LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: **Laramie County Board of Commissioners**

FROM: **Marissa Pomerleau, Planning Technician**

DATE: **August 6th, 2019**

TITLE: **Review and action of a Board Approval for campground use with park model mobile units for the East 100' of the North 300', of Tract 88, Allison Tracts, 3rd Filing, Laramie County, WY.**

EXECUTIVE SUMMARY

Dean T. Campbell of Everyday Homes, LLC, has submitted a Board Approval application for the development of a campground, using park model mobile units set up similar to a manufactured housing park located at E. Allison Road.

BACKGROUND

The 0.68-acre property is currently undeveloped and served by South Cheyenne Water & Sewer District. The classification of these proposed park model mobiles has been determined to be Recreational Vehicles by the Planning and Development Office, and therefore the site will be considered a campground. Upon approval by the Board, a subsequent submittal of a Site Plan application will be required for review and approval.

Pertinent Regulations:

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Properties with uses directed towards community services are encouraged here. Public water and sewer services may be available in these areas. When not available, service extension is highly recommended in URI. The URI land use designation is designed to allow for more intensive land uses as well as a higher level of vehicular access.

PlanCheyenne designates this area as Urban Residential (UR). The primary uses in the UR designation are a very broad range of residential types including, single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments. Secondary uses can include supporting and complementary, such as open spaces and recreation, schools, places of worship, and other public or civic uses. Senior housing facilities are specifically listed as an appropriate use in the UR area.

The current zoning for the property is Medium Density Residential (MR). Campgrounds are not listed as a Use-by-right. This proposed use will require approval by the Laramie County Health Department under the regulations governing campgrounds. Similar uses within the MR zone district include manufactured housing parks, single-family residential, and multi-family residential.

Agency comments were received regarding fire codes, campground regulations, and the name of the proposed site. All comments have since been addressed with a revised Board Approval Map submitted to the Planning Staff on July 25th, 2019.

Public notice was published and neighbor notice letters were sent via certified mail per Section 1-2-104 of the Laramie County Land Use Regulations. Staff received no comments from the public nor any adjacent landowners.

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.

RECOMMENDATION and FINDINGS

Based on 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; and,

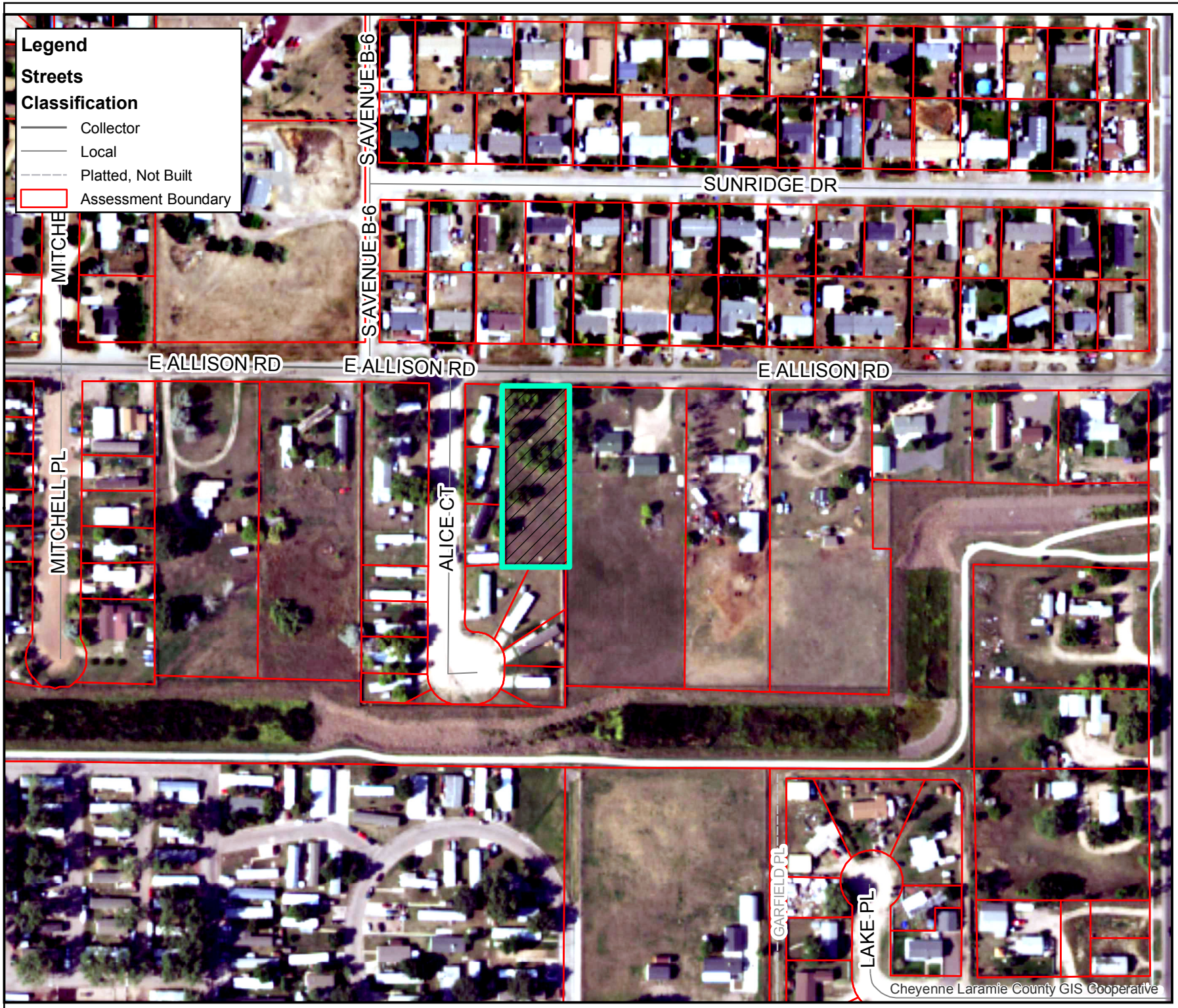
and that the Board approve the campground use with park model mobile units with no conditions.

PROPOSED MOTION

I move to grant Board Approval for the campground use with park model mobile units and adopt the findings of fact a of the staff report.

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: Comprehensive Plan Map
Attachment 4: PlanCheyenne Map
Attachment 5: Zoning Map
Attachment 6: Agency Review Comments
Attachment 7: Applicant Justification Letter – Revised June 24th, 2019
Attachment 8: Board Approval Map – Revised July 25th, 2019.
Attachment 9: Resolution
Attachment 10: Exhibit 'A'- Board Approval Map



Laramie County, Wyoming

Park Mobile Neighborhood

Board Approval PZ-19-00174

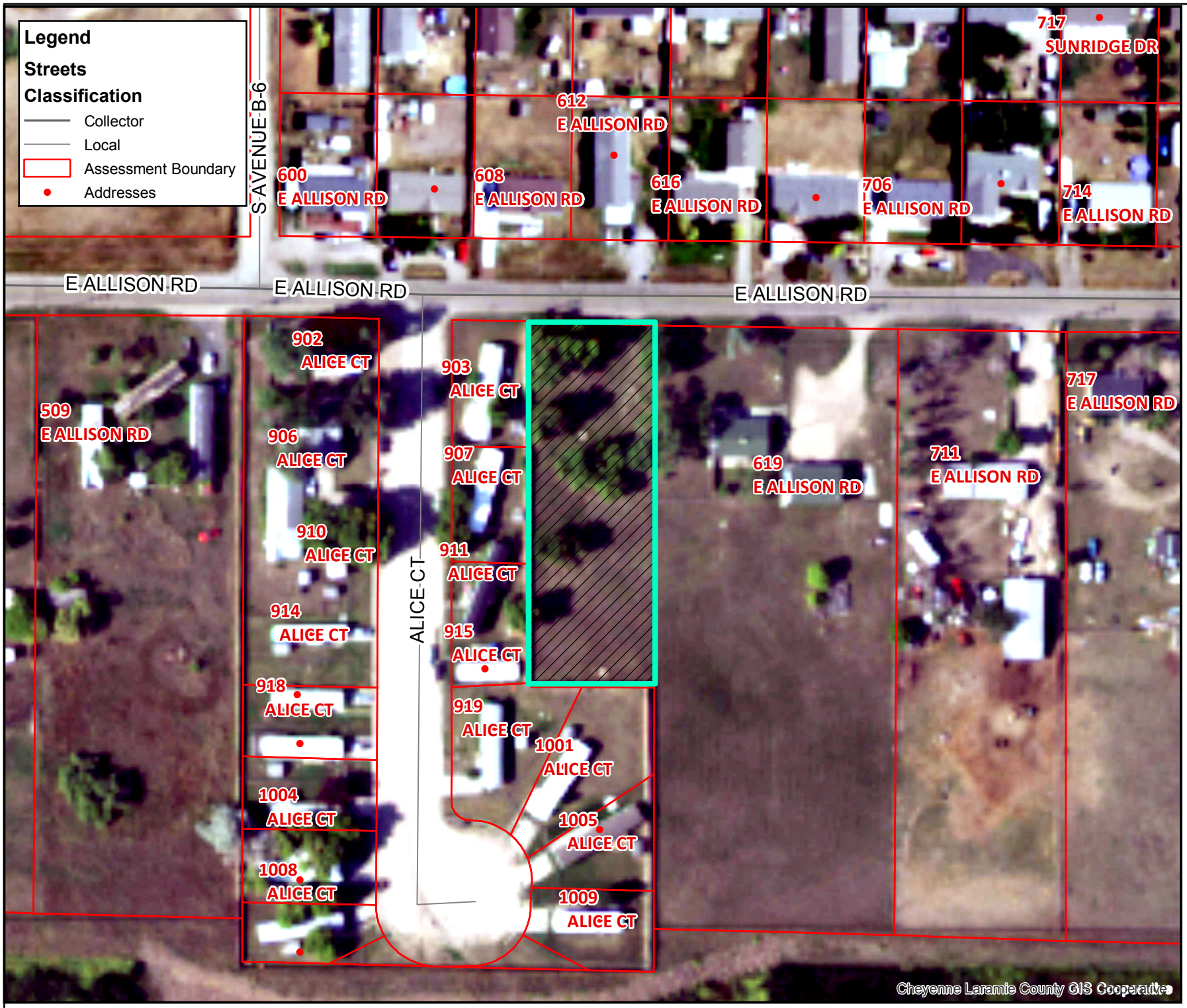
Location Map

Subject Property

June 2019

0 125 250
Feet

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.



Laramie County, Wyoming

Park Mobile Neighborhood

Board Approval PZ-19-00174

Aerial Map

Subject Property

June 2019

N W E S

0 62.5 125

Feet

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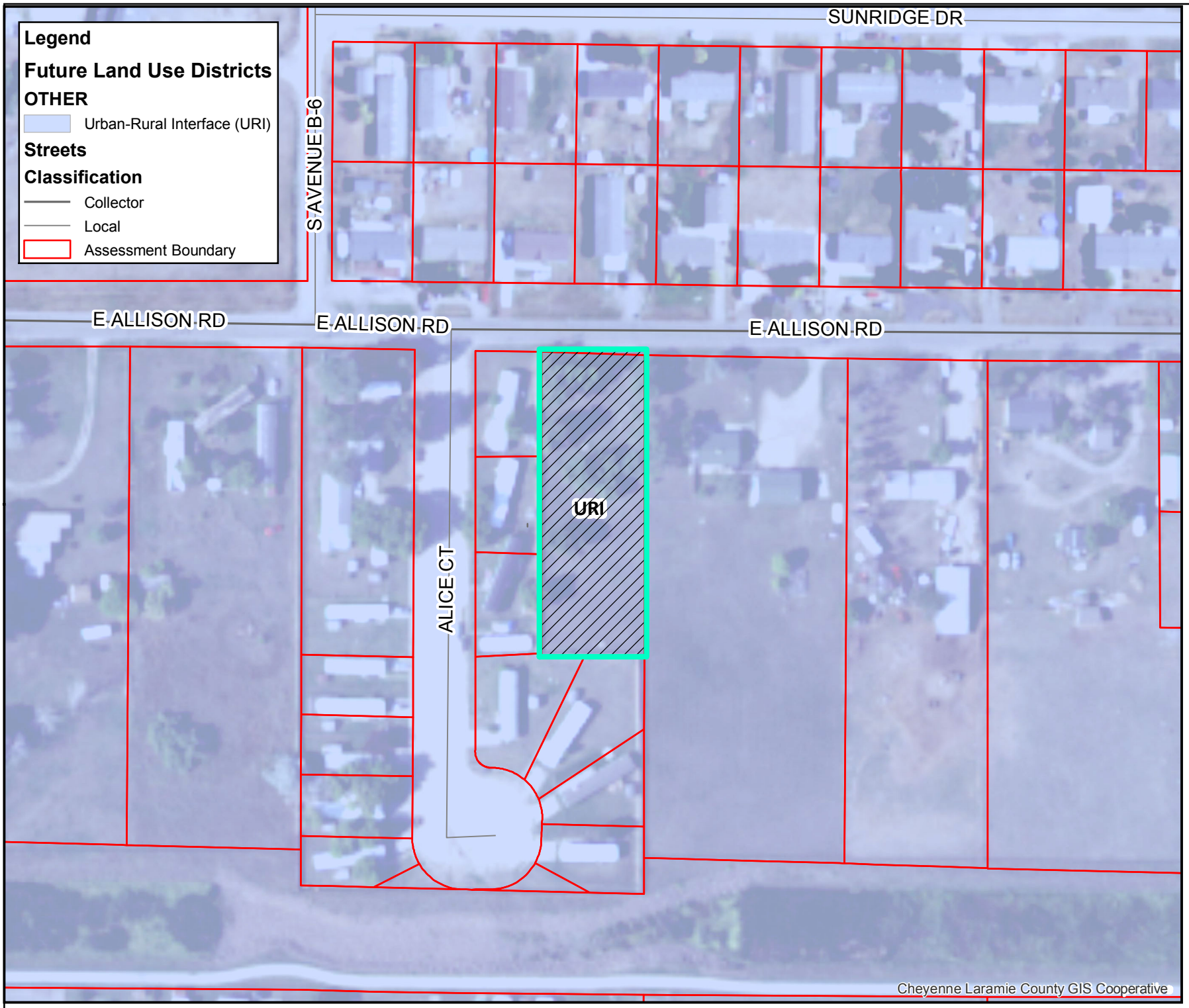

Laramie County, Wyoming

Park Mobile Neighborhood

Board Approval PZ-19-00174

Comprehensive Plan Map

Subject Property

June 2019

0 70 140
Feet

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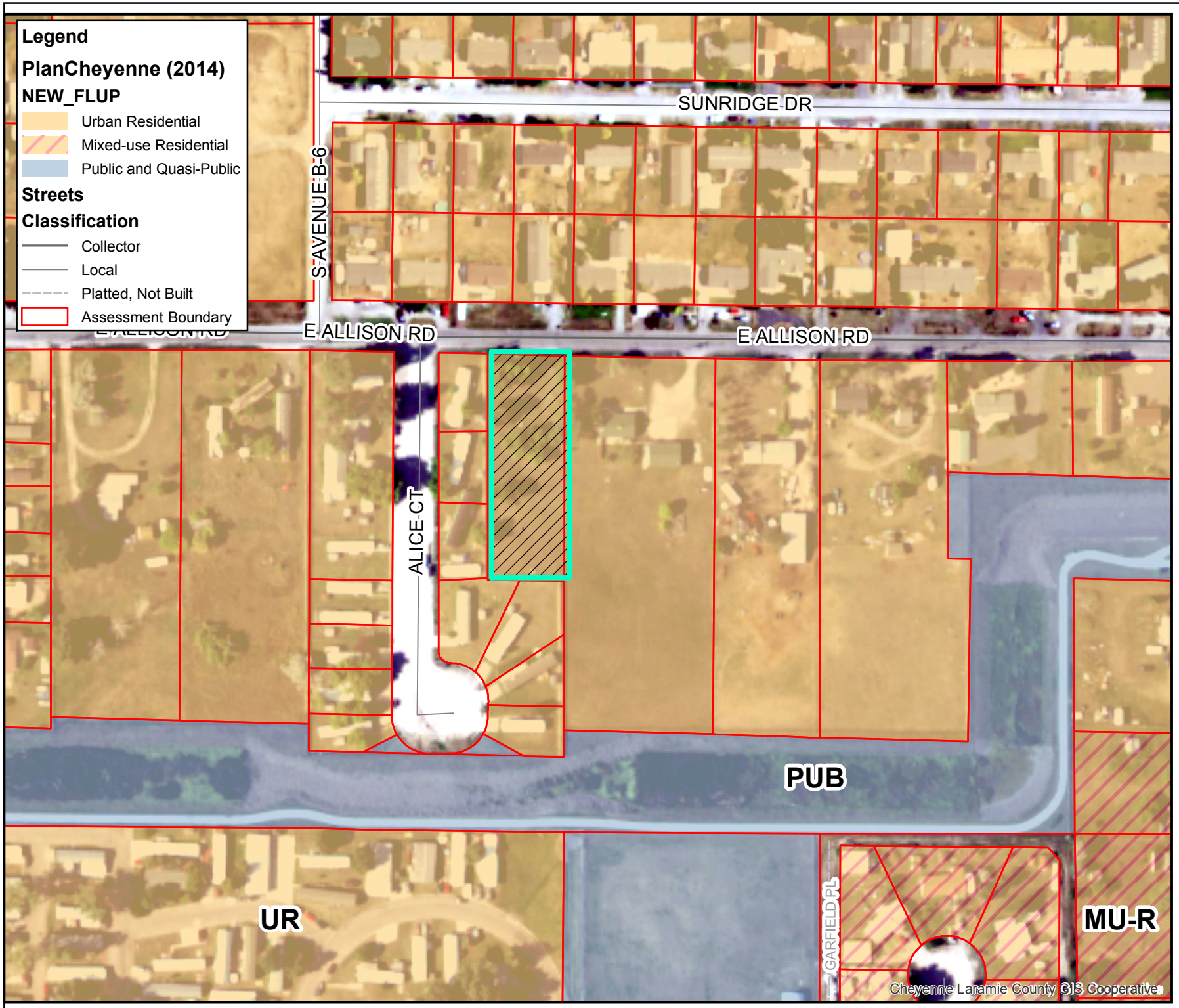

Laramie County, Wyoming

Park Mobile Neighborhood

Board Approval PZ-19-00174

PlanCheyenne Map

Subject Property

June 2019

0 100 200
Feet

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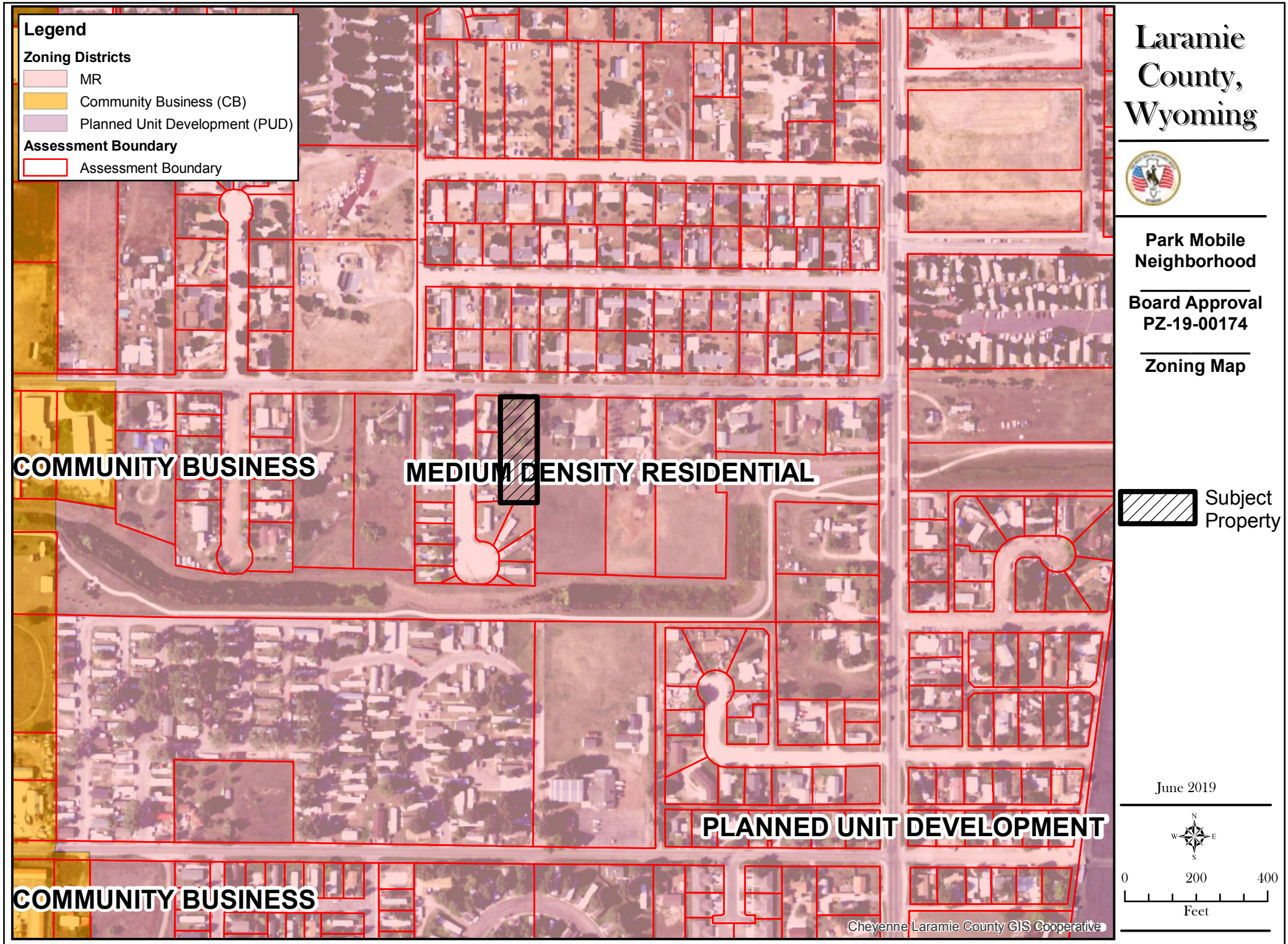

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County Assessor: Clarice Blanton COMMENTS ATTACHED 07/17/2019
Site or lot numbers will be necessary in order for the separate mobile homes to be properly located and assessed.

Is 'Senior Housing Park Mobile' the name of the mobile home park?

County Engineer: Scott Larson COMMENTS ATTACHED 07/11/2019
Once the applicant gets Board Approval, a Site Plan submittal will be required.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 07/16/2019
Cheyenne-Laramie County Campground Rules and Regulations

If these units are considered RV's the park shall follow all rules and regulations in the 2009 Cheyenne-Laramie County Rules and regulations including the submission of a plan review thirty days prior to the start of construction and obtaining a campground license.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 07/09/2019
Is there a map of the proposed lay out of the trailers, driveway, and type of turn around at the end of the drive?

IFC 2018:
Chapter 5 Fire Service Features
Section 503, fire apparatus access roads, ALL.
Reference Appendix D for turn around requirements.
Section 505, premises identification, ALL.
Section 507, fire protection water supplies, 507.5 fire hydrant systems.

South Cheyenne Water & Sewer: Dena Hansen COMMENTS ATTACHED 07/09/2019
Please contact office for fee schedule and modeling information. there is water and sewer near development. Map presented at District office

Planners: Marissa Pomerleau COMMENTS ATTACHED 07/19/2019
1. To avoid confusion, existing vegetation and utilities where future park mobiles and parking will be are recommended to be removed from this plan.
2. If the plans are going to have a Certificate of Surveyor, the plans should also be stamped by said surveyor.

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 07/16/2019
When submitted site plan shall depict fire apparatus access roads and fire protection

water supplies as applicable in compliance with the 2018 IFC chapter 5.

All utility installations shall be permitted and inspected through this department.

Cheyenne Development Services: Seth Lloyd COMMENTS ATTACHED 07/19/2019
The number and frequency of accesses along Allison Road is problematic, especially when the area develops and when Allison connects to College. However, previous subdivision actions along this roadway does not give this property alternative access.

If developed as an RV campground, the site plan should show a turn around for RV-sized vehicles within the site. Backing of RVs onto a collector is much worse than the backing of normal-sized vehicles.

Planners: Cambia McCollom COMMENTS ATTACHED 07/10/2019
IF THIS IS APPROVED, IT WOULD BE PRUDENT TO ADDRESS THE SEVEN UNITS WITH A SINGLE ADDRESS, BUT UNIQUE UNIT NUMBER FOR EACH STRUCTURE TO IDENTIFY ITSELF.

AGENCIES WITH NO COMMENTS:
County Public Works Department

AGENCIES WITH NO RESPONSE:
Cheyenne MPO
Cheyenne Urban Planning Office
Cheyenne Development Services
County Attorney
County Real Estate Office
County Treasurer
Wyoming State Engineer's Office
Combined Communications Center
Emergency Management
Sheriff's Office
Black Hills Energy
CenturyLink
Cheyenne Engineering Services
South Chey Community Development

Everyday Homes, LLC 2578 Falling Star Loop Cheyenne, WY 82009

June 24th, 2019

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

InRe: Board Approval for Everyday Homes, LLC Tract 88, Allison Tracts, (3rd Filing),

Laramie County, Wyoming. To whom it may concern:

Everyday Homes, LLC, both owner and applicant listed on the application, has submitted a Board Approval Application to establish a year round senior housing park mobile rental community consisting of seven new park mobiles. Upon Board Approval Summit Engineering will proceed with the drainage, water and sewer plans. Thereafter Everyday Homes will apply for a campground license with Cheyenne-Laramie County Health Department as the homes are Park Model Rv are built to the ANSI 119.5 code and is classified as a recreation vehicle, constructed and labeled under the RVIA label. All seven units will maintain a 20' setback from front and rear property lines and 5' setback from the side property lines.

There are no perceivable negative impacts which would result from this approval; 1-2-100 BOARD APPROVAL PROCESS

i. *The proposed use is permitted by Board approval in the proposed location and in conformance with all applicable development standards.*

The one (1) existing parcel of land Tract 88, Allison Tracts, (3rd Filing) are allowed to establish a year round senior housing park mobile rental community consisting of seven new park mobiles.

ii. *The proposed use is in general conformance with all other applicable policies adopted by Laramie County.*

Again, the The one (1) existing parcel of land Tract 88, Allison Tracts (3rd Filing) are allowed to establish a year round senior housing park mobile rental community consisting of seven new park mobiles.

Property(ies) development do not violate any Laramie County policies.

iii. *There is no defined negative impact to the community. These findings shall be documented in the minutes of the Board meeting. Any conditions placed on approval shall refer to the appropriate code or policies upon which the conditions are based. All disapprovals shall reference the code section on which disapproval is based. All findings shall be recorded with the Laramie County Clerk's Office in the form of are solution by the Board.*

As the proposed uses and traffic patterns are proposed to remain, there is no negative impact to the community or adjacent landowners caused by this action.

Given the above-noted information regarding the applicability of approval criteria we respectfully submit this Board Approval request. Please contact us with any questions or concerns.

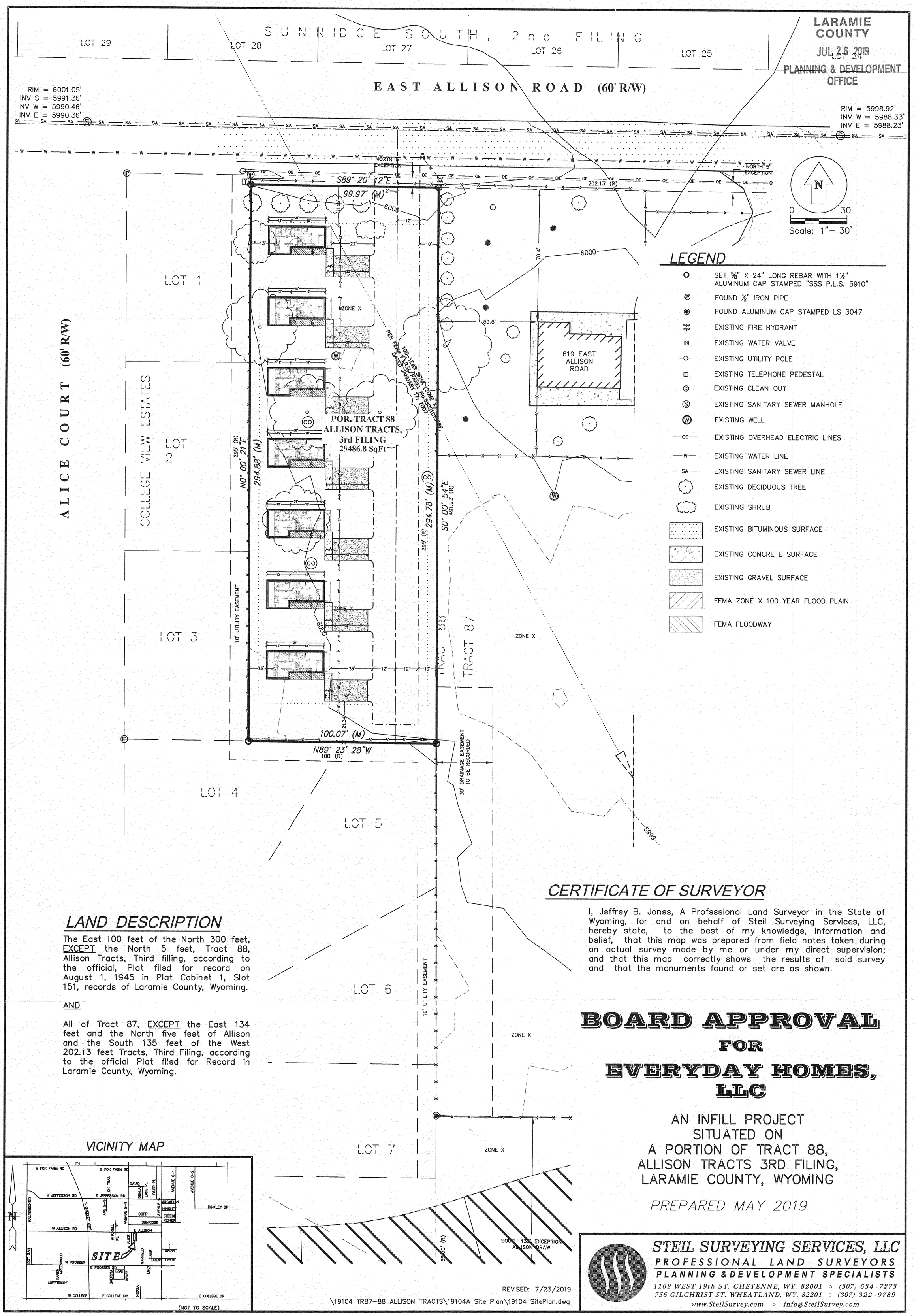
Thank You,

Dean T. Campbell
Everyday Homes, LLC

307-214-5127

deancampbell@startmail.com

LARAMIE
COUNTY
JUN 2 4 2013
PLANNING & DEVELOPMENT
OFFICE



LARAMIE COUNTY
JUL 26 2019
PLANNING & DEVELOPMENT OFFICE

LEGEND

- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ½" IRON PIPE
- FOUND ALUMINUM CAP STAMPED LS 3047
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WELL
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- FEMA ZONE X 100 YEAR FLOOD PLAIN
- FEMA FLOODWAY

LAND DESCRIPTION

The East 100 feet of the North 300 feet, EXCEPT the North 5 feet, Tract 88, Allison Tracts, Third filling, according to the official, Plat filed for record on August 1, 1945 in Plat Cabinet 1, Slot 151, records of Laramie County, Wyoming.

AND

All of Tract 87, EXCEPT the East 134 feet and the North five feet of Allison and the South 135 feet of the West 202.13 feet Tracts, Third Filing, according to the official Plat filed for Record in Laramie County, Wyoming.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

BOARD APPROVAL FOR EVERYDAY HOMES, LLC

AN INFILL PROJECT
SITUATED ON
A PORTION OF TRACT 88,
ALLISON TRACTS 3RD FILING,
LARAMIE COUNTY, WYOMING

PREPARED MAY 2019

VICINITY MAP

(NOT TO SCALE)

REVISED: 7/23/2019

\19104 TR87-88 ALLISON TRACTS\19104A Site Plan\19104 SitePlan.dwg

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.SteilSurvey.com ○ info@SteilSurvey.com

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RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL OF CAMPGROUND USE WITH PARK MODEL MOBILE HOME UNITS FOR THE EAST 100' OF THE NORTH 300', OF TRACT 88, ALLISON TRACTS, 3RD 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, this application 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 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 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 Residential Zone District

And the Board approves a campground use with park model mobile units for the East 100' of the North 300' of Tract 88, Allison tracts, 3rd Filing, Laramie County, WY, with no conditions.

PRESENTED, READ, PASSED, this _____ day of _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

_____

Linda Heath, Chairman

ATTEST:

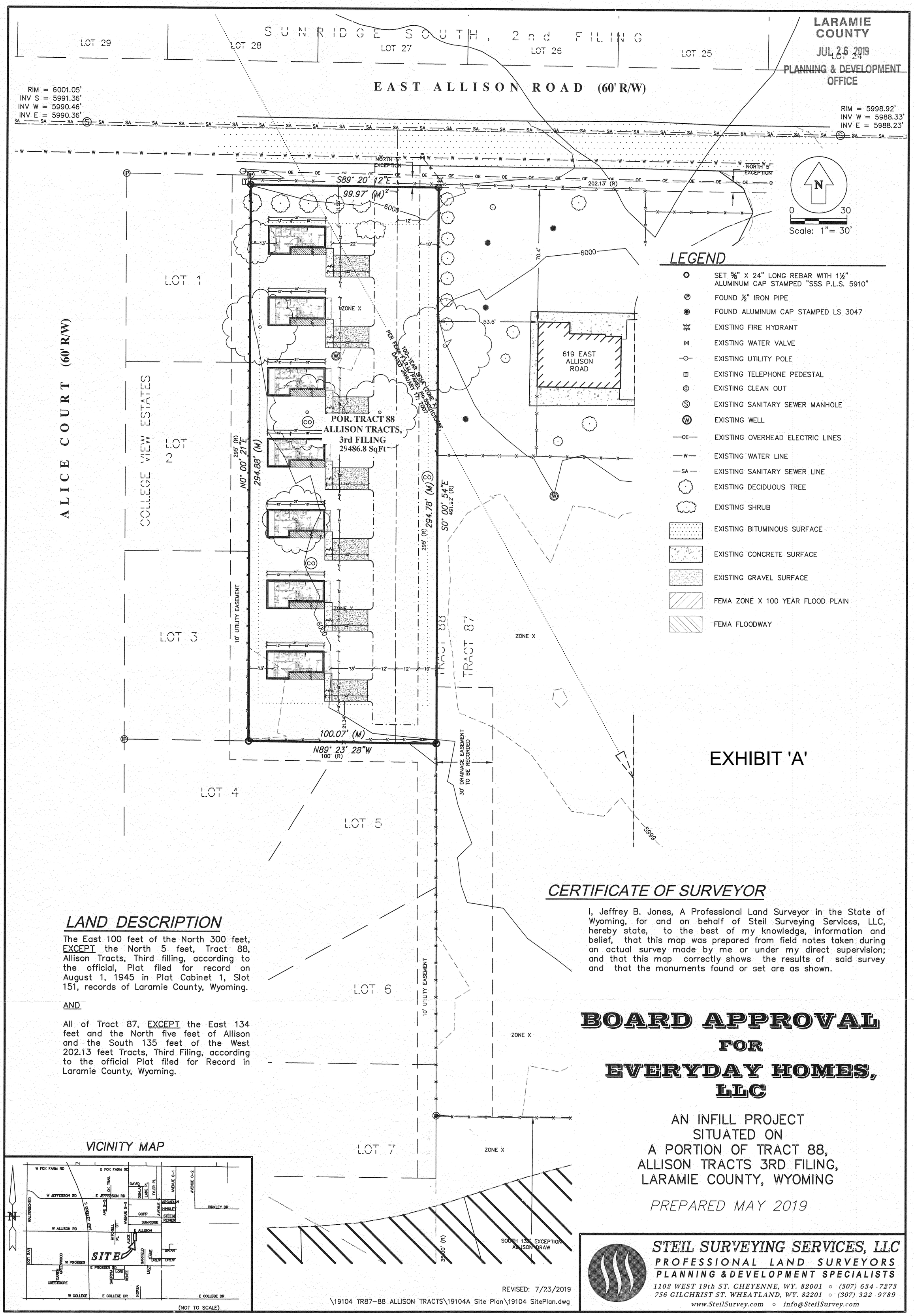
_____

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

_____ for

Mark T. Voss, Laramie County Attorney



LARAMIE COUNTY
JUL 26 2019
PLANNING & DEVELOPMENT OFFICE

EXHIBIT 'A'

LAND DESCRIPTION

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BOARD APPROVAL FOR EVERYDAY HOMES, LLC

AN INFILL PROJECT
SITUATED ON
A PORTION OF TRACT 88,
ALLISON TRACTS 3RD FILING,
LARAMIE COUNTY, WYOMING

PREPARED MAY 2019

REVISED: 7/23/2019

\19104 TR87-88 ALLISON TRACTS\19104A Site Plan\19104 SitePlan.dwg

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