



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: February 20th, 2024

TITLE: PUBLIC HEARING Regarding Board Approval for ATR Landscaping, located at Tract 6, Antelope Hills, 1st Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Suzy Troncin, on behalf of ATR Landscaping, has submitted a Board Approval application to allow a landscaping business on the property located at Tract 6, Antelope Hills, 1st Filing, Laramie County, WY, with an assigned address of 6607 Highland Rd, Cheyenne, WY 82009. The parcel is situated in the A-1 – Agricultural and Rural Residential Zone District. Under Laramie County Land Use Regulations (LCLUR) § 4-2-101(b)(v), landscaping businesses require Board Approval in the A-1 Zone District.

BACKGROUND

Planning has determined the proposed use may be a permissible use under LCLUR § 4-2-101(b)(v). A concept site plan for the business is attached to this report. If approved for the use, a formal site plan would be required and processed administratively by Planning under LCLUR § 2-2-133.

Pertinent provisions in the Laramie County Land Use Regulations include:

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

DISCUSSION

The subject property is a 2.21-acre parcel located in the A-1 zone district. Its current use is rural residential. According to the concept site plan, the applicants wish to utilize some of the existing structures onsite and construct an additional shed that would also function as an office for the business.

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.

An individual well permitted by the State Engineer's Office currently services the site. The Cheyenne-Laramie County Environmental Health Division has made commentary with regard to the existing septic systems onsite which will be addressed in the site plan process.

The subject property is bordered on all sides by the A-1 Zone District. Land use in the general vicinity is rural residential, though the character of the area is changing as the borders of the City of Cheyenne have become significantly closer than in prior decades. The Board has approved a zone change to PUD nearby and there are various business activities in nearby subdivisions in the area.

Agency reviews were completed, and comments received will be addressed through the Site Plan that will be required should the use be approved by the Board. A development sign was posted, adjacent property owners were notified, and a legal advertisement was placed in the Wyoming Tribune Eagle. One written public comment was received from an adjacent landowner, which is attached to this report. No additional 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 believes 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 for the ATR Landscaping on the condition that:

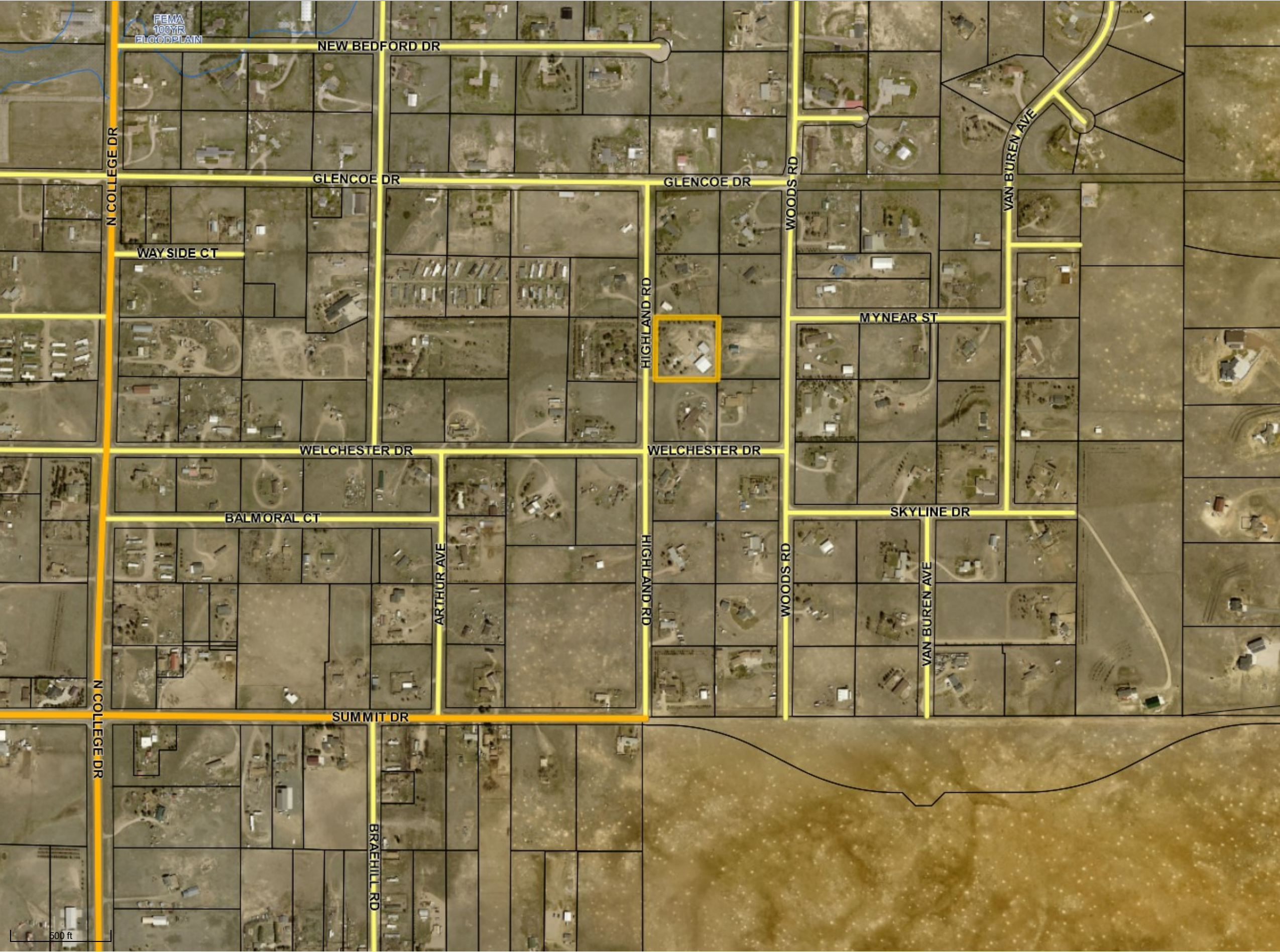
- 1. A Site Plan with pertinent building permits must be approved by Laramie County Planning & Development before business commences.**

PROPOSED MOTION

I move to grant Board Approval with condition one as 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: Conceptual Site Plan for ATR Landscaping**
- Attachment 4: Agency Review Comments**
- Attachment 5: Public Comment**
- Attachment 6: Resolution**



**Laramie County Wyoming
MapServer**

PZ-24-00001

ATR Landscaping Board Approval

Comprehensive Plan - Urban Rural
Interface (URI)

AMEC - Zone 2

Zoning - A-1 Agricultural and Rural
Residential

Fire District - Laramie County Fire
Authority

PlanCheyenne - Rural Residential
(RR)

- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Interstate
- Major Road
- imps only



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information. printed 2/13/2024

January 3, 2024

To: Laramie County Planning and Development

Re: Project Narrative, Traffic and Drainage Study Waivers for 6607 Highland Rd.

To whom it may concern:

It is the intent of Dravin Properties and ATR Landscaping LLC to use the property at 6607 Highland Rd to operate a landscaping business. We will use the buildings as an office and for storage of equipment to include vehicles, trailers and equipment. The property will not be a retail store, we do not now nor in the future have any plans to have a nursery, rock yard or any retail sales of landscape supplies and materials. We will occasionally have customers come to the location for consultations or to pay a bill. We are also a dealer for Montana Shed Company. Most (about 80-90%) of that business is done on-line or by phone consultation.

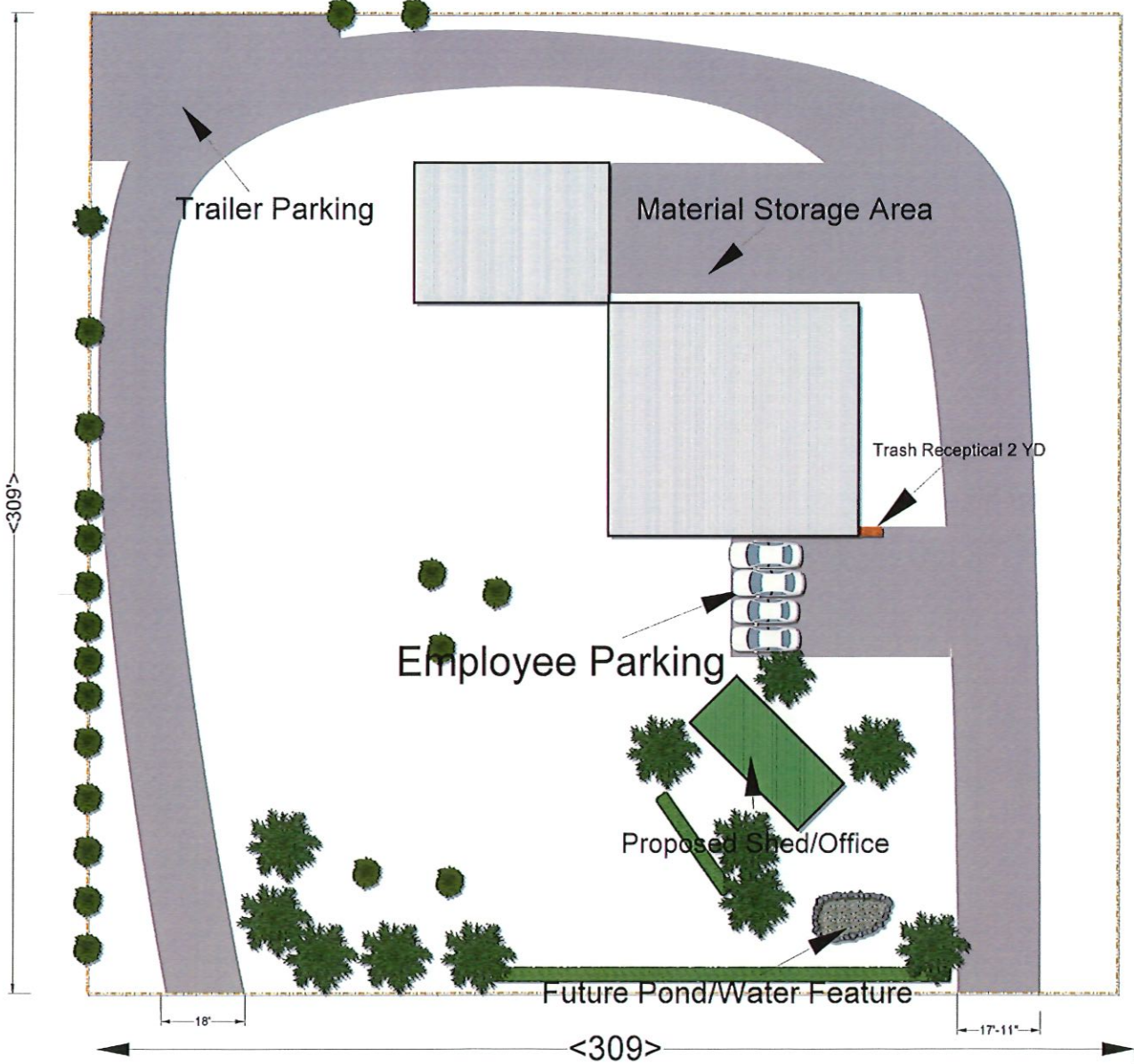
We have anywhere between 8 and 15 employees who come to the property to pick up trucks, trailers, equipment and to receive their assignments for the day. Many of these employees car pool.

We request a waiver of the traffic study as there will be under 200 trips a day. With employees' arrival and departure as well as our crews leaving for the jobsites and returning to the office, we could anticipate on a really heavy day 50 trips maximum.

We further request a drainage study waiver. There are no known drainage issues and the project is unlikely to create a drainage problem. It is not likely to increase the historic impervious area.



6607 Highland Dr. Dravin Properties.



Highland Dr

Notes:
Existing Buildings: 5400 SQFT
Existing Grass: 56000 SQFT
Gravel Dr: 14632 SQFT
Outdoor Storage: 18000 SQFT
Employee Parking: 4 Spaces

ATR Landscaping LLC
6607 Highland Dr
Cheyenne WY 82007
E-mail: frank@atrlandscaping.com
Ph Number: 307-256-9007
Page 1 of 1

Design by:
Frank Dravecky
1/4/2024
Plot Plan REV# 1

SCALE 1/32" = 1'
Revision # 1
Lot Size: 96268 SQFT
Zoning: A-1
No Flood Hazard
No Easements

Permit Notes

Permit Number: PZ-24-00001

Parcel Number: 14661430500600

Submitted: 01/03/2024

Site Address: 6607 HIGHLAND RD

Technically Complete: 01/04/2024

Applicant: Troncin, Suzy
Owner: DRAVIN PROPERTIES LLC

Cheyenne, WY 82009

Approved:
Issued:

Project Description: Board approval for landscape 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>
10/16/2023		Parcels	14661430500600	GENERAL	athenas 03/09/2021: Received inquiry for demolishing existing home to rebuild within the year.	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
01/08/2024		Application	PZ-24-00001	GENERAL	Suzy Troncin payment went through Forte but the payment didn't come through in SmartGov. I added this payment in as a credit card with the last for digits on the card. Added receipts into the submittals and here.	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
01/08/2024		Application	PZ-24-00001	GENERAL	BOCC 2/20/24	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV
01/10/2024		Application	PZ-24-00001	GENERAL	No comments on proposed use. If a formal site plan is needed, the formal site plan should be updated to better reflect existing site layout (building location and orientation on the aerial imagery does not quite match the site layout submitted).	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
01/10/2024		Application	PZ-24-00001	GENERAL	1.No Comment on concept plan. If a site plan is required, there may be a need for measurements to show width of drive around site to verify there is enough room for two-wat traffic.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
01/17/2024		Application	PZ-24-00001	GENERAL	No Comment	MANUEL.MUZQUIZ @LARAMIECOUNT YWY.GOV

Permit Notes

01/19/2024	Application	PZ-24-00001	GENERAL	<p>Depending on the public comment, may need to install a buffer. There are quite a few trees already on the property so may be able to add additional trees to create a more natural buffer.</p> <p>Current plan provided does not comply with the site plan requirements of the LCLUR. There are many items that are missing if Planning does not intend to waive the requirement. Based on the current plan, I cannot determine if the proposed road way and trailer parking follows the setback rules.</p> <p>May have to review the landscaping plan if they plan to remove any of the existing landscaping.</p> <p>Based on the driveway approach dimensions for Rural Commercial, width should be a minimum of 24 feet. Both are under the minimum by at least 6 fees. With the pick up and drop off of trailers, a wider roadway on the property seems necessary.</p>	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
01/22/2024	Workflow	PLAN REVIEW BY ENVIRONMENTA L HEALTH	DEFICIENCY	<p>Engineer plans are required for approval and sizing of current permitted septic system to ensure that it is large enough for intended use. Plans must include exactly what buildings are going to connect to this septic system and how. Second unpermitted septic system cannot be used in any capacity as it was illegally installed and must be properly abandoned and verified by this office. Do not drive over the septic system that will be used by the business, block off if needed to prevent driving over. Keep water features at least 10' from drainfield and 5' from septic tank.</p>	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
01/22/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>The existing approach will need to be upgraded to comply with the LCLUR. The new approach will also need to be built to county standards. Both will need to be reflected appropriately on the upcoming site plan. Contact Public Works for permits prior to project commencement.</p>	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
01/25/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	<p>Planning review 1:</p> <p>1. Apart from the anticipation by the County Attorney that the Board may require additional trees upon public comment, there are no comments outstanding that pertain to Board approval for the proposed use of the property, which is the purpose of this application. County Planning also does not take issue with the proposed use in this application, and thus finds no response is required of the applicant. Second round review deemed not necessary.</p> <p>2. All other comments that pertain to site plan design requirements will be included as initial commentary in the future site plan.</p>	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV

Catherine Cundall

From: AT&T Support Team!. <iluvbigcats@juno.com>
Sent: Wednesday, February 7, 2024 3:55 PM
To: Planning
Subject: project PZ-24-00001

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

To Whom it may concern

The property in question is my next door neighbor.
The original covenants that were on the land when
I purchased the land stated that no business was
to be operated from this property. I realize that doesn't
help me anymore but I think it should be looked at.
It will increase the traffic very close to my property.
I think that is the reason Mr. Ross moved his landscaping
business to property that didn't have the same covenants.
From what I heard they have already moved in.
Richard Gano
4912 Welchester Dr.

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR A LANDSCAPING BUSINESS LOCATED AT TRACT 6,
ANTELOPE HILLS, 1ST FILING, 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 A-1 – Agricultural and Rural Residential Zone District.

And the Board approves the landscaping business use located at Tract 6, Antelope Hills, 1st Filing, Laramie County, WY, on the condition that:

1. A Site Plan must be approved by Laramie County Planning & Development before business commences.

PRESENTED, READ, PASSED, this _____ day of _____, 2024.


LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office