pre-leased tenants who will be undisturbed by business activities.

All business activities (involving customer interaction) will be conducted within the Office. Anticipated business activities include: 1) parking of no more than 6 cars/other non-commercial grade vehicles that are listed for sale; 2) repair and/or maintenance of (for sale) vehicles within the Equipment Building/Shop that is displayed on our proposed site plan (no customer access to this area); 3) intermittent entry/exit of business owner and family. The dealership will be staffed by no more than 1 employee during the projected business hours of 8am to 5pm, Monday thru Friday.

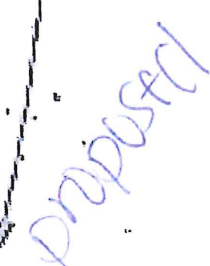
No additions and/or alterations will be made to existing building(s) or surrounding areas (parking lot, roadway, etc). Please see request for waiver of drainage study, in consideration of same. Outside of vehicles that are listed for sale, there is anticipated to be no more than 2 cars parked on site at any one time. Very little customer traffic is anticipated as customer interaction takes place primarily by phone/online. The current lot space can reasonably accommodate up to six (6) for-sale vehicles, with additional parking (for owner) alongside the building.

The proposed use of the Office and equipment building falls within the current characteristics of the surrounding area, which serves as vehicle/mobile home storage. The use of the Office and equipment building(s) will have little to no impact on the residential use of the parcel. The business hours are consistent with a reasonable timeframe in which typical people are awake and active in the area. Any onsite/offsite traffic patterns associated with the business activities will not negatively affect nearby users of the land, including residential tenants.

Traffic patterns will remain nearly the same as they are now, with only a minute increase in vehicle visits per day (owner arrival/departure; limited customer visits). Please see traffic study waiver request submitted with application.

In conclusion, the activities associated with the proposed use of the office and equipment buildings will not adversely affect the current use of the property. Further, activities are not likely to result in any significant traffic, noise, or other negative occurrences for the surrounding area. Proposed use is believed to be in compliance with all development standards and/or policies adopted by Laramie County.

Respectfully Submitted--



EAST-FOX-FARM-ROAD

**PLANNING & DEVELOPMENT
OFFICE**

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR “ON THE SPOT MOBILE”
CAR DEALERSHIP, LOCATED IN A PORTION OF TRACT 31, CHEYENNE
IRRIGATED GARDENS, 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 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 “On the Spot Mobile” Car Dealership, located in a portion of Tract 31, Cheyenne Irrigated Gardens, Laramie County, WY.

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:

Mark T. Voss, Laramie County Attorney