



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Brett Walker, Planner

DATE: April 3, 2018

TITLE: Review and action of a PUD Amendment (Zone Change) for Winkler PUD Amendment, Laramie County, WY; located adjacent to the south across Tate Rd.

EXECUTIVE SUMMARY

Robert J Winkler has submitted an application for a Zone Change for Winkler PUD Amendment to the Laramie County Planning and Development Office for the following location: a portion of Tracts 22 and 23 and a portion of land in the NE corner of Section 36 also known as 7508 Tate Road and across Tate Road to the south. The application has been submitted for the purpose of allowing outside storage on a greater portion of the property south of Tate Road.

BACKGROUND

The original PUD was approved by the Board of County Commissioners on October 21, 2014. The existing regulations do not allow for outdoor storage on the portions of the PUD that are the subject of the amendment. These sub-district areas are listed as “Business Equipment Parking (BP)”, “Office and Garage (OG)”, and Storage Warehouses and Storage Pods (SWSP) as listed in the adopted PUD. The proposed PUD Amendment essentially removes “Outdoor Storage” from the prohibited uses in these districts and adds it to the uses by right. As the proposed Amendment involves changes to the text of the document, a revised PUD Map is not required.

The recommendation and approval of the original PUD was the subject of significant neighborhood concern and public comment. Since the original PUD approval, there has apparently been little effect on the surrounding area.

Pertinent Regulations

1-2-103 (b) of the Laramie County Land Use Regulations governing required findings of the Planning Commission to recommend approval of a change in zone district.

4-2-112 of the Laramie County Land Use Regulations, governing requirements for the PUD (Planned Unit Development) zone district.

AGENCY REVIEW

Please see attached “Agency Comment Report”

DISCUSSION

Future Land Use

PlanCheyenne

The Future Land Use Plan describes this property as best suited for Urban Residential (UR) uses. Uses within this area include primarily a broad variety of residential types. Secondary uses include open space and recreation, schools, places of worship, and other public uses, where neighborhood commercial may be appropriate in newly developing areas.

Laramie County Comprehensive Plan

The LCCP 2016 contemplates Urban Rural Interface (URI) as the future land use. The Urban Rural Interface areas identified in the Land Use Plan Map are 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. While some of these areas may include existing agricultural uses, it is anticipated they are more service-oriented and may change and develop over time.

Development

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i.* That the zoning district maps or regulations are consistent with plans and policies of Laramie County; or
- ii.* That the original zoning classification given to the property was inappropriate or improper; or
- iii.* That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Under section 4-2-112 of the Laramie County Land Use Regulations, the PUD (Planned Unit Development) zoning district is intended to permit flexibility and creativity in site and building design and location, and prevent adverse impacts and protect public health, safety, and welfare. Design excellence or the provision of outstanding public amenities shall be considered when adopting a PUD. A PUD may be appropriate when at least one of the following is incorporated:

- i. Development of compatible land uses that provides private and common spaces for recreation, circulation, or open space.
- ii. Conservation of natural features or development of desirable amenities.
- iii. Creation of areas for mixed uses not ordinarily permitted together in other districts that are to the benefit to the development and that are so designed as to prevent negative impacts to the surrounding areas. Industrial uses may be development with other uses when negative impacts are proven to be mitigated.
- iv. Creation of large areas for a wide variety of commercial or industrial uses such as shopping centers and their associated developments so that these uses can benefit from combined planning and standards.

The applicant is claiming the third criteria for justification of the change in zone district.

The definition of Outdoor Storage in the existing PUD, and unchanged in the proposed Amendment, is as follows:

...the storage, not in an enclosed building, of any material including items for sale, lease, processing and repair for a period of greater than 24 hours.

The definition of Salvage Yard in the existing PUD, and unchanged in the proposed Amendment, is as follows:

...a property where materials are extracted from non-usable equipment, structures, or vehicles and stored for resale in accordance with State requirements.

As of today, staff does not believe that approval of this PUD Amendment will drastically change the area and that mitigation measures included in the current PUD ensure the site will be adequately buffered, should the PUD Amendment be approved.

At the March 8th, 2018 Planning Commission public hearing, testimony was heard from the applicant and one neighbor, Dawn Irvine. Ms. Irvine voiced her concerns about the development as she had on the original application of outdoor storage on the lot and how it affected her property. The Planning Commission recommended approval of the zone change with a 4-0 vote.

A site plan will be required before any further development can occur.

FINDINGS

APPROVAL FINDINGS:

Based on evidence provided, the Board finds that:

- a.** This application meets the criteria for a zone change recommendation pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b.** This application meets the criteria for a zone change pursuant to sections 4-2-112 of the Laramie County Land Use Regulations.

PROPOSED MOTIONS

I move to approve the PUD Amendment for the Winkler PUD, located in Foster Tracts: Portions of Tract 22 and 23, AND a Tract in a Portion of the NE 1/4 of Section 36, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY, and adopt the findings of facts “a” and “b” of the staff report.

ATTACHMENTS

Attachment 1: Staff Aerial Map

Attachment 2: Applicant’s Justification Letter

Attachment 3: Agency Comment Report

Attachment 4: Original Winkler PUD

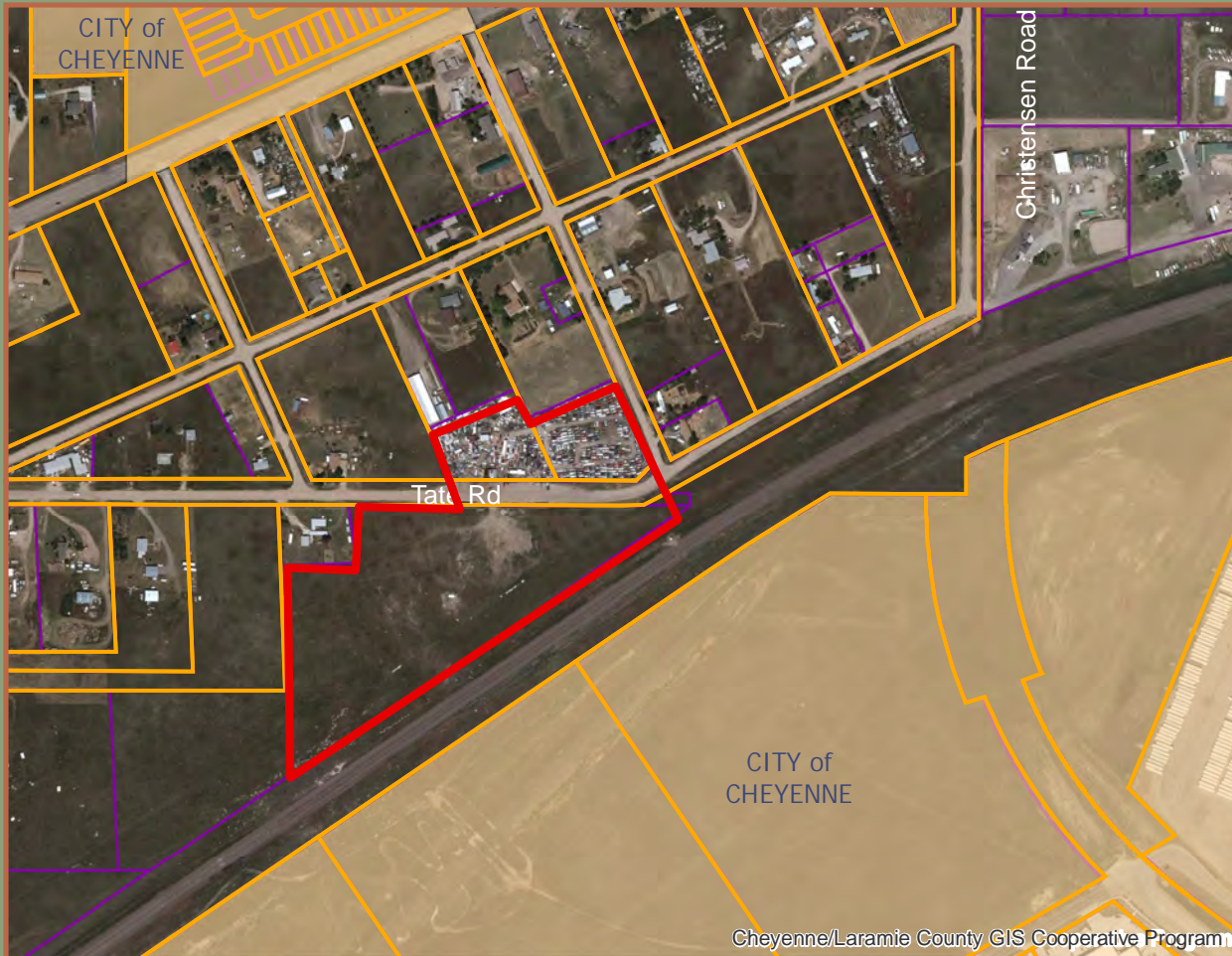
Attachment 5: Resolution

**Attachment 6: Resolution Attachment ‘1’ - Amendment To Winkler Planned Unit
Development Regulations**

Attachment 7: Resolution Exhibit ‘A’ – Winkler PUD Map

PZ-18-00013 Winkler PUD Amendment

1 inch = 600 feet



Laramie
County,
Wyoming



Date: 3/2/2018

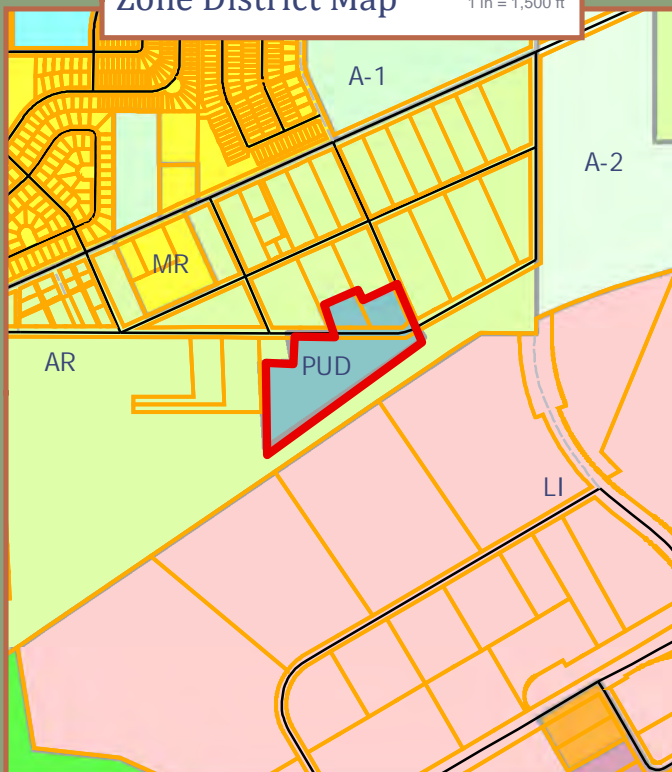
This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS)

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.

Cheyenne/Laramie County GIS Cooperative Program

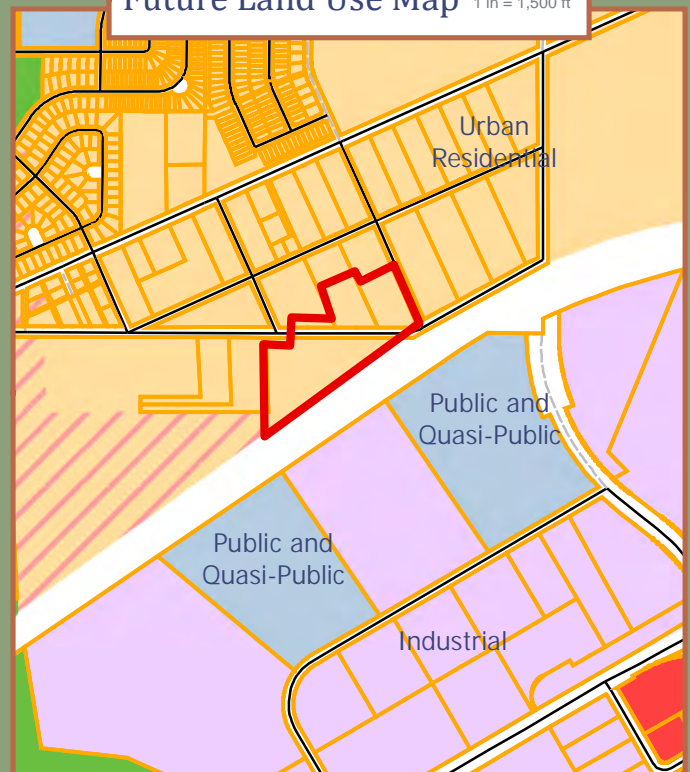
Zone District Map

1 in = 1,500 ft



Future Land Use Map

1 in = 1,500 ft



JUSTIFICATION DOCUMENT

Justifications to permit the requested zone change by amendment of the PUD are as follows:

1. **Transition Area** -- The subject property area involved in this request is a transition area zoned Planned Unit Development ("PUD") that is directly in contact with railroad tracks and an industrial park zoned Heavy Industrial ("HI"). The word "transition" is not defined in the Laramie County Land Use Regulations, but the ordinary dictionary meaning is to "change from one state or condition to another." (Merriam-Webster on line dictionary). This transition area is bounded by Tate Road on the North, Whitney Road on the West, Christensen to the east and by the UP railroad right of way and tracks on the South. The Railroad right of way shares a common lengthy border with the transition area. To date, there appear to have been no resident complaints that the adjoining HI area has impacted the PUD zone in any manner.

Should the Board see fit to approve this application for a zone change, it is difficult, if not impossible to see how such a change could exert any negative influence on the transition area and/or its residents.

2. **Current Use of Adjoining Winkler parcels** -- The current use of the two Winkler parcels immediately north of Tate Road (collectively Tract 1) from the subject property is dedicated to the Winkler's recycling business located at the street address of 7508 Tate Road. The Winklers have operated this recycle business at this location since 1992 pursuant to a conditional use permit granted by Laramie County through October 20, 2014 and beginning on October 21, 2014, a PUD Salvage Yard Sub-District Zone.

3. **Current Zoning** -- The current zoning of the subject property is PUD and the surrounding area is AR, which generally permits agricultural activities and/or residential uses.

4. **This Request** -- Is for Phase II and is to amend to the existing PUD to simply remove the prohibited use of outdoor storage on Tracts 2 (BEP), 3 (OG) and a portion of Tract 4 (SW/SP) on the Winkler's property located south of Tate Road. The reason for the request is to permit Winklers to have room to operate their business in a more efficient manner such that it is not forced to crush assets that have more value as part donors than scrap. In addition, the area storage market is near saturation, hence not as much storage and pod space is needed as originally planned.

5. **Character of Existing Neighborhood** -- The existing neighborhood consists of mostly rural-type of single-family residences. The lots occupied by these

structures are significantly larger than a standard city building lot and the present owners use these areas for anything from parking semi-tractor trailers to keeping various mechanical and automotive treasures. It would be an unreasonable stretch to conclude that a properly screened place to store Mr. Winkler's business inventory would change or endanger the character of the existing neighborhood or community as a whole. Mr. Winkler will use all reasonable efforts to insure that his business will blend in with the neighborhood, as well as the larger transition area.

6. **Neighbors feelings about the request** -- Prior to undertaking his 2014 PUD zone change application request, Mr. Winkler made it a point to personally speak to each of his neighbors in the notification area, and some beyond that, regarding what concerns, if any they might have harbored. The universal response was fairly characterized as "it is your property, and you should use it as you see fit." Since that zone change Mr. Winkler has not encountered any neighbor complaints concerns or problems.

7. **Flexibility of Plan Cheyenne** -- Any plan must possess the flexibility to be occasionally amended to reflect changes in circumstance, changes in development patterns and to correct errors and/or inadequacies of the original plan. A plan without this capacity is more readily characterized as a mandate, rather than a plan. The Executive Summary of Plan Cheyenne, at page 7, expressly sets out the ability to change codes and to make amendments to the plan as needed.

A. Given that Plan Cheyenne possess the necessary flexibility to permit the requested change to allow Winklers to operate their business and to engage in the same outdoors storage of inventory on the south side of Tate Road as it has on the north side of Tate Road for decades, such flexibility should clearly be employed to permit the same productive use of property on both sides of Tate Road in a manner that is in harmony with the surrounding neighborhood.

8. **Without a Zone Change** -- The Winklers are left without full use of their property which will have a negative impact on their business and ultimately on Laramie County. This will work an undue economic hardship on the Winklers and those they employ and serve in the community.

1-25-18

PZ-18-00013
ZONE CHANGE

Cheyenne MPO: Nancy Olson COMMENTS ATTACHED 02/12/2018

The MPO feels that straight zoning with inherent conditions for this property would be better than a PUD allowing unrestricted uses. The reasons for this are given below.

The eastern side of the city continues to be the principal place for growth. With the Christensen Road extension and UP RR overpass coming soon, this eliminates a large barrier to development and will open many new land development possibilities. Therefore, the area will attract urban businesses and residential development whereas the Winkler property and this type of usage is more conducive to rural locations.

County Engineer: Scott Larson COMMENTS ATTACHED 02/20/2018

1. I am ok with granting a waiver at this time for a detailed Traffic Study and Drainage Study based on the information provided.
2. I would strongly suggest the County not entertain the idea of vacating the right of way for Tate Road.
3. I have no comments regarding the PUD map.

County Public Works Department: David Bumann COMMENTS ATTACHED 02/21/2018

1. Vacation of Tate road will not be considered under this format.

Agencies with no comment:

County Assessor, Environmental Health Department, Building Office

Agencies not responding:

County Real Estate Office, County Treasurer, County Conservation District, Wyoming State Engineer's Office, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 2, SunCor Energy USA Pipeline

RESOLUTION NO. 141021-20

ENTITLED: A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM AR (AGRICULTURAL RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) FOR FOSTER TRACTS: PORTIONS OF TRACT 22 AND 23, AND A TRACT IN A PORTION OF THE NE 1/4 OF SECTION 36, T. 14 N., R. 66 W., OF THE 6TH P.M., LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §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, the proposed zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103 of the Laramie County Land Use Regulations; and

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

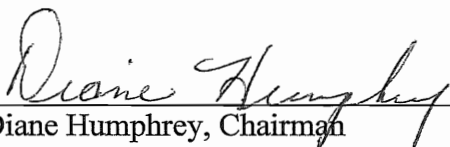
The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone change pursuant to sections 4-2-112 of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a zone change recommendation pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.

and that the Board approves a change in zone district from the AR (Agricultural Residential) zone district to the Winkler PUD (Planned Unit Development) zone district for the area designated in the PUD map Exhibit "A" included in Attachment "1" Winkler PUD Development Regulations and legally described as Foster Tracts: Portions of Tract 22 and 23, AND a Tract in a Portion of the NE 1/4 of Section 36, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY.


PRESENTED, READ AND ADOPTED THIS 21st **DAY OF**
October, 2014.

LARAMIE COUNTY BOARD OF COMMISSIONERS

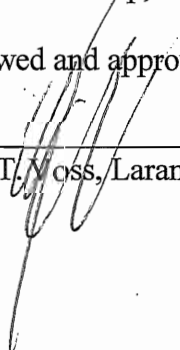

Diane Humphrey, Chairman



ATTEST


Debra K. Lathrop, Laramie County Clerk

Reviewed and approved as to form:


Mark T. Moss, Laramie County Attorney



RECP #: 650982

RECORDED 12/10/2014 AT 2:13 PM BK# 2419 PG# 1623
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 13



RECP #: 649907

RECORDED 11/20/2014 AT 4:01 PM BK# 2417 PG# 561
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2



RECP #: 647920

RECORDED 10/23/2014 AT 12:31 PM BK# 2412 PG# 1310
Debbye Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

PLANNED UNIT DEVELOPMENT REGULATIONS FOR WINKLER PUD

(Amended 10-8-14)

SECTION I

A. INTENT AND PURPOSE

The purpose of this Planned Unit Development (PUD) is to permit a variety of uses to be located on the same site and/or within the same buildings and to enable these uses to function as a community or neighborhood without the separation of such uses as is usually required by traditional zoning development standards. Uses shall be integrated in such a manner that they are compatible in form and function and conform to consistent development and aesthetic concerns throughout.

The Winkler PUD permits salvage yard, business equipment parking, office/garage and storage units and storage Pods uses and is intended to mitigate impacts of such uses on surrounding properties facilitating a transition from these uses to agricultural residential in as seamless a manner as possible. This PUD encourages creation of a quality-constructed environment to include screening and buffering and preservation of neighboring viewsapes and property values through innovation in placement of buildings, setbacks, open space and through the use of fencing, screening and landscaping.

SECTION II

A. Sub-Districts Identified

The attached Winkler PUD Zone Change Master Plan Map, designates the desired range of uses across the PUD. While the intent of these designations is to encourage specific uses in specific areas, the boundaries of such areas are conceptual and minor adjustments of less than 20% in length, distance and/or area may be made to align with future plat lines and topographical or functional requirements; such changes are subject to submittal of a revised map to the Laramie County Planning and Development Office and shall require administrative approval. The Sub-Districts shown on the Map are Salvage Yard use, Business Equipment Parking use, Office and Garage use, and Storage Warehouses and Storage Pod use.



RECP #: 650982
RECORDED 12/10/2014 AT 2:13 PM BK# 2419 PG# 1624
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 13

1. **Salvage Yard (SY):**

The Salvage Yard Sub-District is intended for the following uses that are not ordinarily located adjacent to agricultural residential uses due to the nature, scale or intensity of operations. Allowed uses in this sub-district are expressly and specifically limited to: Salvage Yard use, Office use, Storage Warehouses, Storage Pods, Tow Yard Parking, Outdoor Storage, Landscaping and Lawn Care businesses all as defined in this PUD document.

2. **Business Equipment Parking (BEP):**

The Business Equipment Parking Sub-District is intended for parking of business equipment as defined in Section V herein of this PUD document.

3. **Office and Garage (OG):**

The Office and Garage Sub-District is intended for office and/or garage use, with those terms assigned the meanings contained in Section V of this PUD document.

4. **Storage Warehouses and Storage Pods (SWSP):**

The Storage Warehouses and Storage Pods Sub-District is intended for storage warehouses and/or storage pods, with those terms assigned the meanings contained in Section V of this PUD document.

B. SPECIFIC STANDARDS

1. Salvage Yard (SY) Sub-District Standards

This section shall apply to the Salvage Yard Sub-District as identified on the Winkler PUD Master Plan Map and in addition to any other applicable standards herein.

a. Intent

This PUD is conceived with the intent to permit Salvage yard use within that sub-district. The thrust behind this plan is to permit such use when appropriately screened. The following standards shall apply to this sub-district:

b. Uses By Right:

- i. Offices
- ii. Salvage yard
- iii. Outdoor storage
- iv. Storage warehouses and/or Storage Pods
- v. Tow yard parking.
- vi. Landscape/lawn care business.



c. Additional Standards:

- i. Height: Total building height shall not exceed thirty (30) feet
- ii. Maximum site coverage: Total building, parking and outdoor storage area shall not exceed one hundred (100) percent of the property area.
- iii. Building Setbacks: All setbacks shall be twenty five (25) feet from all dedicated public rights-of-ways, twenty (20) feet from all other property lines.
- iv. PUD applicant shall have the period of one (1) year from the date of adoption by the Laramie County Commissioners of this PUD to complete screening of this sub-district.

2. Business Equipment Parking (BEP) Sub-District Standards

This section shall apply to the Sub-District designated for Business Equipment Parking use as shown on the Winkler PUD Master Plan Map.

- a. The following standards shall apply to this sub-district:

b. Uses By Right:

- i. Parking of business equipment as defined in Section V of this PUD

c. Additional Standards:

- i. Height: Total building height shall not exceed thirty (30) feet
- ii. Maximum site coverage: Total building, and parking area shall not exceed ninety (90) percent of the property area.
- iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, and property lines adjoining railroad right-of-way shall have a zero (0) foot setback.

d. Prohibited Uses.

- i. Outdoor storage.
- ii. Adult Entertainment Centers.

3. Office and Garage (OG) Sub-District Standards

This section shall apply to the Sub-District designated for Office and Garage use as shown on the Winkler PUD Master Plan Map.



- a. The following standards shall apply to this sub-district:
- b. Uses By Right:
 - i. Office and/or garage use as defined by Section V of this PUD.
 - ii. Landscape/lawn care business.
- c. Additional Standards:
 - i. Height: Total building height shall not exceed thirty (30) feet.
 - ii. Maximum site coverage: Total building and parking area shall not exceed eighty (80) percent of the property area.
 - iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, twenty (20) feet from all other property lines, except property lines adjoining railroad right-of-way that shall have a zero (0) foot setback.
- d. Prohibited Uses.
 - i. Outdoor storage.
 - ii. Adult Entertainment Centers.

4. Storage Warehouses and/or Storage Pods (SWSP) Sub-District Standards

This section shall apply to the Sub-District designated for Storage Warehouses and/or Storage Pods use as shown on the Winkler PUD Master Plan Map.

- a. The following standards shall apply to this sub-district:
- b. Uses By Right:
 - i. Storage warehouses and/or storage pod use as defined by Section V of this PUD.
 - ii. Landscaping/lawn care business.
- c. Additional Standards:
 - i. Height: Total building height shall not exceed twenty (20) feet.
 - ii. Maximum site coverage: Total building and parking area shall not exceed eighty (80) percent of the property area.



iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, one hundred (100) feet from all other property lines, except property lines adjoining railroad right-of-way that shall have a zero (0) foot setback.

d. Prohibited Uses

- i. Outdoor storage.
- ii. Adult Entertainment Centers.

SECTION III

General Standards

In accordance with § 4-2-112 of the Laramie County Land Use Regulations as amended, the following standards shall govern the entirety of this PUD. Where this PUD does not address specific uses, setbacks or other standards, the Laramie County Land Use Regulations as amended shall apply in addition to any other applicable state or local development standards or regulations.

A. Prohibited Uses:

The following uses are specifically prohibited for all areas governed by this PUD:

- 1. Expansion of the salvage yard inventory from the existing salvage yard sub-district as identified in this PUD.
- 2. Outdoor Storage, except as specifically permitted herein.
- 3. Adult Entertainment Uses.

B. Allowed Uses:

Uses allowed in this PUD are specifically and expressly listed by Sub-District in this document.

C. Signage:

- 1. Signage size is expressly limited to a maximum of one hundred (100) square feet per sign.
- 2. The maximum number of signs for property identified in this PUD shall be as follows:
 - a. One (1) sign for Sub-district SY.



- b. One (1) collective sign for all other Sub-districts.
 3. Permitted Signs in all Sub-districts.
 - a. All signage shall be Building signs or low profile Ground signs as defined in Section V.
 - b. All other types of signs, including but not limited to billboards, illuminated signs and electronic message centers are expressly prohibited.
 4. Sign materials and colors shall be selected to blend in with the surrounding area and the structures.
 5. Signage shall be used to provide way finding and location that is consistent with and promotes the uniqueness and quality of the PUD, and is to be expressly fashioned and installed to preserve the unique character of the surrounding neighborhood and to prevent adverse impacts to neighboring properties.

D. Parking:

All parking shall conform to the requirements of Section 2-2-131 of the Laramie County Land Use Regulations as amended.

E. Site Plan:

A site plan shall be submitted prior to any development activity or change of use on any tract in accordance with Section 2-2-133 of the Laramie County Land Use Regulations as amended.

F. Lighting Performance Standards:

1. All outdoor lighting shall be designed to be shielded and downcast so that no direct or reflected rays of light will shine directly onto surrounding properties.
2. No blinking, flashing intermittent or fluttering lights or other illuminated device that has a changing light intensity, brightness or color shall be permitted.
3. A lighting plan shall be provided identifying the type, brightness and location of all outdoor lighting with each required site plan and shall be approved in conjunction with each required site plan.
4. All lighting shall be in conformance with the Laramie County Land use Regulations as amended.



G. Landscaping:

In order to soften the aesthetics for neighboring residential property owners and further protect said property values, the non salvage yard property governed by this PUD shall be landscaped in native plants and grasses, bushes, shrubs and trees as set forth in Section H below.

H. Screening and Buffering Requirements:

1. Screening shall be accomplished by use of solid fencing that is selected to integrate into the natural landscape, as well as planting of approved trees and shrubs. Such screening shall be installed separating non salvage yard uses from each other, including interior lot lines in order to soften and minimize any appearance of industrial usage, to enhance the aesthetics within the PUD and to further preserve neighboring property values.

2. Buffering from neighboring residential properties shall be accomplished by providing a one hundred (100) foot open space between non salvage yard uses and the residential properties west thereof. Such open space shall be planted in native grasses, bushes, shrubs and trees (both deciduous and coniferous) as set forth herein.

3. All outdoor storage must be screened from view of adjacent properties and rights of way.

4. The following are identified as specific species of plants that may be used to fulfill the requirements of Sections G and H:

1. Trees:

- a. Fremont Cottonwood
- b. Chinese Elm
- c. Colorado Blue Spruce
- d. Aspen
- e. Douglas Fir
- f. Thinleaf Alder

2. Bushes/Shrubs:

- a. Rocky Mountain Juniper
- b. Wax Currant
- c. Lilac
- d. Chokecherry



RECP #: 650982

RECORDED 12/10/2014 AT 2:13 PM BK# 2419 PG# 1630
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 8 OF 13

3. Native Grasses:
 - a. Western Wheatgrass
 - b. Buffalo Grass
 - c. Switchgrass
 - d. Blue Grama
 - e. Fescue

I. Fencing:

1. Solid/opaque fencing is required; except as specified elsewhere in this document.
2. Maximum fence height shall be seven (7) feet for all sub-districts of this PUD.
3. Fences shall not be allowed within any right-of-way.
4. Fences shall not be constructed within any established sight triangle or vision clearance area.
5. No fence shall be constructed within which hinders or obstructs access to any fire hydrant or is within a three (3) foot radius of any fire hydrant.
6. No fence shall be constructed within two (2) feet of any public sidewalk.
7. Fencing setbacks shall be as follows:
 - a. Salvage Yard sub-district fencing shall have a zero (0) foot setback from the property lines.
 - b. Business Equipment and Parking sub-district shall have a zero (0) foot setback from all property lines, including internal lot lines separating sub-districts within the PUD.
 - c. Office and Garage sub-district shall have a zero (0) foot setback from all property lines, including lines separating sub-districts within the PUD.
 - d. Storage Warehouses and Storage Pods sub-district shall have a zero (0) foot setback from all property lines, except the west property line which fencing setback shall be one hundred (100).



J. Water and Sewer:

1. No water system is proposed at this time. Water service to each lot shall be provided by public water system or separate wells; all wells shall be properly permitted and sized for the proposed use(s) and shall comply with all applicable Federal, state and local regulations.

2. No sewer system is proposed at this time. Sewage disposal shall be provided by a public sanitary sewer system or with a septic leach field for each lot, properly sized for the proposed use(s), certified by an engineer licensed in Wyoming, and shall comply with all applicable federal, state and local regulations.

K. Exceptions:

1. Fences, screening and buffering:

a. Solid fencing is not required in cases where the natural terrain or living plant materials provide the necessary screening or buffering.

b. The Laramie County Director of Planning and Development may waive the requirement to screen between uses where not visible from outside the property.

c. Where screening is not required, or is provided by living materials or topographic means, primary uses may utilize chain link or other fencing for security purposes.

L. Design Standards:

1. Building design.

a. Any building facing a neighboring property that is not otherwise shielded from view by topographical means or other screening or buffering measures shall incorporate faux windows and shutters into its design, so as to maintain the neighboring view shed quality consistent with the residential character of the surrounding area. Such faux windows and shutters shall be spaced at a rate of one (1) per every fifty (50) feet of otherwise unshielded building structure.

SECTION IV

Existing Regulations

All items not included or specifically called out herein shall comply with the Laramie County Land Use Regulations as currently adopted and as may be amended from time to time.



SECTION V

Definitions:

"Business Equipment" as used herein shall mean any equipment used on the salvage yard site in the course of its normal, ordinary business operations, including but not limited to semi tractors and trailers, heavy equipment, transport trucks and roll-off containers. It is expressly understood and agreed that this definition does not include inventory of the business that is to be crushed or otherwise disposed of. Further, the term "Business Equipment" shall not include items that are abandoned or inoperable vehicles not currently registered, or for crushing, incineration, disposal, destruction or dismantling of any type.

"Business Equipment Parking" as used herein shall include the items identified in the definition of "Business Equipment " above and shall specifically exclude "Outside Storage" as defined below.

"Business Inventory" as used herein shall mean anything that is not equipment of the salvage yard used in the course of its normal, ordinary business operations, including but not limited to old automobiles, scrap metal, appliances and like or similar crushables. It is expressly understood and agreed that this definition includes anything that is not business equipment as defined above.

"Salvage Yard" as used herein shall mean a property where materials are extracted from non-usable equipment, structures, or vehicles and stored for resale in accordance with State requirements.

"Office" as used herein shall mean a building, room or rooms in which the affairs of a business, professional person, or a branch of government, etc., are conducted.

"Garage" as used herein shall mean a structure used to store, keep safe and/or service smaller, non-titled tools and equipment associated with the salvage yard trade, i.e. torches, welders, cutting equipment, lawn mowers, weed trimmers, as well as personal use. This definition expressly and specifically prohibits any storage of business inventory as defined herein.

"Storage Warehouses" as used herein shall mean a building or group of buildings containing separate storage spaces which may be leased or rented on an individual basis.

"Storage Pods" as used herein shall mean a storage structure or structure(s) designed to be used solely for the storage and use of personal equipment and possessions of the occupants of a residence or the operators of a business, and are designed and intended for transport.



"Outdoor Storage" as used herein shall mean the storage, not in an enclosed building, of any material including items for sale, lease, processing and repair for a period of greater than 24 hours.

"Adult Entertainment Center" as used herein shall mean any facility, establishment, business or place where modeling, posing, exhibition, display, or exposure, of any type, whether through book, pictures, film displays, live performance, dance, or modeling, that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following:

- a. any actual or simulated specified sexual activities,
- b. specified anatomical areas,
- c. the removal of articles of clothing, or
- d. appearing nude or semi-nude.

"Landscaping Business" as used herein shall mean any business engaged in the modification for pay, of a site for aesthetic or functional purposes, including any combination of living plants, natural and structural features.

"Lawn Care Business" as used herein shall mean any business engaged for pay in the upkeep and maintenance of lawns and/or yards through the use of mowers, tractors and/or hand tools/equipment to trim, care for, maintain, install, remove or otherwise care for grass and related plant life.

"Open Space" as used herein shall mean areas retained for use as active or passive recreation areas or as resource protection areas that remain in an undeveloped state.

a. Active: Open space that may be improved and set aside, dedicated, designated or reserved for recreational facilities.

b. Passive: Open space that is unimproved and set aside, dedicated, designated, or reserved for public or private use.

"Building Sign" as used herein shall mean signs that are attached to a building facing the street. Building signs are expressly limited to one (1) sign per fifty (50) feet of building frontage.

"Ground Sign" as used herein shall mean signs that are low profile, that is, less than eight (8) feet in height, and are free standing and shall be a minimum of ten (10) feet from a right-of-way.



RESOLUTION # _____

ENTITLED: A RESOLUTION APPROVING “WINKLER PUD”, A PUD AMENDMENT FOR FOSTER TRACTS: PORTIONS OF TRACT 22 AND 23, AND A TRACT IN A PORTION OF THE NE ¼ OF SECTION 36, T.14N., R.66W. OF THE 6TH P.M., LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §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 Zone Change pursuant to section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a PUD – Planned Unit Development pursuant to section 4-2-112 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 is in compliance with section 1-2-103(b) of the Laramie County Land Use Regulations.
- b. This application is in compliance with section 4-2-112 of the Laramie County Land Use Regulations.

and the Board approves the “Winkler PUD”, a PUD Amendment for Foster Tracts: Portions of Tract 22 and 23, AND a Tract in a Portion of the NE 1/4 of Section 36, T. 14 N., R. 66 W., of the 6th P.M., Laramie County, WY, as shown in the PUD map Exhibit ‘A’ included in Attachment ‘1’ Amendment to Winkler PUD Regulations document.

PRESENTED, READ, PASSED, APPROVED AND ADOPTED this _____ day of _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney

Attachment '1'

AMENDMENT TO WINKLER PLANNED UNIT DEVELOPMENT REGULATIONS

(Amended 1-30-18)

SECTION I

A. INTENT AND PURPOSE

The purpose of this amendment is to remove the prohibited use of outdoor storage of business inventory on Tracts 2 (BEP), 3 (OG) and a portion of Tract 4 (SW/SP) on the Winkler PUD property located south of Tate Road. The purpose for the request is to permit Winkler room to operate their business in a more efficient manner such that it is not forced to crush assets that have more value as part donors than scrap. In addition, the area storage market is near saturation, hence less storage and pod space will be needed than was specified in the original PUD.

The original Winkler PUD approved in 2014 permits salvage yard, business equipment parking, office/garage and storage units and storage Pods uses and was intended to mitigate impacts of such uses on surrounding properties facilitating a transition from these uses to agricultural residential in as seamless a manner as possible. It strongly encouraged creation of a quality-constructed environment through special emphasis on appropriate screening, buffering and fencing to preserve neighboring viewsapes and property values as well as through innovation in placement of buildings, setbacks, open space and landscaping.

SECTION II

A. 2014 PUD Sub-Districts Identified

The 2014 Winkler PUD Zone Change Master Plan Map, designates the desired range of uses across the PUD. While the intent of these designations was to encourage specific uses in specific areas, the boundaries of such areas were conceptual and minor adjustments of less than 20% in length, distance and/or area could be made to align with future plat lines and topographical or functional requirements; such changes are subject to submittal of a revised map to the Laramie County Planning and Development Office and shall require administrative approval. The Sub-Districts shown on the Map are Salvage Yard use, Business Equipment Parking use, Office and Garage use, and Storage Warehouses and Storage Pod use.

1. Salvage Yard (SY):

The Salvage Yard Sub-District is intended for the following uses that are not ordinarily located adjacent to agricultural residential uses due to the nature, scale or

intensity of operations. Allowed uses in this sub-district are expressly and specifically limited to: Salvage Yard use, Office use, Storage Warehouses, Storage Pods, Tow Yard Parking, Outdoor Storage, Landscaping and Lawn Care businesses all as defined in this PUD document.

2. Business Equipment Parking (BEP):

The Business Equipment Parking Sub-District is intended for parking of business equipment as defined in Section V herein of this PUD document. The Amendment to the PUD and specifically to the BEP Sub-District is intended to expressly permit outdoor storage of business inventory.

3. Office and Garage (OG):

The Office and Garage Sub-District is intended for office and/or garage use, with those terms assigned the meanings contained in Section V of this PUD document. The Amendment to the PUD and specifically to the OG Sub-District is intended to expressly permit outdoor storage of business inventory.

4. Storage Warehouses and Storage Pods (SWSP):

The Storage Warehouses and Storage Pods Sub-District is intended for storage warehouses and/or storage pods, with those terms assigned the meanings contained in Section V of this PUD document. The Amendment to the PUD and specifically to the SWSP Sub-District is intended to expressly permit outdoor storage of business inventory in up to one-half (1/2) of the SWSP Sub-District.

B. SPECIFIC STANDARDS

1. Salvage Yard (SY) Sub-District Standards

This section shall apply to the Salvage Yard Sub-District as identified on the Winkler PUD Master Plan Map and in addition to any other applicable standards herein.

a. Intent

This PUD is conceived with the intent to permit Salvage yard use within that sub-district. The thrust behind this plan is to permit such use when appropriately screened. The following standards shall apply to this sub-district:

b. Uses By Right:

- i. Offices
- ii. Salvage yard
- iii. Outdoor storage
- iv. Storage warehouses and/or Storage Pods
- v. Tow yard parking.
- vi. Landscape/lawn care business.

- c. Additional Standards:
 - i. Height: Total building height shall not exceed thirty (30) feet
 - ii. Maximum site coverage: Total building, parking and outdoor storage area shall not exceed one hundred (100) percent of the property area.
 - iii. Building Setbacks: All setbacks shall be twenty five (25) feet from all dedicated public rights-of-ways, twenty (20) feet from all other property lines.

2. Business Equipment Parking (BEP) Sub-District Standards

This section shall apply to the Sub-District designated for Business Equipment Parking use as shown on the Winkler PUD Master Plan Map.

- a. The following standards shall apply to this sub-district:
- b. Uses By Right:
 - i. Parking of business equipment as defined in Section V of this PUD.
 - ii. Outdoor storage of business inventory.
- c. Additional Standards:
 - i. Height: Total building height shall not exceed thirty (30) feet.
 - ii. Maximum site coverage: Total building, and parking area shall not exceed ninety (90) percent of the property area.
 - iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, and property lines adjoining railroad right-of-way shall have a zero (0) foot setback.
- d. Prohibited Uses.
 - i. Adult Entertainment Centers.

3. Office and Garage (OG) Sub-District Standards

This section shall apply to the Sub-District designated for Office and Garage use as shown on the Winkler PUD Master Plan Map.

- a. The following standards shall apply to this sub-district:
- b. Uses By Right:

- i. Office and/or garage use as defined by Section V of this PUD.
 - ii. Landscape/lawn care business.
 - iii. Outdoor storage of business inventory.
- c. Additional Standards:
 - i. Height: Total building height shall not exceed thirty (30) feet.
 - ii. Maximum site coverage: Total building and parking area shall not exceed eighty (80) percent of the property area.
 - iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, twenty (20) feet from all other property lines, except property lines adjoining railroad right-of-way that shall have a zero (0) foot setback.
- d. Prohibited Uses.
 - i. Adult Entertainment Centers.

4. Storage Warehouses and/or Storage Pods (SWSP) Sub-District Standards

This section shall apply to the Sub-District designated for Storage Warehouses and/or Storage Pods use as shown on the Winkler PUD Master Plan Map.

- a. The following standards shall apply to this sub-district:
- b. Uses By Right:
 - i. Storage warehouses and/or storage pod use as defined by Section V of this PUD.
 - ii. Landscaping/lawn care business.
 - iii. Outdoor storage of business inventory, not to exceed 50% of said SWSP Sub-District.
- c.. Additional Standards:
 - i. Height: Total building height shall not exceed twenty (20) feet.
 - ii. Maximum site coverage: Total building and parking area shall not exceed eighty (80) percent of the property area.
 - iii. Building Setbacks: Twenty five (25) feet from all dedicated public rights-of-ways, one hundred (100) feet from all other property lines, except property lines adjoining railroad right-of-way that shall have a zero (0) foot setback.

- d. Prohibited Uses
 - i. Adult Entertainment Centers.

SECTION III

General Standards

In accordance with § 4-2-112 of the Laramie County Land Use Regulations as amended, the following standards shall govern the entirety of this PUD. Where this PUD does not address specific uses, setbacks or other standards, the Laramie County Land Use Regulations as amended shall apply in addition to any other applicable state or local development standards or regulations.

A. Prohibited Uses:

The following uses are specifically prohibited for all areas governed by this PUD:

- 1. Adult Entertainment Uses.

B. Allowed Uses:

Uses allowed in this PUD are specifically and expressly listed by Sub-District in this document.

C. Signage:

1. Signage size is expressly limited to a maximum of one hundred (100) square feet per sign.

2. The maximum number of signs for property identified in this PUD shall be as follows:

- a. One (1) sign for Sub-district SY.
- b. One (1) collective sign for all other Sub-districts.

3. Permitted Signs in all Sub-districts.

a. All signage shall be Building signs or low profile Ground signs as defined in Section V.

b. All other types of signs, including but not limited to billboards, illuminated signs and electronic message centers are expressly prohibited.

4. Sign materials and colors shall be selected to blend in with the surrounding area and the structures.

5. Signage shall be used to provide way finding and location that is consistent with and promotes the uniqueness and quality of the PUD, and is to be expressly fashioned and installed to preserve the unique character of the surrounding neighborhood and to prevent adverse impacts to neighboring properties.

D. Parking:

All parking shall conform to the requirements of Section 2-2-131 of the Laramie County Land Use Regulations as amended.

E. Site Plan:

A site plan shall be submitted prior to any development activity or change of use on any tract in accordance with Section 2-2-133 of the Laramie County Land Use Regulations as amended.

F. Lighting Performance Standards:

1. All outdoor lighting shall be designed to be shielded and downcast so that no direct or reflected rays of light will shine directly onto surrounding properties.

2. No blinking, flashing intermittent or fluttering lights or other illuminated device that has a changing light intensity, brightness or color shall be permitted.

3. A lighting plan shall be provided identifying the type, brightness and location of all outdoor lighting with each required site plan and shall be approved in conjunction with each required site plan.

4. All lighting shall be in conformance with the Laramie County Land use Regulations as amended.

G. Landscaping:

In order to soften the aesthetics for neighboring residential property owners and further protect said property values, this PUD shall be landscaped in native plants and grasses, bushes, shrubs and trees as set forth in Section H below.

H. Screening and Buffering Requirements:

1. Screening shall be accomplished by use of solid fencing that is selected to integrate into the natural landscape, as well as planting of approved trees and shrubs. Such screening shall be installed to enhance the aesthetics within the PUD and to further preserve neighboring property values.
2. Buffering from neighboring residential properties shall be accomplished by providing a one hundred (100) foot open space between non salvage yard uses and the residential properties west thereof. Such open space shall be planted in native grasses, bushes, shrubs and trees (both deciduous and coniferous) as set forth herein.
3. All outdoor storage must be screened from view of adjacent properties and rights of way.
4. The following are identified as specific species of plants that may be used to fulfill the requirements of Sections G and H:

1. Trees:
 - a. Fremont Cottonwood
 - b. Chinese Elm
 - c. Colorado Blue Spruce
 - d. Aspen
 - e. Douglas Fir
 - f. Thinleaf Alder
2. Bushes/Shrubs:
 - a. Rocky Mountain Juniper
 - b. Wax Currant
 - c. Lilac
 - d. Chokecherry
3. Native Grasses:
 - a. Western Wheatgrass
 - b. Buffalo Grass
 - c. Switchgrass
 - d. Blue Grama
 - e. Fescue

I. Fencing:

1. Solid/opaque fencing is required; except as specified elsewhere in this document.

2. Maximum fence height shall be seven (7) feet for all sub-districts of this PUD.
3. Fences shall not be allowed within any right-of-way.
4. Fences shall not be constructed within any established sight triangle or vision clearance area.
5. No fence shall be constructed within which hinders or obstructs access to any fire hydrant or is within a three (3) foot radius of any fire hydrant.
6. No fence shall be constructed within two (2) feet of any public sidewalk.
7. Fencing setbacks shall be as follows:
 - a. Salvage Yard sub-district fencing shall have a zero (0) foot setback from the property lines.
 - b. Business Equipment and Parking sub-district shall have a zero (0) foot setback from all property lines, including internal lot lines separating sub-districts within the PUD.
 - c. Office and Garage sub-district shall have a zero (0) foot setback from all property lines, including lines separating sub-districts within the PUD.
 - d. Storage Warehouses and Storage Pods sub-district shall have a zero (0) foot setback from all property lines, except the west property line which fencing setback shall be one hundred (100).

J. Water and Sewer:

1. No water system is proposed at this time. Water service to each lot shall be provided by public water system or separate wells; all wells shall be properly permitted and sized for the proposed use(s) and shall comply with all applicable Federal, state and local regulations.
2. No sewer system is proposed at this time. Sewage disposal shall be provided by a public sanitary sewer system or with a septic leach field for each lot, properly sized for the proposed use(s), certified by an engineer licensed in Wyoming, and shall comply with all applicable federal, state and local regulations.

K. Exceptions:

1. Fences, screening and buffering:
 - a. Solid fencing is not required in cases where the natural terrain or living plant materials provide the necessary screening or buffering.

b. The Laramie County Director of Planning and Development may waive the requirement to screen between uses where not visible from outside the property.

c. Where screening is not required, or is provided by living materials or topographic means, primary uses may utilize chain link or other fencing for security purposes.

L. Design Standards:

1. Building design.

a. Any building facing a neighboring property that is not otherwise shielded from view by topographical means or other screening or buffering measures shall incorporate faux windows and shutters into its design, so as to maintain the neighboring view shed quality consistent with the residential character of the surrounding area. Such faux windows and shutters shall be spaced at a rate of one (1) per every fifty (50) feet of otherwise unshielded building structure.

SECTION IV

Existing Regulations

All items not included or specifically called out herein shall comply with the Laramie County Land Use Regulations as currently adopted and as may be amended from time to time.

SECTION V

Definitions:

“Business Equipment” as used herein shall mean any equipment used on the salvage yard site in the course of its normal, ordinary business operations, including but not limited to semi tractors and trailers, heavy equipment, transport trucks and roll-off containers. It is expressly understood and agreed that this definition does not include inventory of the business that is to be crushed or otherwise disposed of. Further, the term “Business Equipment” **shall not** include items that are abandoned or inoperable vehicles not currently registered, or for crushing, incineration, disposal, destruction or dismantling of any type.

“Business Equipment Parking” as used herein shall include the items identified in the definition of “Business Equipment “ above.

“Business Inventory” as used herein shall mean anything that is not equipment of the salvage yard used in the course of its normal, ordinary business

operations, including but not limited to old automobiles, scrap metal, appliances and like or similar crushables. It is expressly understood and agreed that this definition includes anything that is not business equipment as defined above.

“Salvage Yard” as used herein shall mean a property where materials are extracted from non-usable equipment, structures, or vehicles and stored for resale in accordance with State requirements.

“Office” as used herein shall mean a building, room or rooms in which the affairs of a business, professional person, or a branch of government, etc., are conducted.

“Garage” as used herein shall mean a structure used to store, keep safe and/or service smaller, non-titled tools and equipment associated with the salvage yard trade, i.e. torches, welders, cutting equipment, lawn mowers, weed trimmers, as well as personal use.

“Storage Warehouses” as used herein shall mean a building or group of buildings containing separate storage spaces which may be leased or rented on an individual basis.

“Storage Pods” as used herein shall mean a storage structure or structure(s) designed to be used solely for the storage and use of personal equipment and possessions of the occupants of a residence or the operators of a business, and are designed and intended for transport and/or stationary storage.

“Outdoor Storage” as used herein shall mean the storage, not in an enclosed building, of any material including items for sale, lease, processing and repair for a period of greater than 24 hours. “Outdoor Storage” as used herein shall mean the storage, not in an enclosed building, of any material including items for sale, lease, processing and repair for a period of greater than 24 hours.

“Adult Entertainment Center” as used herein shall mean any facility, establishment, business or place where modeling, posing, exhibition, display, or exposure, of any type, whether through book, pictures, film displays, live performance, dance, or modeling, that has as its dominant theme, or is distinguished or characterized by an emphasis on any one or more of the following:

- a. any actual or simulated specified sexual activities,
- b. specified anatomical areas,
- c. the removal of articles of clothing, or
- d. appearing nude or semi-nude.

“Landscaping Business” as used herein shall mean any business engaged in the modification for pay, of a site for aesthetic or functional purposes, including any combination of living plants, natural and structural features.

“Lawn Care Business” as used herein shall mean any business engaged for pay in the upkeep and maintenance of lawns and/or yards through the use of mowers, tractors and/or hand tools/equipment to trim, care for, maintain, install, remove or otherwise care for grass and related plant life.

“Open Space” as used herein shall mean areas retained for use as active or passive recreation areas or as resource protection areas that remain in an undeveloped state.

a. Active: Open space that may be improved and set aside, dedicated, designated or reserved for recreational facilities.

b. Passive: Open space that is unimproved and set aside, dedicated, designated, or reserved for public or private use.

“Building Sign” as used herein shall mean signs that are attached to a building facing the street. Building signs are expressly limited to one (1) sign per fifty (50) feet of building frontage.

“Ground Sign” as used herein shall mean signs that are low profile, that is, less than eight (8) feet in height, and are free standing and shall be a minimum of ten (10) feet from a right-of-way.

Attachment: Exhibit ‘A’ - Winkler PUD Map



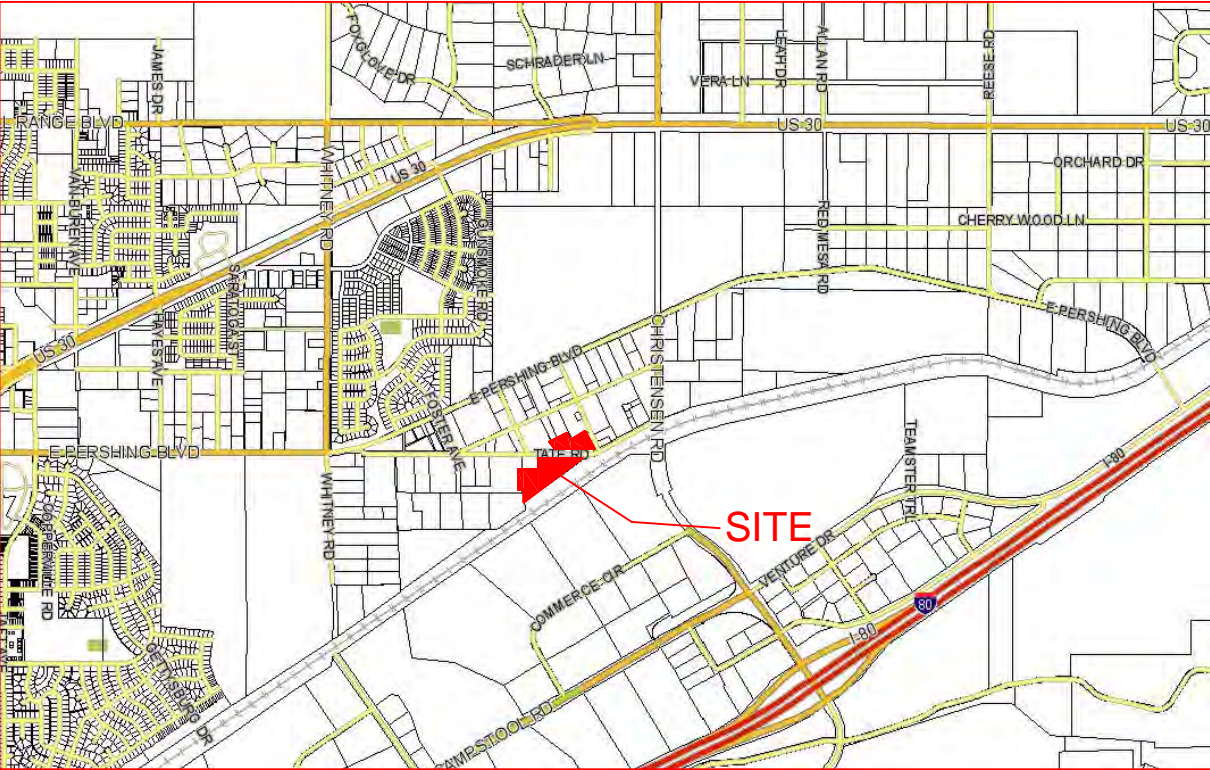
Property Legal Description

A Tract of Land in NE 1/4 Section 36 T14N R66W, Described as follows: Beginning at a point 40' South and 480.05' East of the N 1/4 corner of said Section 36, said point being on the South ROW Line of Branch Co. Rd. #2 Then East along said South ROW line to a point of intersection with North ROW of the UPRR; Then S 55° 32' W along said UPRR ROW a distance of 1523.35' to a point; then N 2° 40' W a distance of 863.2' to the point of beginning; Less 1 acres more or less conveyed to N.F. Stevens at Book 1036, Page 169, Leaving 11.84 acres more or less, Laramie County, Wyoming. Said property being further identified as Tax ID # District No. 0102, County Pin No. 00014006636090, State Pin No. 14663610000100.

Tract 22, Foster Tracts, being a subdivision of a portion of Section 25, T14N, R66W of the 6th P.M., in Laramie County, Wyoming, more particularly described as follows: Beginning at the Southwest corner of said Tract 22, thence in a northwesterly direction along the west line of Tract 22, 178.29 feet; thence in a northeasterly direction parallel to the north line of said Tract 22, 300 feet more or less to a point on the east line of said Tract 22, thence in a southeasterly direction along the east line of Tract 22, 313.51 feet to the southeast corner of Tract 22; thence west along the south line of Tract 22, 329.03 feet to the point of beginning.

Tract 23, Foster Tracts, Laramie County, Wyoming, containing 1.928 acres, more or less, and being more particularly described as follows: Beginning at the southwesterly corner of said Tract 23; thence N 24° 02' W, along the westerly boundary of said Tract 23, a distance of 215.06 feet to a point; thence N 65° 58' E, parallel to the northerly boundary of said Tract 23, a distance of 300 feet to a point on the easterly boundary of said Tract 23; thence S 24° 02' E, along the easterly boundary of said Tract 23, a distance of 318.44 feet to the southeast corner of said Tract 23; on a curve to the left whose radius is 5967.22 feet and whose long chord bears S 55° 53' W, a distance of 20.6 feet to the point of tangent; thence S 55° 41' W, continuing along the south boundary of said Tract 23, a distance of 30.95 feet to a point; thence N 89° 49' W, continuing along the South boundary of said Tract 23, a distance of 273.23 feet to the point of beginning.

Exhibit 'A'



VICINITY MAP
NOT TO SCALE

NOTES:

- 1) Address of existing salvage yard is 7508 Tate Road.
- 2) Existing Zoning of subject property and adjacent properties is AR
- 3) Existing land uses of the properties to the North, East and West of the existing salvage yard are predominately residential
- 4) The property to the Southwest adjacent to the UPRR is Agicultural
- 5) The Union Pacific Railroad lies adjacent to the property proposed for development, South of Tate Road

EXHIBIT A

PLANNED UNIT DEVELOPMENT

FOR
WINKLER PUD/ZONE CHANGE
MASTER PLAN
FOR
A DEVELOPMENT LOCATED IN
NE 1/4 SECTION 36, T14N R66W
AND
PORTIONS OF TRACTS 22 AND 23
OF
FOSTER TRACTS, A SUBDIVISION LOCATED
IN
SE 1/4 SECTION 25, T14N 66W
LARAMIE COUNTY, WYOMING

Date of Preparation: September 7, 2014
Prepared by:

CORNERSTONE SURVEYING COMPANY, LLC.
PROFESSIONAL LAND SURVEYING

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