



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Cate Cundall, Associate Planner

DATE: November 7, 2023

TITLE: PUBLIC HEARING Regarding Board Approval for the extension of the Cheyenne Estates MHC located on the south 360' of the east 1/2 Tract 23, Allison Tracts, 1st Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Bill Briggs, on behalf of Cheyenne Estates MHC, LLC of Cheyenne, WY, has submitted a Board Approval application for extending onto land adjoining the existing mobile home park the addition of ten (10) mobile spaces for park model homes, located at 509 East Jefferson Road, Cheyenne, WY. This type of use falls into a Use Requiring Board Approval under any other uses to those permitted in this district provision.

BACKGROUND

Planning has determined the expansion may be a permissible “similar use” under LCLUR § 4-2-104(b)(vii), which requires Board Approval. Ten (10) spaces for park model homes will be created.

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 4-2-104 governing the MR – Medium Density Residential Zone District.

DISCUSSION

The subject property is a 4.89-acre parcel located in the MR zone district. There is a mobile home park and storage facilities on the property currently.

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 is currently served by the South Cheyenne Water and Sewer District.

The subject property is bordered on all sides by the MR Zone District. The area abuts a mobile home community to the east, single family homes to the north and south, and vacant residential parcels to the west. Access to the property will be off East Jefferson Road and interior park roads will be used to reach the new spaces.

Agency comments were received regarding obtaining the proper permits, emergency vehicle access, parking, and size of spaces. All comments must be addressed on the final plot plan following completion of agency reviews and a Site Plan will be submitted to Laramie County Planning and Development if the use is approved.

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. 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 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

and that the Board may approve the expansion of the Cheyenne Estates MHC located at 509 E. Jefferson Road for ten park model home spaces.

PROPOSED MOTION

I move to adopt the findings of fact a and b of the staff report, to approve the Cheyenne Estates MHC Expansion with the following condition:

- 1. A site plan shall be submitted to Laramie County Planning and Development upon approval for the use.**

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Applicant Justification Letter**
- Attachment 3: Agency Review Comments**
- Attachment 4: Pre-App Notes**
- Attachment 5: Project Concept Information**
- Attachment 6: Plot Plan**
- Attachment 7: Resolution**



Cheyenne Estates Mobile Home Community

1723 Silvercreek Lane, Evergreen, CO 80439

September 20th, 2023

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

**RE: Proposed MH Expansion
Compliance with Laramie County Land Use Regulations, Section 1-2-100**

Dear Laramie County

This letter accompanies the Board Approval Application for a proposed 10-Site MH expansion to be located at 509 East Jefferson Road in Laramie County. The letter explains how the application meets the necessary findings as defined in Section 1-2-100 of the Laramie County Land Use Regulations:

- i. The proposed use is in conformance with all applicable development standards.**
 - a. **Existing Land Use:** The proposed site is in an MR (Medium Density Residential) zone adjacent to an active mobile home park that is owned and operated by the applicant. The proposed site is currently used for storage of unoccupied RV campers and trailers.
 - b. **Proposed Land Use:** The proposed use would install ten water, sewer, and electrical hookups so that ten RV sites can be safely and legally occupied. The sites will serve as temporary residences for workers assigned to Cheyenne (Warren AFB, UP RR, etc.) The maximum stay will be six months. The sites will be designed to meet all Laramie County design requirements for both MH and the MR zone.
 - c. **Adjacent Land Uses:** The proposed site abuts a mobile home community to the east, single family homes to the north and south, and vacant residential parcels to the west.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.**
 - a. Applicant has met with South Cheyenne Water and Sewer (SCWS) to review alternatives for connecting to existing water and sewer lines on Jefferson Road and/or Avenue B-6. Applicant will coordinate with SCW&S during the Site Planning process and conform in all respects with SCW&S requirements. With Board approval of the MH land use, Applicant will conduct utility location and land surveys to identify the best utility connections.
 - b. With Board Approval, Applicant will prepare and submit a Site Plan for County approval in accordance with applicable regulations.



iii. There is no defined negative impact to the community.

Cheyenne Estates MH use is and will remain a good neighbor to the community in all respects:

- a. **Visibility:** Because the site is already used for RV and trailer storage, the appearance will not change much. The existing 6-foot wooden privacy fence will remain in place for screening/buffering. The existing 24-foot X 300-foot storage building will block visibility from the west. Per direction from County Planning, additional trees will be planted on the north property line, further screening the site from neighbors.
- b. **Trash:** Per county regulations, a dumpster will be provided, and trash and recycling will be removed at least once per week.
- c. **Noise:** Community rules will enforce the County noise ordinance, with quiet hours from 9 PM to 8 AM.
- d. **Traffic:** Access will be via the applicant's existing access drive on Jefferson Road. According to the Institute of Traffic Engineers' *Trip Generation Manual*, traffic will be negligible (less than 50 vehicles per day) with 6-to-8 vehicles during the evening peak hour. RV's will not move frequently.
- e. **Drainage:** The site will be engineered so as not to increase stormwater runoff from the site.
- f. **Security:** A resident manager's office will be open from 9 AM to 5 PM daily. The site will be surrounded by fences and monitored by security cameras at the entrance

Permit Notes

Permit Number: PZ-23-00119

Parcel Number: 13660810600100

Submitted: 09/20/2023

Site Address: 509 E JEFFERSON RD

Technically Complete: 09/20/2023

Applicant: Briggs, John
Owner: CHEYENNE ESTATES MHC LLC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: Addition of ten MH spaces

<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>
09/26/2023		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comment	LAURA.PATE@LARAMIECOUNTYWY.GOV
09/26/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.</p> <p>2021 IFC requires water supplies to be within 400' of all new buildings.</p> <p>Fire apparatus access roads required per IFC 2021 Section 503.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2020 NEC.</p>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
09/30/2023	09/30/2023	Application	PZ-23-00119	GENERAL	The Drainage Study and Traffic Study waiver letters are not for the correct project/use. However, I will concur with a waiver of both since the use will be somewhat similar.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/02/2023		Application	PZ-23-00119	GENERAL	All Laramie County Land Use Regulations and adopted codes pertaining to emergency services access and egress shall be followed.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
10/02/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Plan review worksheet must be completed including one copy of the complete plans and specifications. Worksheet shall be filed with Environmental Health 30 days prior to the proposed date for bid letting or the start of construction. If the plans are approved, a license/permit application must be submitted, and an inspection must be conducted prior to opening. Units must have 15 feet between units and structures in any direction. For other specific requirements, review the 2009 Cheyenne-Laramie County Campground Regulations.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
10/02/2023	10/02/2023	Application	PZ-23-00119	GENERAL	No comment	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

10/03/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1- The plot plan still shows "RV Campground". Per the project narrative this is to be a "Mobile Home Park". Please clarify the nature of this development action and update/revise the plot plan accordingly.</p> <p>2- Please provide a detail for the ingress/egress from the adjacent mobile home park - Sunnyville Acres.</p>	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
10/24/2023	10/24/2023	Application	PZ-23-00119	GENERAL	<p>1.The original mobile home park to the east allows approximately 45 50 width and 80 100 in length for each mobile home space, a 50 wide roadway with parallel parking spots (which results in approximately 10 each side for parking and 30 roadway), and on the east end it includes 30 of parking space for each mobile home (which can handle 3 vehicles per mobile home). However, the proposed allows approximately 30 for each mobile home space and a 20 roadway. Where will the parking of vehicles be for this area? If vehicles park parallel to each mobile home site, that only allows one vehicle per mobile home. What happens when there is a need for 2 vehicles per mobile home site? Where will they park? Also, what is the distance between the 20 roadway and the mobile home lots? Is there enough room to park a vehicle parallel? Will the parking areas be graveled or paved? Will there be one perpendicular parking stall within the 30 shown? A parking layout needs to be shown in the drawing.</p> <p>2.The length of the mobile home spots is not shown. An average single wide mobile home is 66 80 long. The spaces shown appear to be much shorter than that. What size mobile homes are anticipated to be placed in these spots and how will they be placed (i.e., diagonal, or parallel)? A layout for each site should be shown in the drawing.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
10/25/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>It would be helpful to have an updated and accurate rendering of the project plan for reference. Please include the ingress/egress details and dimensions of all areas where traffic will be flowing. Emergency vehicles must be able to turnaround safely and without restriction.</p>	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV

1.The original mobile home park to the east allows approximately 45 50 width and 80 100 in length for each mobile home space, a 50 wide roadway with parallel parking spots (which results in approximately 10 each side for parking and 30 roadway), and on the east end it includes 30 of parking space for each mobile home (which can handle 3 vehicles per mobile home). However, the proposed allows approximately 30 for each mobile home space and a 20 roadway. Where will the parking of vehicles be for this area? If vehicles park parallel to each mobile home site, that only allows one vehicle per mobile home. What happens when there is a need for 2 vehicles per mobile home site? Where will they park? Also, what is the distance between the 20 roadway and the mobile home lots? Is there enough room to park a vehicle parallel? Will the parking areas be graveled or paved? Will there be one perpendicular parking stall within the 30 shown? A parking layout needs to be shown in the drawing.

Answer: We are planning on adding "Park Model" mobile homes which are 52'x16'. The diagram shows lengths of the lots being from 92' to 79' (see Lots 1 and 4). This length and width allows for parallel parking in the front and an additional parking space on the side of the home, thus giving a minimum of two parking spaces per home. Secondly, our plan is to pave the road and the driveways.

2.The length of the mobile home spots is not shown. An average single wide mobile home is 66 80 long. The spaces shown appear to be much shorter than that. What size mobile homes are anticipated to be placed in these spots and how will they be placed (i.e., diagonal, or parallel)? A layout for each site should be shown in the drawing.

Answer: The homes will be perpendicular to the road and parallel with each other. We would like to add 2 Bedroom x 2 Bath Homes which come in length 52'x16'. If needed due to size restrictions, we can add one bedroom porch models with measurement of 33'x12'.

3. It would be helpful to have an updated and accurate rendering of the project plan for reference. Please include the ingress/egress details and dimensions of all areas where traffic will be flowing. Emergency vehicles must be able to turnaround safely and without restriction.

Answer: The road makes a loop around the storage building. This road will be one-way in a counter clockwise rotation. The entry road will be widened and paved to meet code.



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

DISCLAIMER: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Date: 9/20/23 Staff: JM, JA, CC, BH		Property Owner:	
Project Description: 8-10 mobile homes Park			
Project Location/Address: 509 Jefferson		R #: 0005221	
ATTENDEES/AGENTS/PARTIES			
Applicant John Briggs		Phone 303-815-7497	Email JPB@JCWGroup.net
Other		Phone	Email
Other		Phone	Email
APPLICATION TYPE(S)			
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)		<input type="checkbox"/> Site Plan – For Records	
<input type="checkbox"/> Appeal		<input type="checkbox"/> Subdivision Exemption	
<input checked="" type="checkbox"/> Board Approval		<input type="checkbox"/> Subdivision Permit & Plat	
<input type="checkbox"/> Preliminary Development Plan		<input type="checkbox"/> Variance	
<input type="checkbox"/> Site Plan – Major		<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Site Plan - Minor			
GUIDANCE			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Application Fees:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Copy of Pre-Application Meeting Notes:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Project Narrative Letter/Justification Letter:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Warranty Deed/Lease Agreement:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Plat / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / Zone Change Map:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD		Drainage Plans:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver		Drainage Study:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver		Traffic Study:	



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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction Per W.S. § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



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Pre-Application Meeting Notes

DISCLAIMER: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Miscellaneous Notes:

Can use initial submission make changes to reflect new use

MR. Zone district

8-10 park model mobile homes

move fence to accommodate 20 foot access for fire
circle around storage facility for trucks to get around

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

****Note:** Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

Features of Cheyenne Estates MH Expansion:

Proposed Use:

Addition of ten MH spaces for Park Model Homes (2 bedroom x 2 Bath or 2 Bedroom x 1 Bath) in the adjacent land owned by Cheyenne Estates MHC LLC

Management:

A resident Manager will be located on-site at the Park Office at 509 East Jefferson Road.

Sites:

Ten gravel MH Sites will each have clearly staked and defined boundaries.

For fire safety, at least 15 feet will be provided between all units.

Entrance and Interior Circulation:

Widened (20' wide) entrance drive and site frontage drive.

Asphalt drives will be designed to all-weather standards for use by emergency vehicles and pedestrians.

Site Engineering:

The site and utilities will be surveyed upon Board approval of MH use.

Engineering will comply with all applicable building codes and state and local regulations.

Potable Water:

Looped, 2" water line, in compliance with SCW&S District approval.

Each site with ¾-inch service standpipe to each site equipped with a back-flow preventer.

Sewer:

Connecting to current South Cheyenne Water and Sewer system in Cheyenne Estates per South Cheyenne Water and Sewer guidance

Facilities will meet all Laramie Co. Environmental Health and S. Cheyenne Water and Sewer standards.

Electrical:

BHE will build to a transformer and Cheyenne Estates will install secondary and meter pedestals.

Ten, 50-Amp site supplies will require two, 320-Amp services with 2 electric meters.

Stormwater Drainage:

The lots will be properly graded and drained.

Solid Waste Management:

One dumpster and one recycling bin will be provided with weekly collection.

A concrete pad and fenced enclosure will be provided to accommodate two dumpsters.

Fences, Lighting and Landscaping:

Existing 6' privacy fences will remain on North, West, and South sides of the location .

Four existing streetlights will remain lighted at night to prevent injury.

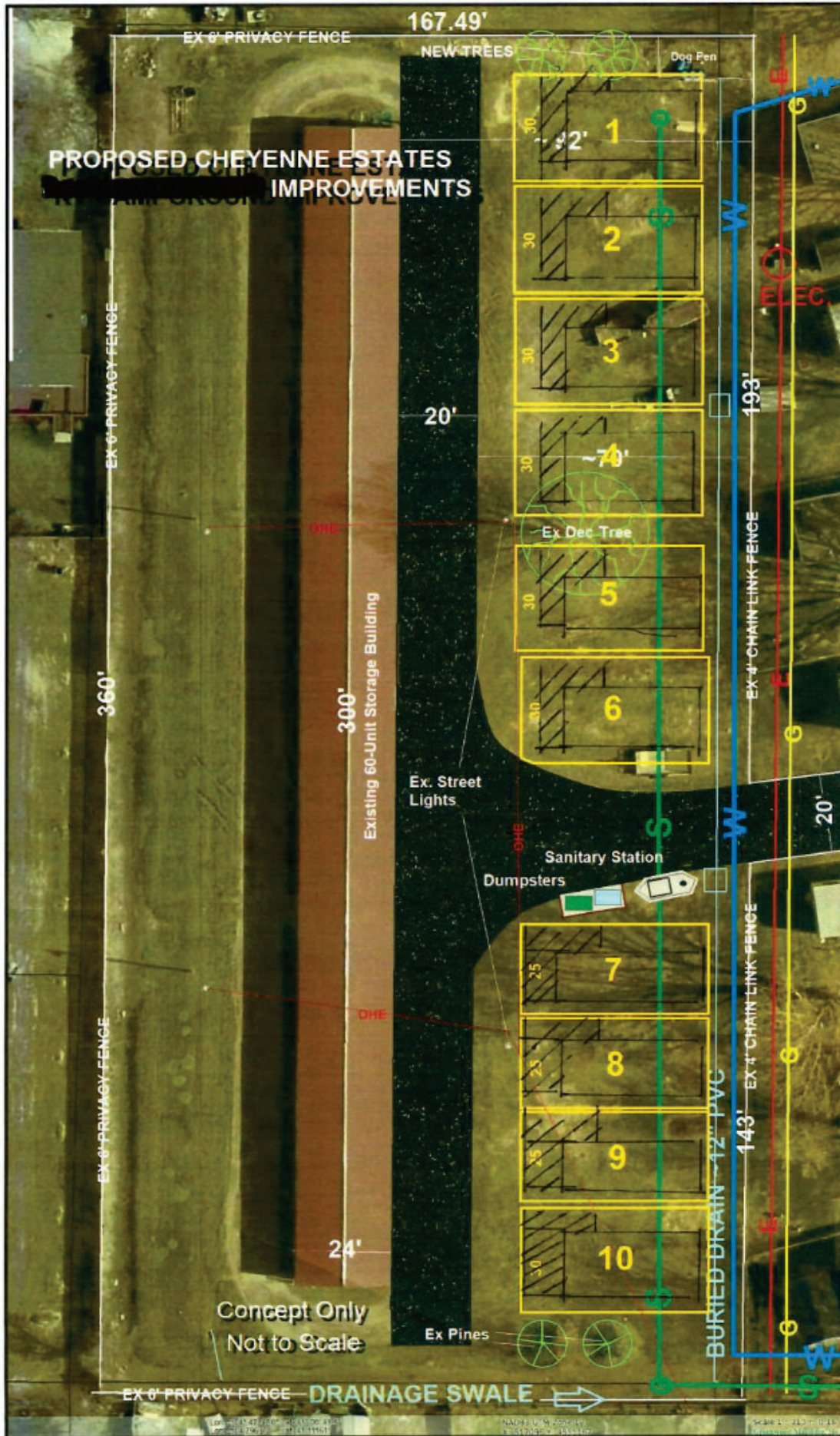
Landscaping will exceed County standards.

Three existing mature trees (two pines and one deciduous) will remain.

Additional trees will be provided along the north fence to provide screening

Shrubs will provide additional screening and delineation between sites.

Foliage species will be selected from City of Cheyenne Forestry list of recommended Trees and Shrubs



RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR THE ADDITION OF TEN PARK
MODEL HOME SPACES AT THE CHEYENNE ESTATES MHC LOCATED ON THE
SOUTH 360' OF THE EAST 1/2 OF TRACT 23, ALLISON TRACTS, 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 4-2-104 governing the MR – Medium Density 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 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zone District.

And the Board approves the addition of ten park model home spaces at the Cheyenne Estates MHC on Tract 24, Allison Tracts, 1st Filing, Laramie County, WY.

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

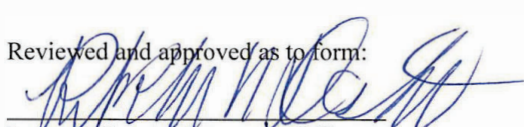
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office