



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Paul Whalen, AICP, Senior Planner

DATE: September 1, 2020

TITLE: PUBLIC HEARING regarding a Board Approval for “Oh Hail No” Boat & RV Storage, located on a Portion of North ½, Section 29, Township 13 North, Range 66 West, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Casey Palma with Steil Surveying Services LLC, has submitted a Board Approval application for “Oh Hail No” Boat & RV Storage on behalf of Steve and Jaime Winchell. The 9.96-acre site is located within and governed by the Cathcart PUD which is attached for Board reference.

In accordance with the Cathcart PUD, Section 2-2-A, any industrial use (a covered RV & Boat Storage Facility) may be conditionally permitted if the Board determines the proposed use is non-detrimental to the immediately surrounding properties.

BACKGROUND

The existing site adjacent to US 85, is vacant and currently used for agricultural purposes. It is part of the Cathcart PUD which was approved in 1987. The PUD allows for residential, pet supply retail stores, kennels and dog training facilities, professional offices; any industrial, manufacturing, fabrication, or processing use which does not emit obnoxious noise, smoke, odor or dust beyond the confines of its property. This also includes warehouses, lumber yards and building material storage, and livestock barns and stables.

In addition to these principal uses, any industrial use that is determined to be non-detrimental to the properties immediately surrounding the conditional use may be allowed if approved by the Laramie Board of County Commissioners through the public hearing process.

Pertinent Regulations

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

Section 2-2(A) of the Cathcart PUD Guidelines governing conditionally permitted land uses.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. The property will be served by individual well and septic systems.

PlanCheyenne designates this area as Mixed-Use Commercial, which emphasizes a range of retail and office uses to serve neighborhoods and the community and region. This category focuses on a range of commercial activities such as general retail and office, large tenant retail, and regional malls, but also allows for offices, hotels, and service businesses.

The subject property, just west of and abutting to S Greeley Highway is bordered by the AR zone district to the south (Bison Crossing subdivision), and PUD zoning districts- Cathcart PUD & Cheyenne Power Park PUD) to the north and west, with A-2 zoning on the east side of S Greeley Highway. Area land uses include residential, agricultural, a church, and several commercial/retail businesses.

A preliminary site plan map is attached for reference. Agency comments were received regarding fire and life safety, septic and water supply, commercial plan requirements, and access. All issues are to be addressed by the applicant with site plan and building permit application submittals.

A sign was posted on-site, and notification letters were sent to the adjacent property owners via certified mail. No public comments were received on the proposed development.

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.

Section 2-2(A) of the Cathcart PUD states conditionally permitted uses by parcel are:

- A. Any industrial use that is determined to be non-detrimental to the properties immediately surrounding the conditional use.

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,
- b.** This application is in conformance with Section 2-2(A) of the Cathcart PUD for conditionally permitted uses.

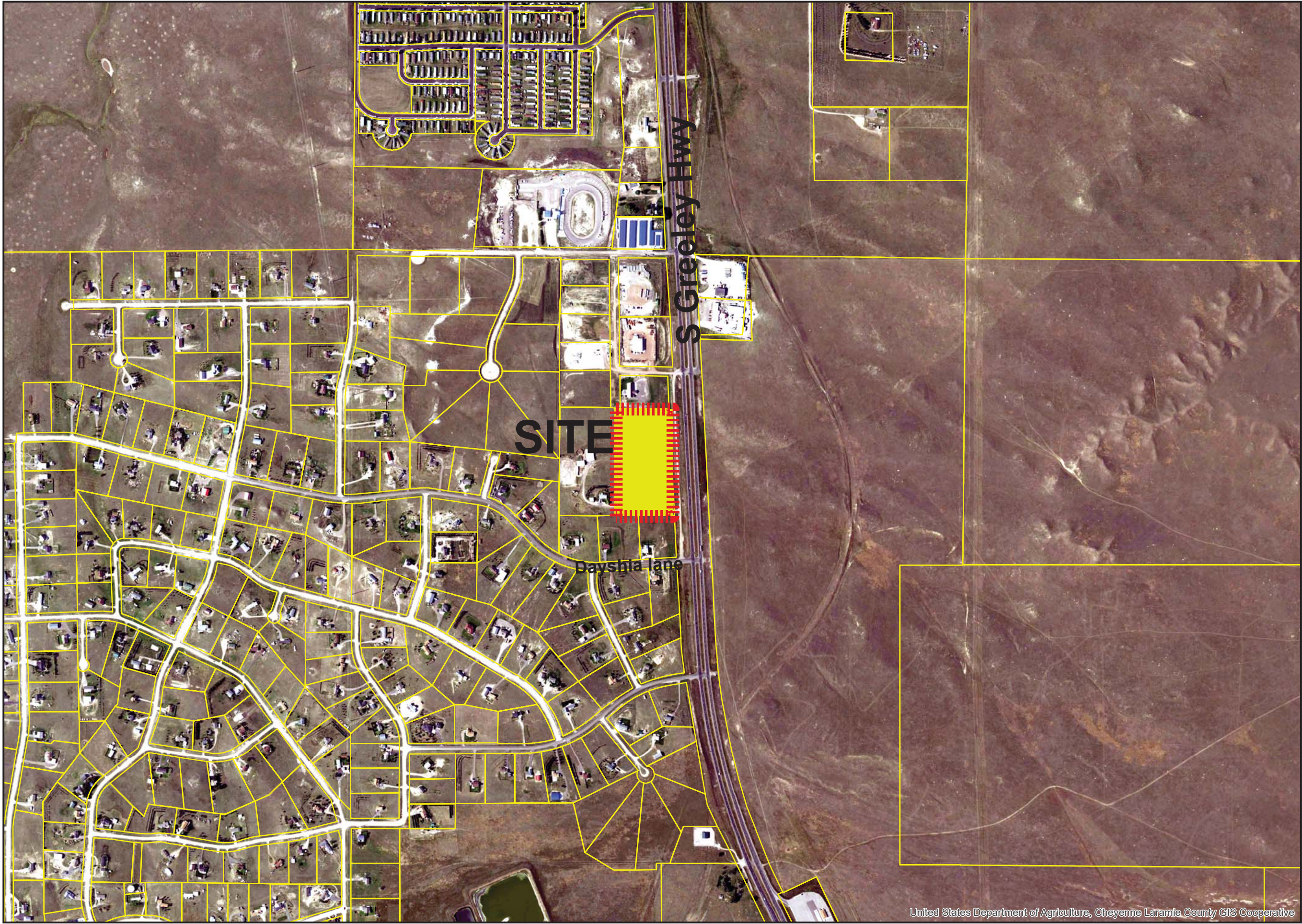
and that the Board approve the “Oh Hail No” Boat & RV Storage Facility with no conditions.

PROPOSED MOTION

I move to grant Board Approval for the “Oh Hail No” Boat & RV Storage Facility, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- | | |
|-----------------------|---------------------------------------|
| Attachment 1: | Location Map |
| Attachment 2: | Aerial Map |
| Attachment 3: | Comprehensive Plan Map |
| Attachment 4: | PlanCheyenne Map |
| Attachment 5: | Current Zoning Map |
| Attachment 6: | Cathcart PUD Guidelines |
| Attachment 7: | Agency Review Comments |
| Attachment 8: | Applicant Justification Letter |
| Attachment 9: | Preliminary Site Plan Map |
| Attachment 10: | Resolution |
| Attachment 11: | Resolution Exhibit ‘A’ |



Laramie County, Wyoming



Oh Hail No
RV Storage
Board Approval

PZ-20-00197

Location Map

Legend

 Property Lines

 **PROJECT SITE**

July 27, 2020



0 625 1,250
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

Laramie County, Wyoming



Oh Hail No
RV Storage
Board Approval

PZ-20-00197

Aerial Map

Legend

 Property Lines

 **PROJECT SITE**

July 27, 2020



0 137.5 275
Feet

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Cheyenne Laramie County GIS Cooperative

Laramie County, Wyoming



Oh Hail No
RV Storage
Board Approval

PZ-20-00197

Comprehensive Plan Map

Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

Property Lines



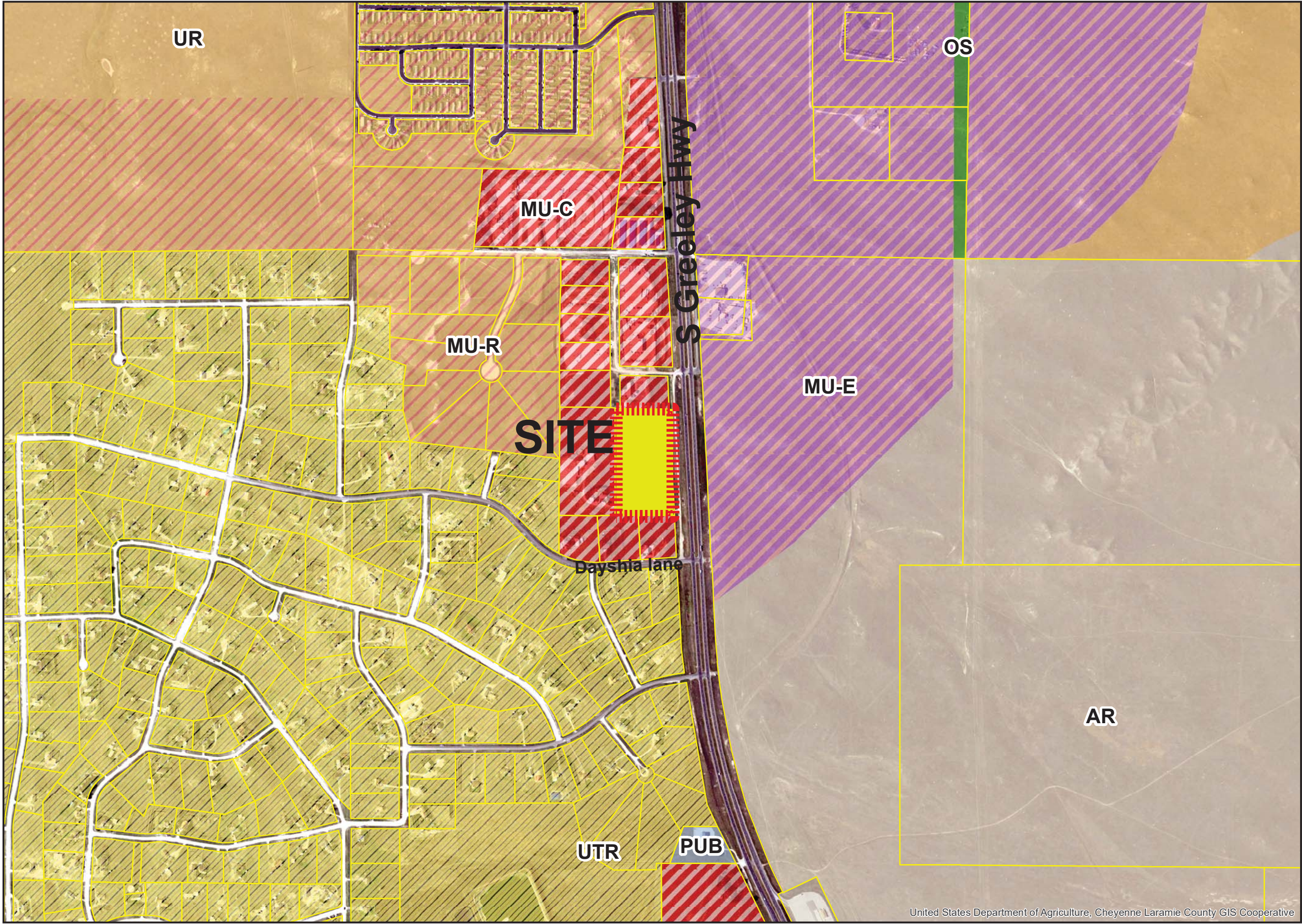
PROJECT SITE

July 27, 2020



0 335 670
Feet

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Laramie County, Wyoming



Oh Hail No
RV Storage
Board Approval

PZ-20-00197

PlanCheyenne Map

Legend

Property Lines

PlanCheyenne (2014)

NEW_FLUP

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

Legend

Property Lines



PROJECT SITE

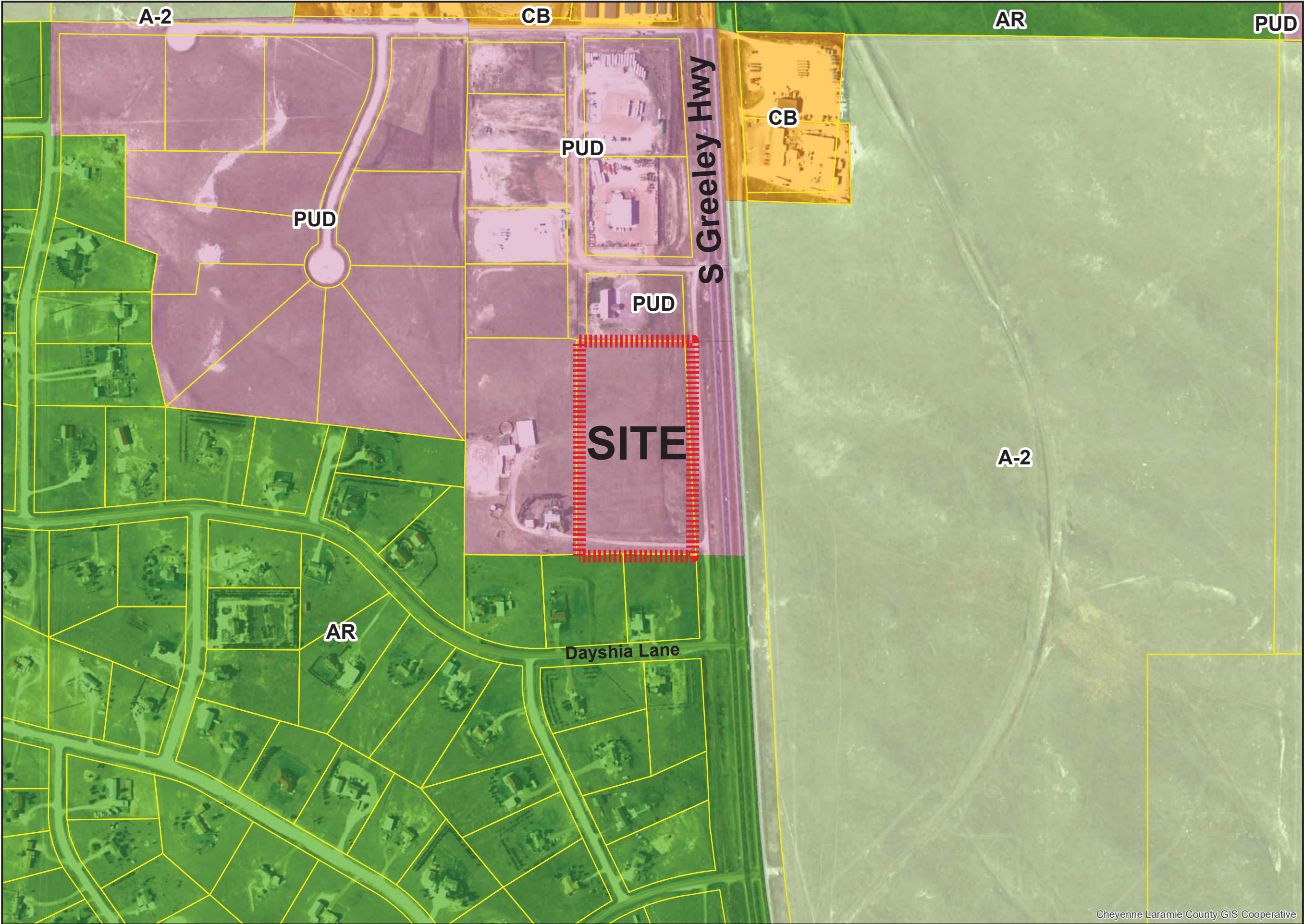
July 27, 2020



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Laramie County, Wyoming



Oh Hail No
RV Storage
Board Approval

PZ-20-00197

Zoning Map

- Legend**
- Property Lines
 - All Other Values
 - Archer Special Use District (ASU)
 - Agricultural (A-2)
 - Agricultural and Rural Residential (A-1)
 - Agricultural Residential (AR)
 - Low Density Residential - Established (LR-1)
 - Low Density Residential - Developing (LR-2)
 - MR
 - Medium Density Residential - Established (MR-1)
 - Medium Density Residential - Developing (MR-2)
 - High Density Residential - Established (HR-1)
 - High Density Residential - Developing (HR-2)
 - MU
 - Mixed Use with Residential Emphasis (MUR)
 - Mixed Use with Business Emphasis (MUB)
 - Neighborhood Business
 - Community Business (CB)
 - Light Industrial (LI)
 - Heavy Industrial (HI)
 - Public (P)
 - Planned Unit Development (PUD)
 - Military (M)

- Legend**
- Property Lines
 - PROJECT SITE**

July 27, 2020



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RESOLUTION

ENTITLED: "A RESOLUTION CHANGING THE ZONING CLASSIFICATION OF A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 29, T. 13 N., R. 66 W., 6th P.M., LARAMIE COUNTY, WYOMING, (LOCATED SOUTH OF BIG COUNTRY SPEEDWAY AND WEST OF HIGHWAY 85) FROM A-1 TO P.U.D."

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING:

Section 1. That in accordance with Article V of the Cheyenne-Laramie County Zoning Ordinance, the property described as: Beginning at a point N 89° 08' 45" E a distance of 2720.2 feet from the northwest corner of Section 29; Thence S 2° 48' 15" E a distance of 1017.20 feet; Thence S 87° 05' 45" W a distance of 45.92 feet; Thence S 2° 34' 45" E a distance of 1254.11 feet; Thence N 89° 08' 45" W a distance of 1007.85 feet; Thence N 0° 51' 15" E a distance of 2270.00 feet; Thence S 89° 05' 45" E a distance of 913.67 feet to the point of beginning; containing 50.0 acres, more or less; be changed from A-1 to P.U.D. Zoning Classification.

Section 2. That in accordance with Section 57.03 of the Cheyenne-Laramie County Zoning Ordinance, The following rules shall govern this P.U.D. Zoning Classification:

(1) PRINCIPAL PERMITTED USES OF THE PARCELS ARE:

- A. Residential
- B. Pet Supply Store, Kennels and Dog Training
- C. Professional Offices
- D. Any industrial, manufacturing, fabrication, or processing use which does not emit obnoxious noise, smoke, odor, or dust beyond the confines of its property.
- E. Warehouses, including Lumber Yards and Building Material Storage.
- F. Livestock barns and stables.


(2) CONDITIONALLY PERMITTED USES BY PARCEL ARE:


- A. Any industrial use that is determined to be non-detrimental to the properties immediately surrounding the conditional use.

- (3) MINIMUM PARCEL SIZE: 2.5 ACRES (including area to the center of any adjacent roadways.)
- (4) MINIMUM PARCEL WIDTH: 200 FEET (The width is the narrowest dimension perpendicular to the length of the parcel.)
- (5) DENSITY: The density in the area shall not exceed one septic system for 2.5 acres (including area to the center of adjacent roadways) for each separate structure on the property.
- (6) SITE COVERAGE: Site coverage shall be limited to 50% building coverage of each separate tract.
- (7) MAXIMUM BUILDING HEIGHT: The maximum building height shall be set at 3 stories and shall consider all solar rights as applicable.
- (8) SETBACKS: The setbacks shall be a 25 foot minimum from property line on all sides.
- (9) DESIGN CONTROL STANDARDS: The design and performance standards for this Planned Unit Development shall conform with the standards in effect in Laramie County at the time of approval.
- (10) BUFFERING (SCREENING) REQUIREMENTS: Screening shall be accomplished by use of board fences and/or planting of trees in a shelter belt fashion. Screening shall be installed between any commercial and residential property, including the P.U.D. to the west.
- (11) COMMON OPEN SPACE OR FACILITIES: There will be no common areas in the subdivision.
- (12) SIGNAGE: The sign used to advertise the proposed business areas shall be of an aesthetic nature and shall be installed at or behind the 25 foot setback line.
- (13) PARKING REQUIREMENTS: Parking shall be provided for all businesses proposed for this site. The total number of proposed business parking spaces shall meet the requirements of the Zoning Ordinance. All parking shall be on site and behind the 25 foot setback line.

- (14) LANDSCAPING: The existing landscaping shall remain essentially the same. The proposed landscaping shall consist of trees and bushes and lawn grass around the proposed buildings. No large trees or bushes will be permitted adjacent to the property lines that would violate the air or solar rights of adjacent property owners.
- (15) EASEMENTS: A 12 foot utility easement will be allowed around and adjacent to the exterior boundary to accomodate all utility lines.
- (16) RESTICTIONS (NUISANCES, ABANDONED CARS, ETC.): No abandoned vehicles or other noxious junk shall be allowed to remain on any tract. There shall be no disposal of any toxic waste material on any site. Any barns or other animal pens or any animal waste shall be kept a safe distance from any wells to avoid water contamination. Distances shall be determined County Health Standards.
- (17) BUILDING CONSTRUCTION STANDARDS: The building construction standards shall comply with those requirements as set forth by Laramie County at the time of construction.
- (18) OWNERSHIP AND MAINTENANCE OF DEVELOPMENT FACILITIES: The tracts will be sold to individual owners who will then become responsible for the development and maintenance of each tract and its facilities, including the area outside the 25 foot setback line.

PRESENTED, READ AND ADOPTED THIS 5th DAY OF May, 1987.


JACK HUMPHREY-CHAIRMAN


JANET WHITEHEAD-COUNTY CLERK

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 07/30/2020
Laramie County Small wastewater System Regulations

This property will require a commercial small wastewater systems permit.

The system shall be designed by a Wyoming Licensed Professional Engineer.

A holding tank system will require an alarm system to alert the owner when the system is at 75% capacity.

The property is located within the 201 Area Facilities Management Plan and will require consent to connect to public sewer when available.

WYDOT: WYDOT, Randy Griesbach Comments Attached 08/11/2020

The old roadbed is not appropriate for access to the site and causes issues where it ties into the US 85 access. Our preference is to have access (both ingress and egress) be from the Richard Rd corridor via Robert Ave. It is recommended those roads be maintained to County standards to accommodate the proposed commercial activity.

The length of the vehicle units utilizing the site may exceed the available width of the US 85 median. Vehicles making a left turn onto US 85 would need to complete the maneuver in a single step. This could lead to undesirable delays for this movement. A median acceleration lane could be considered, but its proper use and utilization are questionable. It is anticipated that the trips generated by this facility will be fairly low.

Any drainage that enters the WYDOT R/W from the property needs to be kept in existing drainage corridors and controlled at historic rates.

Modification to the R/W fence or any landscaping placed in the R/W would require permitting through the district maintenance office.

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept
No Response 08/11/2020
WGFD comment letter emailed to Paul Whalen.

Fire District No 1: Fire District No. 1, Darrick Mittlestadt Comments Attached
07/28/2020

Meet the 2018 International Fire Code

The map included indicates road and width sections are appropriate.

Please install a lock box, for after hour access.

Chapter 5:

Section 506, Key Boxes, page 75.

Section 507, fire Protection Water Supply, page 75 to 76. ALL. Recommended a fire hydrant to be installed for fire protection proposes.

Intraoffice: Planners, Paul Whalen Comments Attached 08/11/2020

Please revise the project narrative to state application is a Board Approval for the Proposed RV-Boat Covered Storage Land Use and not a Zone Change to Light Industrial (LI). The property is zoned PUD (Cathcart PUD, and an "industrial use" such as outdoor storage is allowed per the Board Approval processes.

In addition, the site plan is a separate application and it must be prepared in such a manner to comply with the applicable Cathcart PUD and County regulations. (Board Approval exhibit is for illustrative purposes only).

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 07/30/2020

- All fire apparatus access shall be in accordance with 2018 IFC chapter 5.
All buildings shall have access for fire apparatus in accordance with 2018 IFC chapter 5.
Second access point for site shall be required and if gated all gates shall be compliant with 2018 IFC section 503.4, 503.5 and 503.6.
After hours access for emergency services shall be provided in accordance with 2018 IFC chapter 5.
Advised that building permits shall be required.
Advised that Laramie County has adopted the 2018 I-codes and the 2017 NEC.

NO COMMENT:

- County Assessor, Kaycee Eisele No Comments 07/30/2020
- County Engineer, Scott Larson No Comments 08/10/2020
- County Public Works Department, Jeremy Fulks No Comments 08/10/2020
- Combined Communications Center, Chuck Trimble No Comments 07/29/2020

NO RESPONSE:

- ✓ County Attorney, Mark Voss 08/11/2020
- ✓ Cheyenne MPO, Christopher Yaney 08/11/2020
- ✓ County Real Estate Office, Laura Pate 08/11/2020
- ✓ County Conservation District, Shaun Kirkwood 08/11/2020
- ✓ Emergency Management, Matt Butler 08/11/2020
- ✓ Sheriff's Office, Rae Morgan 08/11/2020
- ✓ Black Hills Energy, Eric Underhill 08/11/2020
- ✓ CenturyLink, Darrin Klawon 08/11/2020
- ✓ Laramie County Weed & Pest, Brett Nelson 08/11/2020
- ✓ South Chey Community Development, South Chey Community Dev Assoc 08/11/2020
- ✓ Wyoming DEQ, Colin McKee 08/11/2020

July 22, 2020

To whom it may concern:

We would like to make known the intent of OhHailNo RV and Boat Storage (OhHailNO LLC)

Our plan is to obtain approximately 9.95 acres located at 5501 South Greeley Hwy in Laramie County, Wyoming.

We would develop said land as light industrial zoning for canopy storage of recreational vehicles and watercrafts. It is our understanding that the lot is planned for mixed use commercial in the future. The storage facility will cover up to, but not to exceed 50% of said property and follow all requirements set forth in the PUD in accordance to the Cathcart Subdivision.

The following amenities are being considered and will be available upon any and all approvals and certifications deemed necessary as required by any party involved.

- Separate entry and exit points to prevent congestion along with gated/key code entry and exit in accordance with WYDOT and the Laramie County Fire Department.
- Fencing will not exceed seven feet in height
- Full coverage security cameras
- 24 hour key code access
- Solar power battery tenders for all covered units as well as lighting through the grounds
- Three 5,000 gallon conveniently located dump stations with overflow prevention sensors
- There will be an office on site along with a public restroom
- Landscaping and a retention pond will be added to the plans as they develop
- Materials will be as eco-friendly as possible

Thank You...

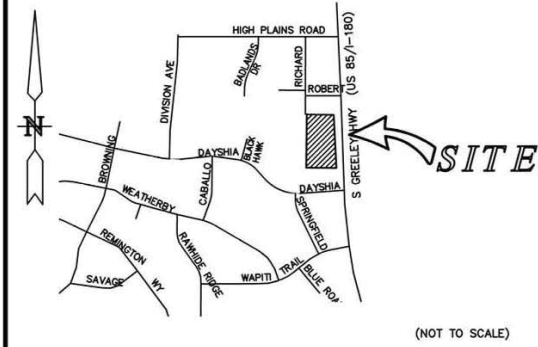
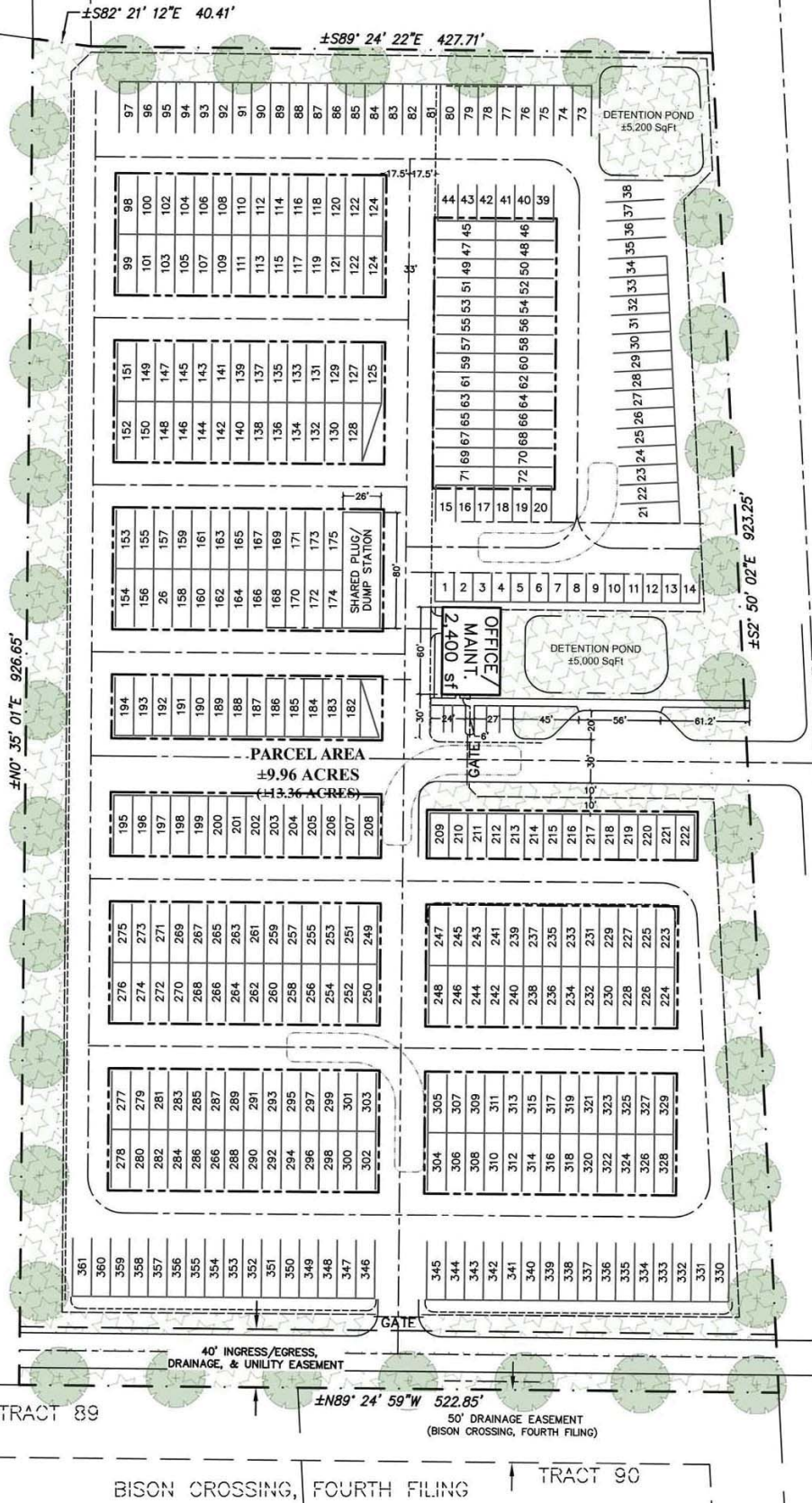
OHHAILNO RV and Boat Storage

CATHCART
SUBDIVISION
TRACT
4

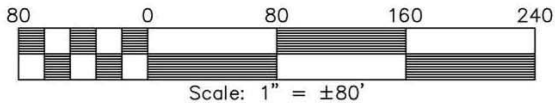
RICHARD ROAD
(80' R/W)

CATHCART TRACT
3

UNPLATTED



SOUTH GREELEY HIGHWAY
(US 85) 300' R/W



SITE INFORMATION

TOTAL SITE AREA ±9.96 acres
TOTAL ALLOWED LOT COVERAGE ≤50%
EXISTING ZONING CATHCART PUD

LAND DESCRIPTION

A tract of Land in the N½ of Section 29, Township 13 North, Range 66 West of the 5th P.M., Laramie County, Wyoming, more particularly described in that certain Warranty Deed recorded at Book 2549, Page 2226 in the Real Estate Office of the Laramie County Clerk as follows:

Beginning at the point of intersection of the west right of way line of U.S. highway 85-87 with the line common to Section 20 and said Section 29; from which point the corner common to Section 19, 20, 29 and 30 of aforementioned township bears N.89°08'45"W., a distance of 2,720.2 feet; thence S.2°48'15"E., along said right of way line, a distance of 1,017.20 feet to a Wyoming Highway Department concrete monument with brass cap; thence S.87°05'45"W., a distance of 45.92 feet to a Wyoming Highway Department concrete monument with brass cap; thence S.2°34'45"E., along aforementioned right of way line, a distance of 1,254.11 feet to a 1½" dia. X 30" long iron pipe with brass cap; thence N.89°08'45"W., parallel to aforementioned section line, a distance of 1,007.85 feet; thence N.0°51'15"E., at right angles to said section line, a distance of 2,270.00 feet to a point on said section line; thence S.89°08'45"E., along said section line, a distance of 913.57 feet to the point of beginning.

LESS that portion to Cathcart Subdivision, and

LESS a tract of land situate in Section 29, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, described as follows:

Beginning at a point S.37°39'35"E., a distance of 2,901.11 feet from the Northwest corner of Section 29; thence N.0°51'15"E., a distance of 931.86 feet; thence S.89°08'45"E., along the south line of Tract 4 in Cathcart Subdivision, a distance of 444.60 feet; thence S.82°05'23"E., a distance of 40.41 feet; thence S.0°20'01"E., a distance of 927.09 feet; thence N.89°08'45"W., a distance of 503.87 feet to the point of beginning and including a 40 foot roadway and utility easement the south edge of which is described as beginning at the Southeast corner of the described tract and running S.89°08'45"E., a distance of 503.93 feet to the West right of way line of U.S. Highway 85.

BOARD APPROVAL for Oh Hail No ! RV & Boat Storage

SITUATED IN
THE N½ OF SECTION 29,
T.13 NORTH, R.66 WEST OF THE 6TH P.M.
AND BEING A PART OF
CATHCART PLANNED UNIT DEVELOPMENT,
LARAMIE COUNTY, WYOMING

PREPARED JULY 2020



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

REVISED: 7/24/2020

2020248 Board Approval\2020248_SitePlan.dwg

RESOLUTION # _____

**A RESOLUTION FOR BOARD APPROVAL FOR “OH HAIL NO” BOAT & RV
STORAGE, LOCATED ON A PORTION OF NORTH ½, SECTION 29, TOWNSHIP 13
NORTH, RANGE 66 WEST, OF THE 6th PRINCIPAL MERIDIAN, 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

- a. **WHEREAS**, this application is in conformance with Section 2-2(A) of the Cathcart PUD governing conditionally permitted uses.

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

The Laramie County Board of Commissioners finds that:

- b. This application meets the criteria for Board Approval pursuant to Section 1-2-100(a) of the Laramie County Land Use Regulations; and,
c. This application is in conformance with Section 2-2(A) of the Cathcart PUD governing conditionally permitted uses.

And the Board approves the “Oh Hail No” Boat & RV Storage, Laramie County, WY, as shown on attached Exhibit ‘A’.

PRESENTED, READ, PASSED, this _____ day of _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

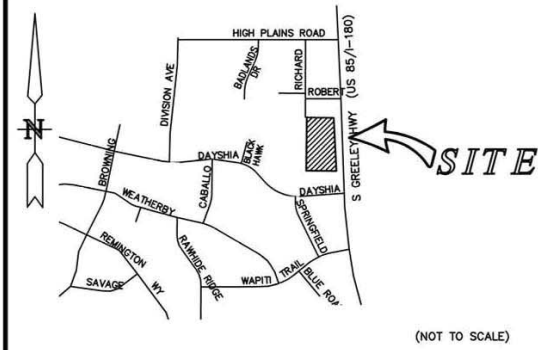
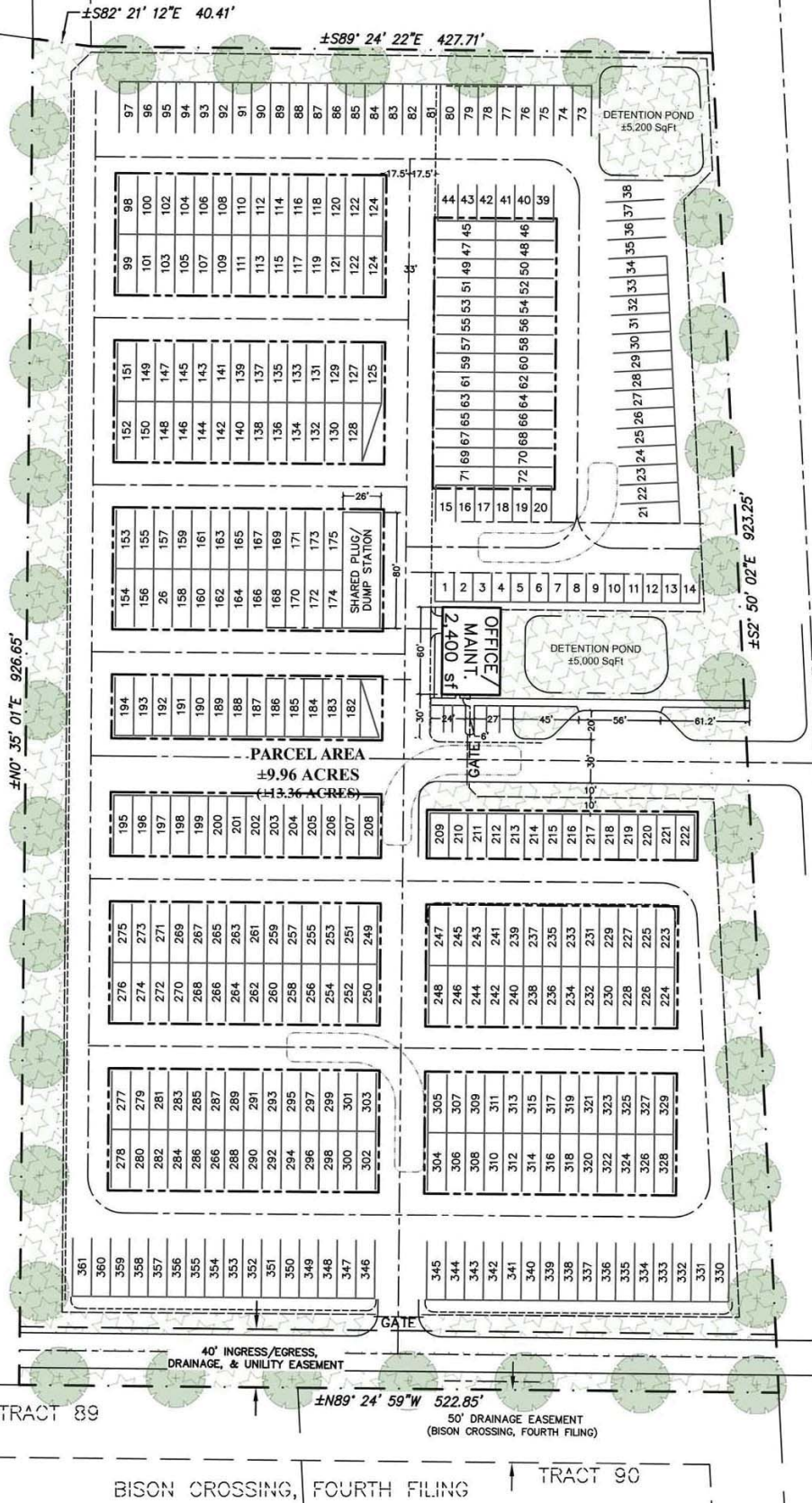
Laramie County Attorney’s Office

CATHCART
SUBDIVISION
TRACT
4

RICHARD ROAD
(80' R/W)

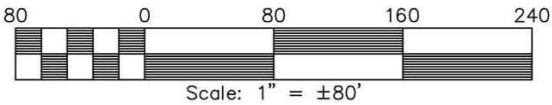
CATHCART TRACT
3 SUBDIVISION

UNPLATTED



VICINITY MAP

SOUTH GREELEY HIGHWAY
(US 85) 300' R/W



SITE INFORMATION

TOTAL SITE AREA ±9.96 acres
TOTAL ALLOWED LOT COVERAGE ≤50%
EXISTING ZONING CATHCART PUD

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LESS that portion to Cathcart Subdivision, and

LESS a tract of land situate in Section 29, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, described as follows:

Beginning at a point S.37°39'35"E., a distance of 2,901.11 feet from the Northwest corner of Section 29; thence N.0°51'15"E., a distance of 931.86 feet; thence S.89°08'45"E., along the south line of Tract 4 in Cathcart Subdivision, a distance of 444.60 feet; thence S.82°05'23"E., a distance of 40.41 feet; thence S.0°20'01"E., a distance of 927.09 feet; thence N.89°08'45"W., a distance of 503.87 feet to the point of beginning and including a 40 foot roadway and utility easement the south edge of which is described as beginning at the Southeast corner of the described tract and running S.89°08'45"E., a distance of 503.93 feet to the West right of way line of U.S. Highway 85.

REVISED: 7/24/2020

2020248 Board Approval\2020248_SitePlan.dwg

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BOARD APPROVAL
for

Oh Hail No !
RV & Boat Storage

SITUATED IN
THE N½ OF SECTION 29,
T.13 NORTH, R.66 WEST OF THE 6TH P.M.
AND BEING A PART OF
CATHCART PLANNED UNIT DEVELOPMENT,
LARAMIE COUNTY, WYOMING

PREPARED JULY 2020



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EXHIBIT "A":