



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Review and Revocation

Applicant: Wyoming Grain Corporation/Best Western
Review: Special Use Permit #23-02, to be allowed to have five steel storage containers within a Highway Business District
Location: Squaw Mountain Subdivision, Tract 8, 1905 16th Street, Wheatland, Wyoming 82201
Meeting: Planning and Zoning Commission – November 2nd, 2023

Details

On February 2nd, 2023, the Planning and Zoning Commission approved Best Western to have five steel storage containers, with the stipulation that in six months the following will be completed.

1. The Steel Storage containers will remain on the northern parcel, located at 1905 16th Street, and will not be moved to the southern parcel, located at 1809 16th Street, without applying for a separate Special Use Permit.
2. All setbacks required within a Highway Business District will apply to the five steel storage containers.
3. Each steel storage container shall be painted a neutral, earth-tone, or site-compatible color.
4. Under no circumstances shall any steel storage container be used for an office, residence or other purpose involving human occupancy.
5. Signs shall not be permitted on any steel storage container.
6. The Steel storage containers shall not be stacked.
7. The steel storage containers shall be screened so they are not visible from public streets.

On October 5th, 2023, the Planning and Zoning Commission chose to postpone this decision until the November 2nd, 2023, meeting, so a certified letter can be sent to the owner of the property, Wyoming Grain Corporation. On October 12th, 2023, the Planning Office sent a certified letter to Wyoming Grain Corporation, which is attached to this packet. As of October 25th, 2023, the Planning Office has not been contacted by Wyoming Grain Corporation.

Planning and Zoning Commission Options

1. Revoke Special Use Permit #23-02, and forward to the City Attorney for litigation.
2. Allow Special Use Permit #23-02 to remain with no further review.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting.

A four-member approval by the Planning and Zoning Commission is required for a quorum. Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



Town of Wheatland Planning & Zoning

600 9th Street · Wheatland, WY 82201 · (307)322-2962

October 12th, 2023

Wyoming Grain Corporation
PO BOX 1140
Scottsbluff, NE 69363-1140

Greetings,

On February 2nd, 2023, the Town of Wheatland Planning and Zoning Commission approved a Special Use Permit (ToW-SUP-23-02), for your property located at 1905 16th Street, Wheatland, Wyoming. SUP-23-02 allowed your property to have five steel storage containers, with the stipulation that in six months (August 2nd, 2023) the following items would be adhered to.

1. The Steel Storage containers will remain on the northern parcel, located at 1905 16th Street, and will not be moved to the southern parcel, located at 1809 16th Street, without applying for a separate Special Use Permit.
2. All setbacks required within a Highway Business District will apply to the five steel storage containers.
3. Each steel storage container shall be painted a neutral, earth-tone, or site-compatible color.
4. Under no circumstances shall any steel storage container be used for an office, residence or other purpose involving human occupancy.
5. Signs shall not be permitted on any steel storage container.
6. The steel storage containers shall not be stacked.
7. The steel storage containers shall be screened so they are not visible from public streets.

On October 5th, 2023, the Wheatland Planning and Zoning Commission reviewed SUP-23-02 and believe your property is not in compliance with stipulations set forth, particularly stipulation #3 and #7. The Wheatland Planning and Zoning Commission chose to postpone voting on revoking SUP-23-02 until their November 2nd, 2023, meeting. The Wheatland Planning and Zoning Commission requested the Wheatland Planning Office send a certified letter informing the owner of their decision and request a representative of the owner be present at the November 2nd, 2023, meeting.

As the owner of this property, you are not obligated by any legal measures to send a representative to the meeting. If by the November 2nd, 2023, meeting, the stipulations required for SUP-23-02 are not in compliance, and no representative for the owner of the property is present, the Planning and Zoning Commission may choose to revoke SUP-23-02. Should SUP-23-02 be revoked, this matter will be sent to the Wheatland Town Attorney for review of any litigation they deem necessary.



Town of Wheatland Planning & Zoning

600 9th Street · Wheatland, WY 82201 · (307)322-2962

If you choose to send a representative to the meeting, please have them prepared to answer questions regarding this matter to the Wheatland Planning and Zoning Commission. The meeting will be on November 2nd, 2023, at 6:00 pm, located at Wheatland Town Hall, 600 9th Street, Wheatland, WY 82201. Please use the east rear entrance. If you have any questions, I can be reached by email at planner@townofwheatlandwy.org, or you may call Wheatland Town Hall at (307) 322-2962.

Thank you

Douglas R. Dumont
Planning and Zoning
Town of Wheatland



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Nix Signs representing Dollar General
Request: Sign Permit
Location: Part of the NE4SE4, Section 14, Township 24 North, Range 68 West, Mountain View Tracts, First Addition, Part of Lots 32,33,34,35,36,37,38, and 48, 1756 South Road, Wheatland, WY 82201.
Meeting: Planning and Zoning Commission – November 2nd, 2023

Proposal Details

According to Town of Wheatland Municipal Code (WMC) 18.90.020(b), the Town of Wheatland Planning and Zoning Commission must review and approve or disapprove all sign building permit applications. Nix Signs would like to place an LED illuminated, 20-foot tall, free standing pole sign, where the dimensions of the sign are 10'-1/2" x 5'-1 1/4", on the south side of their property. Nix Signs would also like to place an LED illuminated 4'-6" x 33'-3" wall sign above the south entry doors to the building. Both signs would be in accordance with WMC 18.90.050, allowable signs.

Agency Comments

Chief Bob Glasson of the Wheatland Fire Department: I don't think this affects the Fire Department.

Platte County Emergency Manager Anthony Krotz: I have no objection to this signage at this time.

Chief Doug Willadsen of the Wheatland Police Department: Looks good to me.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

The Wheatland Planning and Zoning Commission is tasked with evaluating an application for a sign permit. The applicant seeks approval for two signs: a twenty-foot tall, free-standing pylon sign, and a 4' 6" by 33' 3" wall sign. Both signs conform to WMC 18.90.050; however, the commission must assess the proposal in terms of its potential impact on the community.

Pros:

1. **Compliance with Municipal Code:** The proposed signs align with the existing zoning regulations (18.90.050), demonstrating that the applicant has adhered to local sign-related guidelines.
2. **Visibility and Branding:** The 20-foot-tall pylon sign will enhance the business's visibility, helping customers locate the establishment easily. This contributes to local economic growth and the promotion of local businesses.
3. **Contribution to Local Aesthetics:** A well-designed wall sign can enhance the appearance of the building and contribute positively to the aesthetics of the area, maintaining its appeal.
4. **Economic Benefits:** An attractive signage plan may attract more customers and generate increased revenue for the business, which, in turn, can benefit the local economy.

Cons:

1. **Size and Scale:** The height of the pylon sign, at twenty feet, might be perceived as excessive and might dominate the streetscape, impacting the aesthetic appeal of the area. It could be seen as incongruent with the surrounding architecture.
2. **Lighting:** Both signs will be illuminated, there may be concerns about light pollution to nearby residential areas. The commission should consider stipulations related to appropriate lighting levels.
3. **Obstruction of Views:** The pylon sign's location should be carefully considered to ensure it doesn't obstruct sightlines or create safety hazards for drivers or pedestrians.
4. **Consistency with Surroundings:** The wall sign's design and content should be assessed to ensure it is consistent with the character and architectural style of the surrounding buildings.

Possible Stipulations:

1. **Height Limitations:** Limit the height of the pylon sign to a maximum of fifteen feet to prevent it from overwhelming the streetscape.
2. **Illumination Guidelines:** Specify restrictions on the type, intensity, and timing of the lighting to minimize light pollution and ensure that it does not disrupt the nighttime environment.
3. **Regular Maintenance:** Mandate periodic maintenance and upkeep of the signs to ensure they remain in good condition and do not become an eyesore.

In conclusion, while the applicant's request aligns with municipal regulations, the Wheatland Planning and Zoning Commission should consider the potential impact on aesthetics and safety. Stipulations can be implemented to address these concerns and strike a balance between promoting local businesses and maintaining the character of the area.

Attachments

1. Letter of Justification prepared by Sign Resource Identity Group and their sub-contractor, Nix Signs.
2. Site Plans and engineering schematics for both signs.

Requirements for Approval

The Planning Office has not received a signed protest from 20% of property owners within 140 feet, excluding streets and alleys, for this application, meaning a four-member approval from the Planning and Zoning Commission is required for a quorum.

Planning and Zoning Commission Options

1. Approve the request as proposed.
2. Approve the request with conditions recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request with or without prejudice.

Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



Sign Resource Identity Group
608 Mabry Hood, Suite 100
Knoxville, TN 37932

August 31, 2023

To whom it may concern:

This letter is to verify that Sign Resource Identity Group and their sub-contractor, Nix Signs, has authorization from the owner of the property/landlord, Capital Growth Buchalter, to acquire necessary permits and install proposed signs at the new Dollar General located at 1756 South St Wheatland, WY in accordance with the attached signage graphics.

Jenny Pena

Jenny Pena
Project Coordinator
Knoxville Regional Office
608 Mabry Hood, Suite 100
Knoxville, TN 37932
323-319-1678

John Michael White

Capital Growth
361 Summit Blvd, Suite 110
Birmingham, AL 35243
205-968-9220

6135 District Boulevard
Maywood, California 90270

Toll-Free: 800.423.4283
Phone: 323.771.2098
Fax: 323.560.7143

www.signresource.com

25049 Wheatland, WV 1756 South St.
 Prototype: 12480 D
 Acreage: 2.01 acres
 Parking Stalls: 50

APPROVED
 By rmartin at 1:49 pm, May 30, 2023
 Capital Growth Buchalter
 Kirk Farley, PE
 205-263-4589

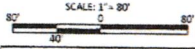
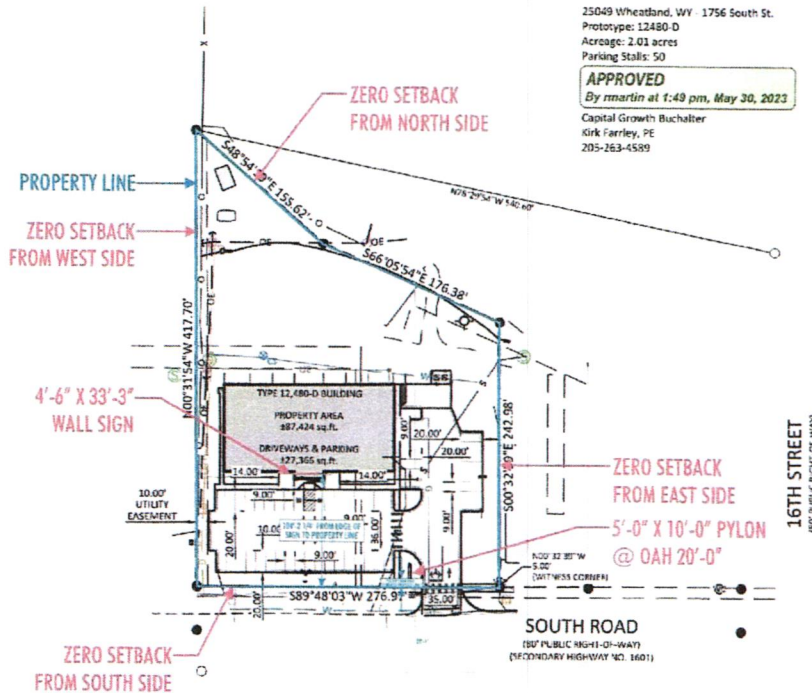


EXHIBIT B - SITE PLAN



INBERG-MILLER ENGINEERS			
30 East Main Street, 1st Floor, Suite 200, Princeton, WV 25701 Phone: 304.428.1100 Fax: 304.428.1101 www.inberg-miller.com	800 West Tanager Drive, Martinsburg, WV 26001 Phone: 304.263.4589 Fax: 304.263.4588 www.inberg-miller.com	501 E. 10th Street, Morgantown, WV 26501 Phone: 304.295.1100 Fax: 304.295.1101 www.inberg-miller.com	1800 Canal Road, Suite 100, Charleston, WV 25301 Phone: 304.765.1100 Fax: 304.765.1101 www.inberg-miller.com
OWNER: CAPITAL GROWTH BUCHALTER	ARCHITECT: KIRK FARLEY, PE	DATE: 05/30/23	PROJECT: 25049 WHEATLAND, WV



REVISION HISTORY:			
NO.	DATE	BY	DESCRIPTION
1	07/19/23	JP	ISSUE FOR PERMITS
INITIAL DRAWING			

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATIONS OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

- GENERAL NOTES**
1. TOLERANCE (UNLESS NOTED):
 *DIMENSIONS: ±.05" - 1/8" SIZE OR LARGER
 *CORNERS: ±.05" - 1/8" - 1/4" - 1/2" - 3/4" - 1" - 1 1/2" - 2" - 3" - 4" - 6" - 8" - 12" - 18" - 24" - 36" - 48" - 60" - 72" - 96" - 120" - 144" - 180" - 240" - 300" - 360" - 480" - 600" - 720" - 960" - 1200"
 2. FINISHES: UNLESS NOTED OTHERWISE
 3. FINISHES: UNLESS NOTED OTHERWISE
 4. FINISHES: UNLESS NOTED OTHERWISE
 5. ALL ELECTRICAL SIGNS TO COMPLY WITH NEC

DOLLAR GENERAL OVERLAY

DESIGNED BY: BRIAN S.	CHECKED BY:
DRAWN BY: DOLLAR GENERAL	DATE: 07/19/2023
PROJECT: WHEATLAND, WV	SCALE: 1 OF 1
DRAWING NO: SO# 315116	DATE: 07/19/2023
OVERLAY 1	A

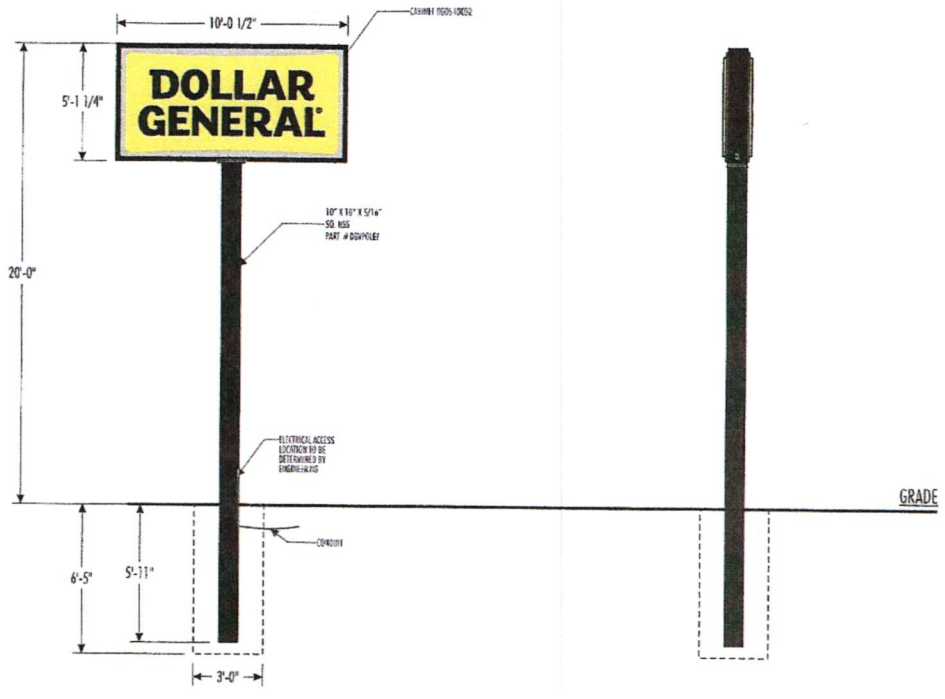
REVISION HISTORY:			
NO.	DATE	BY	DESCRIPTION
1	07/19/23	JP	ISSUED FOR PERMITS
2	08/02/23	JP	INITIAL PERMITTING RELEASE
3			REVISED TO MATCH SET

PARTS LIST:	
ITEM	DESCRIPTION
1	10" X 10" X 5/16" SS RISER PART # 00V1001E1
2	10" X 10" X 5/16" SS RISER PART # 00V1001E1
3	10" X 10" X 5/16" SS RISER PART # 00V1001E1
4	10" X 10" X 5/16" SS RISER PART # 00V1001E1
5	10" X 10" X 5/16" SS RISER PART # 00V1001E1
6	10" X 10" X 5/16" SS RISER PART # 00V1001E1
7	10" X 10" X 5/16" SS RISER PART # 00V1001E1
8	10" X 10" X 5/16" SS RISER PART # 00V1001E1
9	10" X 10" X 5/16" SS RISER PART # 00V1001E1
10	10" X 10" X 5/16" SS RISER PART # 00V1001E1

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 609 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER FOUNDATION AND ANCHORING OF THE SIGN.

- GENERAL NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. SIGN FACE IS 10" X 10" X 5/16" SS RISER PART # 00V1001E1.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS UNLESS OTHERWISE NOTED.

DESCRIPTION	
DOLLAR GENERAL AS INSTALLED VIEW (1" = 5 MPH WINDLOAD)	
PROJECT:	DOLLAR GENERAL
CLIENT:	DOLLAR GENERAL
LOCATION:	MILPITAS, CA
DATE:	07/19/2023
SCALE:	1" = 5 MPH WINDLOAD
REV:	B
OF:	1



AS INSTALLED VIEW

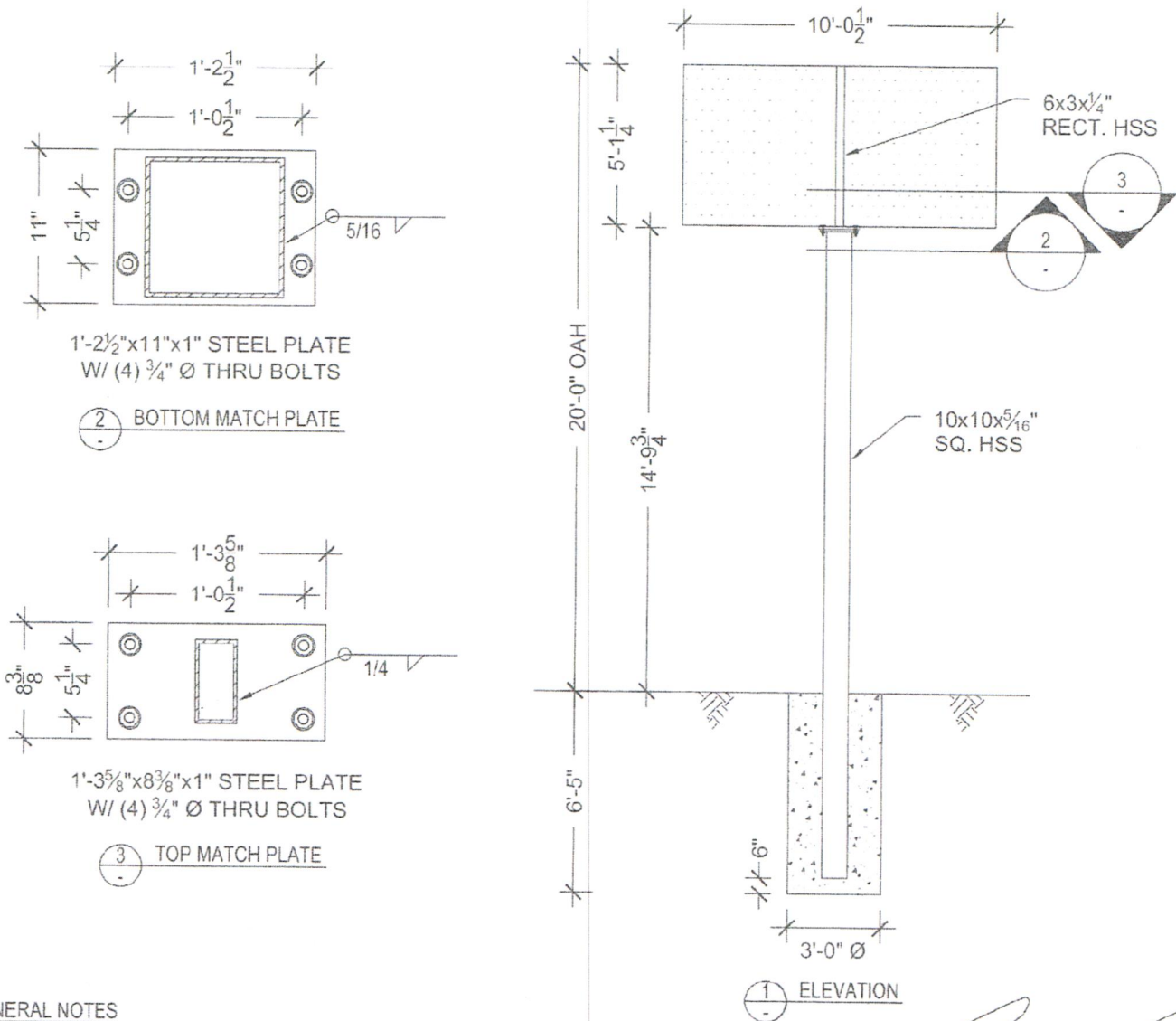
SCALE 1-48



11545 W. BERNARDO COURT, SUITE 201
 SAN DIEGO, CA 92127
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

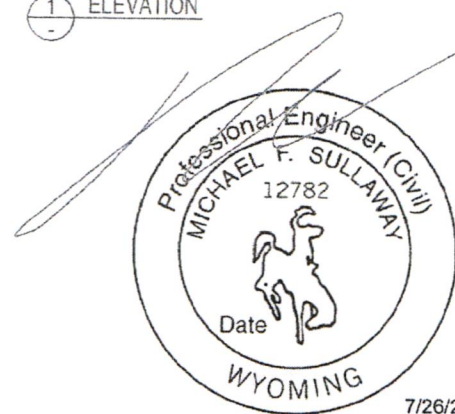
PROJECT: DOLLAR GENERAL, SIGN TYPE: POLE SIGN, 1756 SOUTH ST., WHEATLAND, WY.
 PROJECT #: 41546A
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/2023
 ENGINEER: JC/PRC(VM)
 LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2021
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 115 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ./RECT. HSS STEEL ASTM A500 GR. B, F_y = 46 KSI MIN.
6. PLATE STEEL ASTM A36
7. BOLT STEEL ASTM A307, HDG PER ASTM A153, ZP PER ASTM B633
8. WELDING STRENGTH, F_{exx} = 70 KSI
9. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
10. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
11. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
12. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



7/26/2023



PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/2023
 ENGINEER: JC/PRC(VM)

v5.5

units: pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-10

$F = q_z * G * C_f * A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.800$ (Fig. 29.4-1) max. height= 20.0
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight= 0.637 kips
 $s/h = 0.255$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.97$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z * G * C_f$	A_f	shear	Wind Moment M_w	
	1	7.370	0.850	24.5	37.43	12.3	460	3388	
	2	14.776	0.850	24.5	37.43	0.1	3	49	
	3	14.813	0.850	24.5	37.43	0.0	0	0	
	4	14.854	0.850	24.5	37.43	0.1	4	60	
	5	14.948	0.850	24.5	37.43	1.0	39	585	
	6	17.500	0.876	25.2	38.57	50.2	1937	33889	
					sums:	63.7	2443	37.97	(M_w) k-ft arm= 15.5
			$P_u = 0.76$ kip			$M = 37.97$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$		
			$M_u = \sqrt{1.2 M_{DL}^2 + 1.0 M_w^2} = 37.97$ k-ft						

Pole Design section; tube

$M_u \leq \phi M_n$ with $M_n = f_y Z$ $f_y = 46$ ksi $\phi = 0.9$

H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	37.97	11.01	6	0.233	11.2	10x10x5/16" Sq. HSS, $\phi M_n = 129$ k-ft
splice at 14.813 ft	5.21	1.5	3	0.174	2.0	3x6x1/4" Rect. HSS, $\phi M_n = 24.8$ k-ft

Footing Design footprint: round

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2 \times 150 \text{ psf/ft})$
 $P = 1.91$ kip $S_1 = S \times d / 3$ $A = 2.34 \times P / (S_1 \times b)$ $S = 400$
 $S_1 = 851$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 1.75$

footing: 3' - 0" dia. 6' - 5" deep



PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/23
 ENGINEER: JC/PRC(VM)

v5.5

units; pounds, feet unless noted otherwise

Check 0.75" dia. Thru Bolts, A307

Mu =	(Splice @ 14'-9.75")=	5.21 k-ft	(See Page#2)
Vu =	(Splice @ 14'-9.75")=	1.980 kips	(See Page#2)
n =	#bolts per row =	2	
s =	=	5.25 in	
Tu per bolt =	Mu/s/n =	5.953 kips	
Vu per bolt =	Vu/n =	0.990 kips	

Per AISC J3:

d(bolt) =	0.75 in	Fu =	60 ksi	ϕ =	0.75	
A(bolt) =					=	0.442 in ²
Fnt =					0.75*Fu =	45.00 ksi
Fnv =					0.45*Fu =	27.00 ksi
ϕ Rnt =		ϕ *Fnt * A(bolt) =	14.91 kips			OK
ϕ Rnv =		ϕ *Fnv * A(bolt) =	8.95 kips			OK

Combined Tension & Shear Check:

frv =	V per bolt / A(bolt) =	2.24 ksi	
F'nt =	1.3Fnt - Fnt/ ϕ Fnv*frv \leq Fnt =	45.00 ksi	
ϕ Rnt =	ϕ F'nt*A(bolt) =	14.91 kips	OK

Check 15.625x8.375x1" Steel Top Match Plate, A36

(Along WL)

arm =	0.225 in	b =	3.900 in	t =	1 in	
Mplate =		T per bolt * n * arm =	2.679 k-in			(T= See above, n=2)
Z =		bt ² /4 =	0.975 in ³			
ϕ Mn =		ϕ *Fy*Z = 0.9*36ksi*Z =	31.590 k-in			OK

Check 15.625x8.375x1" Steel Top Match Plate, A36

(Across WL)

arm =	4.825 in	b =	7.1875 in	t =	1 in	
Mplate =		T per bolt * n * arm =	28.724 k-in			(T= See above, n=1)
Z =		bt ² /4 =	1.797 in ³			
ϕ Mn =		ϕ *Fy*Z = 0.9*36ksi*Z =	58.219 k-in			OK



PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/23
 ENGINEER: JC/PRC(VM)

v5.5

units; pounds, feet unless noted otherwise

Check 14.5x11x1" Steel Bottom Match Plate, A36

(Along WL)

arm =	<input type="text" value="2.125"/> in	b =	<input type="text" value="14.500"/> in	t =	<input type="text" value="1"/> in	
Mplate =		T per bolt * n * arm =	25.300 k-in	(T= See Page#3, n=2)		
Z =		bt ² /4 =	3.625 in ³			
φMn =		φ*Fy*Z = 0.9*36ksi*Z =	117.450 k-in			OK

Check 14.5x11x1" Steel Bottom Match Plate, A36

(Across WL)

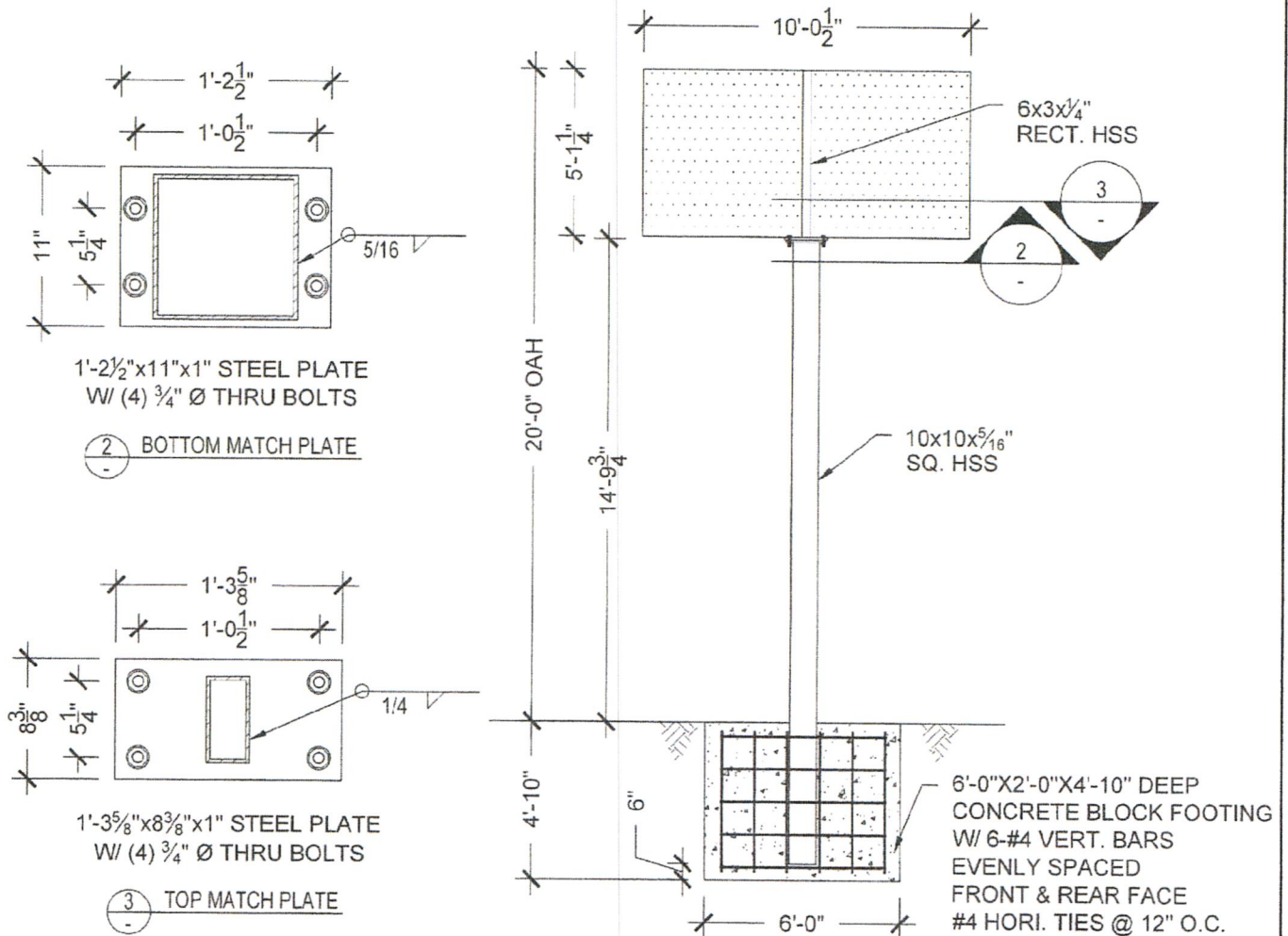
arm =	<input type="text" value="1.500"/> in	b =	<input type="text" value="10"/> in	t =	<input type="text" value="1"/> in	
Mplate =		T per bolt * n * arm =	8.930 k-in	(T= See Page#3, n=1)		
Z =		bt ² /4 =	2.500 in ³			
φMn =		φ*Fy*Z = 0.9*36ksi*Z =	81.000 k-in			OK



11545 W. BERNARDO COURT, SUITE 201
 SAN DIEGO, CA 92127
 PROJECTMANAGER@SULLAWAYENG.COM
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: DOLLAR GENERAL, SIGN TYPE: POLE SIGN, 1756 SOUTH ST., WHEATLAND, WY.
 PROJECT #: 41546A-1
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 08-23-2023
 ENGINEER: JC/VM/CT
 LAST REVISED:



GENERAL NOTES

1. DESIGN CODE: IBC 2021
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 115 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ./RECT. HSS STEEL ASTM A500 GR. B, $F_y = 46$ KSI MIN.
6. PLATE STEEL ASTM A36
7. BOLT STEEL ASTM A307, HDG PER ASTM A153, ZP PER ASTM B633
8. WELDING STRENGTH, $F_{exx} = 70$ KSI
14. REINFORCING BAR (REBAR) STEEL ASTM A615 GR. 60 KSI
15. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
16. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
17. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
18. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

1 ELEVATION





PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A-1
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/2023
 ENGINEER: JC/MM/CT

vs.5

units; pounds, feet unless noted otherwise

Applied Wind Loads; from ASCE 7-16

$F=q_z \cdot G \cdot C_f \cdot A_f$ with $q_z = 0.00256 K_z K_{zt} K_d V^2$ (29.3.2 & 29.4)
 $C_f = 1.800$ (Fig. 29.3-1) max. height= 20.0
 $K_{zt} = 1.0$ (26.8.2) (=1.0 unless unusual landscape)
 $K_z =$ from table 28.3-1 Exposure= c
 $K_d = 0.85$ for signs (table 26.6-1)
 $V = 115$ mph
 $G = 0.85$ (26.9) weight= 0.637 kips
 $s/h = 0.255$ $M_{DL} = 0.00$ k-ft
 $B/s = 1.97$

Pole Loads	structure component	height at section c.g.	K_z	q_z	pressure $q_z \cdot G \cdot C_f$	A_f	shear	Wind Moment M_w	
	1	7.37	0.850	24.5	37.43	12.3	460	3388	
	2	14.78	0.850	24.5	37.43	0.1	3	49	
	3	14.81	0.850	24.5	37.43	0.0	0	0	
	4	14.85	0.850	24.5	37.43	0.1	4	60	
	5	14.95	0.850	24.5	37.43	1.0	39	585	
	6	17.50	0.876	25.2	38.57	50.2	1937	33889	
sums:							63.73	2443	37.97 (M_w) k-ft arm= 15.5
			$P_u = 0.76$ kip			$M = 37.97$ k-ft	$M = \sqrt{M_{DL}^2 + M_w^2}$		
			$M_u = \sqrt{(1.2M_{DL})^2 + 1.0M_w^2} = 37.97$ k-ft						

Pole Design section; tube

$M_u \leq \phi M_n$ with $M_n = f_y Z$ $f_y = 46$ ksi $\phi = 0.9$

H	M_u (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE
at grade	37.97	11.01	6	0.233	11.2	10x10x5/16" Sq. HSS, $\phi M_n = 129$ k-ft
splice at 14.813 ft	5.21	1.5	3	0.174	2.0	6x3x1/4" Rect. HSS, $\phi M_n = 24.8$ k-ft

Footing Design footprint: rectangle

$\omega = 1.3$ IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2 $S = (1.3 \times 2 \times 150 \text{ psf/ft})$
 $P = 1.91$ kip $S1 = S \times d / 3$ $A = 2.34 \times P / (S1 \times b)$ $S = 400$
 $S1 = 649$ $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$ IBC 1807.3.2.1
 $A = 1.09$

footing: 6' - 0" by 2' - 0" 4' - 10" deep



PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A-1
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/23
 ENGINEER: JC/VM/CT

v5.5

units; pounds, feet unless noted otherwise

Check 0.75" dia. Thru Bolts, A307

$\mu =$ (Splice @ 14'-9.75") = 5.21 k-ft (See Page#2)
 $V_u =$ (Splice @ 14'-9.75") = 1.980 kips (See Page#2)
 $n =$ #bolts per row = 2
 $s =$ = 5.25 in
 T_u per bolt = $\mu/s/n =$ 5.953 kips
 V_u per bolt = $V_u/n =$ 0.990 kips

Per AISC J3:

$d(\text{bolt}) =$ in $F_u =$ ksi $\phi =$
 $A(\text{bolt}) =$ = 0.442 in²
 $F_{nt} =$ $0.75 \cdot F_u =$ ksi
 $F_{nv} =$ $0.45 \cdot F_u =$ ksi
 $\phi R_{nt} =$ $\phi \cdot F_{nt} \cdot A(\text{bolt}) =$ 14.91 kips **OK**
 $\phi R_{nv} =$ $\phi \cdot F_{nv} \cdot A(\text{bolt}) =$ 8.95 kips **OK**

Combined Tension & Shear Check:

$f_{rv} =$ V per bolt / $A(\text{bolt}) =$ 2.24 ksi
 $F'_{nt} =$ $1.3F_{nt} - F_{nt}/\phi F_{nv} \cdot f_{rv} \leq F_{nt} =$ 45.00 ksi
 $\phi R_{nt} =$ $\phi F'_{nt} \cdot A(\text{bolt}) =$ 14.91 kips **OK**

Check 15.625x8.375x1" Steel Top Match Plate, A36

(Along WL)

$\text{arm} =$ in $b =$ in $t =$ in
 $M_{\text{plate}} =$ T per bolt * n * $\text{arm} =$ 2.679 k-in (T= See above, n=2)
 $Z =$ $bt^2/4 =$ 0.975 in³
 $\phi M_n =$ $\phi \cdot F_y \cdot Z = 0.9 \cdot 36 \text{ksi} \cdot Z =$ 31.590 k-in **OK**

Check 15.625x8.375x1" Steel Top Match Plate, A36

(Across WL)

$\text{arm} =$ in $b =$ in $t =$ in
 $M_{\text{plate}} =$ T per bolt * n * $\text{arm} =$ 28.724 k-in (T= See above, n=1)
 $Z =$ $bt^2/4 =$ 1.797 in³
 $\phi M_n =$ $\phi \cdot F_y \cdot Z = 0.9 \cdot 36 \text{ksi} \cdot Z =$ 58.219 k-in **OK**



PROJECT: DOLLAR GENERAL
 PROJ. NO.: 41546A-1
 CLIENT: SIGN RESOURCE IDENTITY GROUP, INC.

DATE: 7/26/23
 ENGINEER: JC/VM/CT

V5.5

units; pounds, feet unless noted otherwise

Check 14.5x11x1" Steel Bottom Match Plate, A36

(Along WL)

$$\begin{array}{llll}
 \text{arm} = & \boxed{2.125} \text{ in} & \text{b} = & \boxed{14.500} \text{ in} & \text{t} = & \boxed{1} \text{ in} \\
 \text{Mplate} = & & \text{T per bolt} * \text{n} * \text{arm} = & 25.300 \text{ k-in} & & (\text{T= See Page\#3, n=2}) \\
 \text{Z} = & & \text{bt}^2/4 = & 3.625 \text{ in}^3 & & \\
 \phi \text{Mn} = & & \phi * \text{Fy} * \text{Z} = 0.9 * 36 \text{ ksi} * \text{Z} = & 117.450 \text{ k-in} & & \text{OK}
 \end{array}$$

Check 14.5x11x1" Steel Bottom Match Plate, A36

(Across WL)

$$\begin{array}{llll}
 \text{arm} = & \boxed{1.500} \text{ in} & \text{b} = & \boxed{10} \text{ in} & \text{t} = & \boxed{1} \text{ in} \\
 \text{Mplate} = & & \text{T per bolt} * \text{n} * \text{arm} = & 8.930 \text{ k-in} & & (\text{T= See Page\#3, n=1}) \\
 \text{Z} = & & \text{bt}^2/4 = & 2.500 \text{ in}^3 & & \\
 \phi \text{Mn} = & & \phi * \text{Fy} * \text{Z} = 0.9 * 36 \text{ ksi} * \text{Z} = & 81.000 \text{ k-in} & & \text{OK}
 \end{array}$$



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Alvaro Amaya
Request: A Land Use District Boundary Change (rezone) to change a Residential District to a General Business District.
Location: Part of the SW4NW4, of Section 13, Township 24 North, Range 68 West, Original Town, Block 132, Lot 8, 704 16th Street, Wheatland, WY 82201.
Meeting: Planning and Zoning Commission – November 2nd, 2023

Proposal Details

Alvaro Amaya is requesting his property, located at 704 16th Street, be rezoned from a Residential District to a General Business District. Alvaro would like to use this property for selling and displaying outbuildings (sheds). The house which is currently on the property would be used as an office to accommodate Alvaro's businesses, which include a snow removal business, retail of seafood, and a property management business.

According to Wheatland Municipal Code (WMC) 18.95.030, all petitions for a rezone require the recommendation of the Planning Commission prior to being presented to the Wheatland Town Council. WMC 18.95.030 continues to state compatibility for a rezone shall be determined based on neighborhood character, parking needs, town infrastructure, sign requirements, and traffic congestion possibilities.

Agency Comments

Clerk Candy Wright for the Town of Wheatland: I have no concerns about this request.

Chief Bob Glasson of the Wheatland Fire Department: No issues with Fire Department.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

The Town of Wheatland Planning and Zoning Commission is tasked with evaluating an application for a land use district boundary change (rezone) from a Residential to a General Business District for a property on 16th Street. This rezone would allow for the sale and display of outbuildings (sheds) and repurpose the existing house for office use, including snow removal,

seafood sales, and property management. The Commission should weigh the pros and cons of this application and consider potential stipulations.

Pros:

1. **Economic Development:** Rezoning the property for general business use can stimulate economic growth by attracting commercial activity to a main artery of the town. It may lead to increased property values, increased tax revenue, and job creation.
2. **Utilization of Main Artery:** 16th Street is a key business thoroughfare for the Town of Wheatland. Rezoning for general business use aligns with the street's commercial character and can maximize its utility.
3. **Diversified Services:** The proposed mix of services, including snow removal, seafood sales, and property management, can cater to various needs within the community, potentially increasing the accessibility of these services.
4. **Adaptive Reuse:** Utilizing the existing house for office purposes represents adaptive reuse, which can be environmentally friendly and cost-effective.

Cons:

1. **Residential Impact:** Changing a residential area to a general business district may disrupt the tranquility of the neighborhood and negatively affect the quality of life for nearby residents, potentially leading to increased noise and traffic.
2. **Aesthetic Concerns:** The display of outbuildings, if not carefully regulated, may have aesthetic implications for the area. This could affect the character of 16th Street and the town.
3. **Traffic and Parking Issues:** The proposed business activities may increase traffic on 16th Street, leading to congestion and parking problems, particularly if not enough space is allocated for customer parking.
4. **Potential Zoning Precedent:** Granting this rezone may set a precedent for other residential areas to transition to general business, possibly transforming the residential fabric of the town.

Stipulations:

To mitigate the potential drawbacks and ensure responsible development, consider imposing stipulations on the rezone application:

1. **Landscaping Requirements:** Mandate landscaping that complements the residential character of the area to mitigate aesthetic concerns.
2. **Traffic Management Plan:** Develop a traffic management plan to address potential congestion issues and ensure safe access to the property.

3. **Limit Business Hours:** Set restrictions on operating hours to minimize disruptions to nearby residents, especially for businesses like snow removal that can be noisy during the early hours.
4. **Parking Regulations:** Ensure sufficient on-site parking facilities and possibly require a traffic impact study to evaluate the potential impact on street parking.
5. **Architectural Guidelines:** Enforce architectural guidelines to maintain the visual appeal of the property and ensure it harmonizes with the surrounding residential area.

The proposed rezone application has both pros and cons. While it can contribute to economic development and better utilize 16th Street, it must also address concerns related to residential impact, aesthetics, traffic, and potential zoning precedent. Implementing stipulations can help strike a balance between economic growth and the preservation of residential quality in the Town of Wheatland. The decision should be made after careful consideration of these factors and in consultation with the Town's needs and interests.

Attachments

1. Letter of Justification prepared by Alvaro Amaya
2. Site Plan prepared by Alvaro Amaya
3. Aerial View of all Properties within 140 feet, excluding streets and alleys

Requirements for Approval

The Planning Office has not received a signed protest from 20% of property owners within 140 feet, excluding streets and alleys, for this application, meaning a four-member approval from the Planning and Zoning Commission is required for a quorum.

Planning and Zoning Commission Options

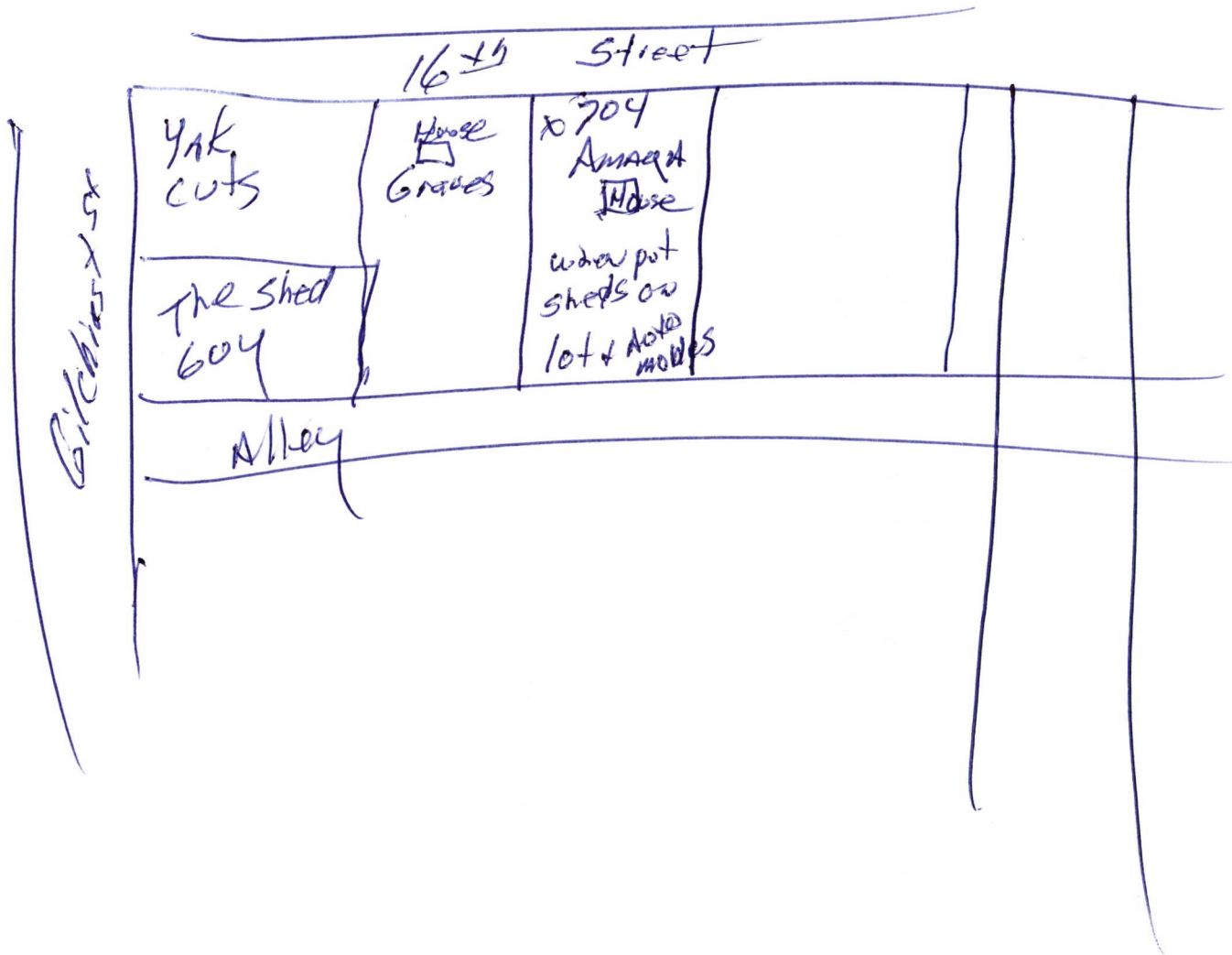
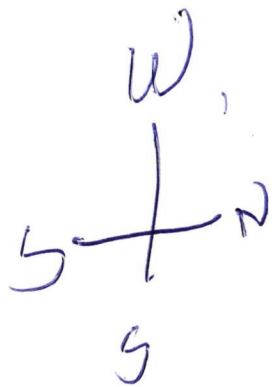
1. Approve the request as proposed.
2. Approve the request with conditions recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request with or without prejudice.

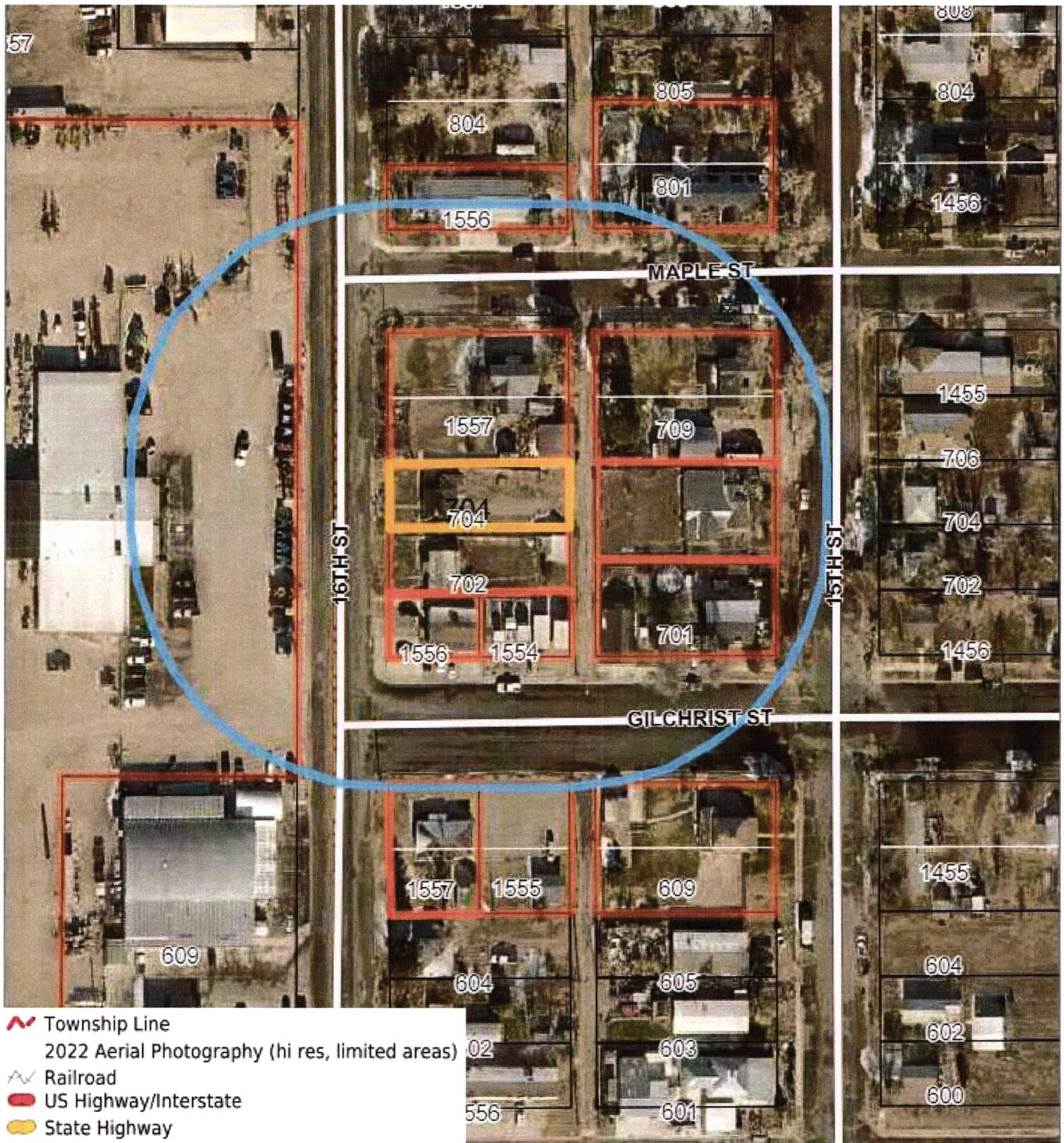
Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



Intent to Rezone to
General Commercial.
704 16th St.

Would be used for selling
and displaying outbuilding (sheds).
The building on the location
will be the office. The office
will to accommodate my other
business, The Plow Guy (snow removal),
The NAKED Fish (seafood) and
Property Management (rental properties).

Thank-you
Al Amaya





-  Township Line
-  2022 Aerial Photography (hi res, limited areas)
-  Railroad
-  US Highway/Interstate
-  State Highway
-  County Road
-  Municipal Limits
-  Bureau of Land Management
-  Department of Defense
-  Forest Service
-  State of Wyoming
-  Bureau of Reclamation

NORTH

been prepared from the best records available to Platte County. It is presented "AS IS" and without any warranty of any kind by Platte County, including, but not limited to, completeness, accuracy, currency or suitability for a particular purpose. This data is not to be used for legal conveyance. Platte County shall not be liable for damages of any kind arising out of use of this product or for any errors or inaccuracies.

printed 10/18/2023

704 16th St
 All properties within 140 feet
 excluding streets and alleys.



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Platte County Repair

Request: Sign Permit

Location: Part of the SE4NE4, Section 23, Township 24 North, Range 68 West, 40 South Wheatland Highway, Wheatland, WY 82201.

Meeting: Planning and Zoning Commission – November 2nd, 2023

Proposal Details

According to Town of Wheatland Municipal Code (WMC) 18.90.020(b), the Town of Wheatland Planning and Zoning Commission must review and approve or disapprove all sign building permit applications. According to WMC 18.90.040(b), no person shall park any vehicle or trailer on public or private property so as to be visible from the public right-of-way, which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same premises or other premises. Vehicles used in the normal day-to-day operations of the owner or a business and/or in normally accepted business practices may be excepted. According to WMC 18.90.050(i), signs that may not be identified herein may be permitted upon review and approval by the planning commission who can require that any approval also require an approved special permit.

Platte County Repair is requesting to place vinyl signs to advertise businesses they own on a trailer. Platte County Repair will have this trailer on the west side of their property so the vinyl signs will be visible to I-25 traffic. Platte County Repair has provided a site plan for the placement of the trailer on their property, along with example pictures of the first signs to be placed on the trailer. According to WMC placing signs on a trailer is a prohibited use, but upon review and approval by the planning commission, it can be allowed.

Agency Comments

Ken Dejersey who manages outdoor advertising for WYDOT: The planning office spoke with Ken via a phone call. Ken stated as long as the signs remain on their own property, they require no permitting through WYDOT.

Platte County Emergency Manager Anthony Krotz: I see no issues at this time.

Chief Doug Willadsen of the Wheatland Police Department: Looks good to me.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

Analysis of Platte County Repair's Request for Vinyl Signs on a Trailer

The Wheatland Planning and Zoning Commission is tasked with evaluating Platte County Repair's application to place vinyl signs on a trailer for advertising purposes. This request raises several pros and cons that need to be considered, along with potential stipulations to ensure compliance with the Wheatland Municipal Code and the overall well-being of the community.

Pros:

1. **Promotion of Local Businesses:** Allowing Platte County Repair to use vinyl signs on a trailer to advertise their businesses can promote local economic growth, encouraging other businesses to do the same.
2. **Increased Visibility:** The signs will be visible to I-25 traffic, potentially attracting more customers to the area and contributing to the local economy.
3. **Flexibility:** Permits for placing signs on trailers can be granted on a case-by-case basis, giving the Planning and Zoning Commission the flexibility to consider individual circumstances.

Cons:

1. **Municipal Code Violation:** Platte County Repair's proposal goes against the Wheatland Municipal Code, which prohibits the placement of signs on trailers. Granting an exception might set a precedent that could be exploited by other businesses, potentially leading to visual clutter.
2. **Aesthetic Concerns:** The presence of trailers with vinyl signs could impact the visual aesthetics of the city, especially if not regulated properly. It might result in a cluttered appearance.
3. **Safety Risks:** Signage on trailers could pose safety hazards if not adequately secured, as strong winds or other environmental factors could lead to accidents or damage.

Possible Stipulations:

1. **Regulation:** Implement regulations regarding the size, placement, and number of signs on the trailer. This ensures that the signs are not excessive or distracting.
2. **Secure Placement:** Enforce rules for securely anchoring the trailers to the ground, especially in windy conditions, to prevent accidents or damage.
3. **Maintenance:** Require regular maintenance and upkeep of the trailers and signs to prevent deterioration and maintain the visual appeal of the area.

4. **Design Standards:** Establish design standards for the signs to ensure that they are aesthetically pleasing and in harmony with the surroundings.
5. **Trial Period:** Grant permission for a limited trial period to evaluate the actual impact of these signs on the community before considering a long-term commitment.

The Wheatland Planning and Zoning Commission should weigh the pros and cons of this application and, if they decide to approve it, can impose stipulations to mitigate potential drawbacks and ensure the overall well-being of the community. Balancing economic development and aesthetics while adhering to the municipal code is crucial in this decision-making process.

Attachments

1. Letter of Justification prepared by Operating Owner of Platte County Repair, Jeremy Lange.
2. Letter of Justification prepared by the owner of the property and YT Enterprises, LLC, Tiffany Lang.
3. Site Plans for placement of trailer on the property.
4. Examples of signs being requested to be placed on trailer.

Requirements for Approval

The Planning Office has not received a signed protest from 20% of property owners within 140 feet, excluding streets and alleys, for this application, meaning a four-member approval from the Planning and Zoning Commission is required for a quorum.

Planning and Zoning Commission Options

1. Approve the request as proposed.
2. Approve the request with conditions recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request with or without prejudice.

Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

FROM THE DESK OF

Jeremy Lange

September 7, 2023

Letter of Description and Justification for Sign Permit

Town of Wheatland
Planning & Zoning

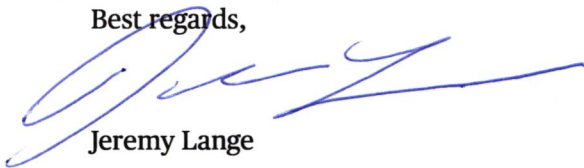
To whom it may concern,

Platte County Repair is seeking a Sign Permit for 40 S Wheatland Hwy, Wheatland.

Hours of operation at 40 S Wheatland Hwy. will be Monday through Friday 7:00am to 7:00pm, Saturday and Sunday By appointments.

We are seeking to put up vinyl signs to advertise the businesses that I own. I am looking to add signs to a trailer on the property line facing the interstate. I would like to start with ones that represent my repair shop. I have included pictures and the site plan. Please do not hesitate to call with any questions.

Best regards,



Jeremy Lange
Operating Owner
plattecountyrepair@gmail.com



307-331-0026 tiffany@leestowing247.com

48 S Wheatland Hwy,
Wheatland, WY 82201

September 7, 2023

To whom it may concern:

I, Tiffany Lange, am sole owner of YT Enterprises LLC dba Lee's Towing. I own the property at 40 S Wheatland Hwy, Wheatland, WY 82201.

I am fine with Jeremy Lange and Platte County Repair, Lee's Environmental LLC, and Dad's Septic putting up signs advertising for his businesses. If you need to reach please please feel free to call me.

Best Regards,

A handwritten signature in black ink that reads "Tiffany Lange". The signature is written in a cursive style with a large, prominent "T" and "L".

Tiffany Lange

(303)859-0961

Google Maps

40 S Wheatland Hwy

Trailer w/ Signs on Interstate Side



Imagery ©2023 CNES / Airbus, Maxar Technologies, Map data ©2023 50 ft

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TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

- Applicant: Consolidated Rentals of Casper, LLC
- Request: A request for a Special Use Permit (SUP) in an Industrial District for long term storage of vehicles.
- Location: Part of the SW4NE4, of Section 13, Township 24 North, Range 68 West, .269 acres, .271 acres, and .26 acres, East of Block 62, 503, 507, and 509 7th Street, Wheatland WY 82201.
- Meeting: Planning and Zoning Commission – November 2nd, 2023

Proposal Details

According to Wheatland Municipal Code (WMC) 18.45.030 there are twelve allowed uses within an Industrial District, all other uses require a SUP. Due to the properties referenced above being zoned an Industrial District, Consolidated Rentals of Casper is requesting a SUP for long term storage of towed vehicles for all three locations. According to WMC 18.95.010(f) SUPs are issued after Planning Commission approval.

Russell McClain, owner of Consolidated Rentals of Casper, would like to utilize the above-mentioned properties for long term storage of vehicles. Russell is intending construct a six-foot fence around all the above referenced properties.

On October 5th, 2023, the Planning Commission chose to postpone this request, due to a complaint from the public about the application fee. The Planning Commission requested the Wheatland Town Council hear the complaint before deciding on this request.

On October 9th, 2023, the Wheatland Town Council addressed the complaint made concerning the application fee and has approved this request to continue forward. A copy of the unapproved minutes for the October 9th, 2023, Wheatland Town Council Meeting are attached to this packet.

Agency Comments

Water Superintendent Rick Keck: For the 7th Street location, we have a water line on the west side of 7th Street which needs to be addressed and not fenced in. There are also two meters to be read on the proposed north fence line. (Rick's notes on an aerial view is attached to this packet.)

Town of Wheatland Engineer John Wetstein: Engineer Wetstein prepared a letter regarding this request, which is attached to this packet for the review of the Planning Commission.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

The Planning Commission is tasked with evaluating a special use permit application for long-term storage of towed vehicles within an Industrial District. This analysis will assess the proposal's merits, potential drawbacks, and recommend possible stipulations to ensure compliance with zoning regulations and the broader interests of the community.

Pros:

1. Economic Benefits:

- Increased revenue for the town through permit fees and property taxes.
- Potential for job creation.
- Synergy with existing industrial activities may lead to economic growth.

2. Utilization of Industrial Zoning:

- Maximizes the use of the Industrial District by allowing for an ancillary service that complements other industrial activities.
- May lead to the repurposing of underutilized or vacant industrial properties.

3. Enhanced Safety:

- Removes inoperative or abandoned vehicles from residential areas, reducing hazards and eyesores.
- Supports efficient tow truck operations and accident clearance, improving overall road safety.

4. Environmental Considerations:

- Properly regulated storage can help prevent environmental contamination from leaking fluids and hazardous materials.
- Encourages responsible disposal practices for end-of-life vehicles.

Cons:

1. Aesthetic Concerns:

- Long-term storage facilities may affect the visual appeal of the Industrial District, potentially reducing property values.
- Security measures such as fencing and lighting may be necessary but could negatively impact the area's aesthetics.

2. Noise and Traffic:

- Increased vehicle movement and operational noise could disturb nearby residential areas, leading to potential complaints.
- Traffic congestion and safety issues can be addressed through a comprehensive traffic management plan.

3. Environmental Impact:

- The presence of towed vehicles may lead to concerns about vehicle leaks, spillage, and potential environmental contamination if not adequately managed.

4. Zoning Compatibility:

- The proposal must align with what the Planning Commission believes should be allowed within an Industrial District.
- The potential for conflicts with nearby land uses should be evaluated.

Possible Stipulations:

• Site Design:

- Require landscaping and architectural elements to improve the facility's aesthetics.
- Mandate the use of low-impact design principles to minimize environmental impact.

• Noise and Traffic Mitigation:

- Implement strict operational hours to minimize noise during sensitive times.
- Request a traffic management plan that includes ingress/egress design and potential traffic calming measures.

• Environmental Safeguards:

- As recommended by Town Engineer Wetstein, a design for the stored vehicle's parking lot be reviewed for its ability to prevent the migration of contaminants into the aquifer and also how the run-off from this parking lot will be managed to prevent the runoff from entering the aquifer.
- Require regular inspections and maintenance to prevent leaks and environmental contamination.
- Establish guidelines for the proper disposal of end-of-life vehicles and hazardous materials.

• Building Permit Review:

- Allow the Town of Wheatland Utility Department Heads to add any easements or restrictions on any building permit for new construction. This will allow the Town of Wheatland Utility Departments necessary access to conduct upkeep of utilities.

The special use permit application for long-term storage of vehicles within the Industrial District offers economic benefits and potential improvements in safety and environmental responsibility. However, it also raises concerns related to aesthetics, noise, traffic, and zoning compatibility. Considering and imposing stipulations to address these issues, the Planning Commission can make a decision that balances the interests of the applicant, the community, and the Town of Wheatland.

Attachments

1. Site Plans for construction of fence for the properties.
2. Aerial View of all Properties within 140 feet, excluding streets and alleys.
3. Letter from Town of Wheatland Engineer John Wetstein concerning this application.
4. Aerial View with Superintendent Rick Kecks comments.
5. Copy of minutes from the October 9th, Wheatland Town Council meeting.

Requirements for Approval

The Planning Office has not received a signed protest from 20% of property owners within 140 feet, excluding streets and alleys, for this application, meaning a four-member approval from the Planning and Zoning Commission is required for a quorum.

Planning and Zoning Commission Options

1. Approve the request as proposed.
2. Approve the request with conditions recommended by the Planning Commission.
3. Postpone to a definite time, continues the request to the next regularly scheduled meeting of the commission to allow further review to be done. Applicant would not need to reapply; certified mailing and public notice fees would be billed to the Town.
4. Postpone Indefinitely. Request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting. Applicant would have to reapply and would pay the application fee, and public notice.
5. Deny the request with or without prejudice.

Failure to achieve a quorum result is an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

LETTER OF JUSTIFICATION

Consolidated Rentals of Casper LLC is seeking a Special Use Permit for four specific locations:

1003 16th Street (formally the location of Lock Trucking).

Three separate lots along 7th Street (undeveloped) – only for the storage of vehicles.

The 1003 16th Street location is currently zoned for Industrial Use and the goal is to continue this authorized use with the addition of several compatible activities. The contemplated additional uses may already be authorized (depending on interpretation), however, the following specific uses are being requested:

Auto repair shop for vehicles rated less than one and one-half ton.

Tow Truck operation.

Short term storage of towed vehicles (long term storage will be at the other locations).

Use of the existing scale – when necessary.

Use of grain bins as designed.

Sale of farm and supplies (e.g. twine, lick tubs etc.).

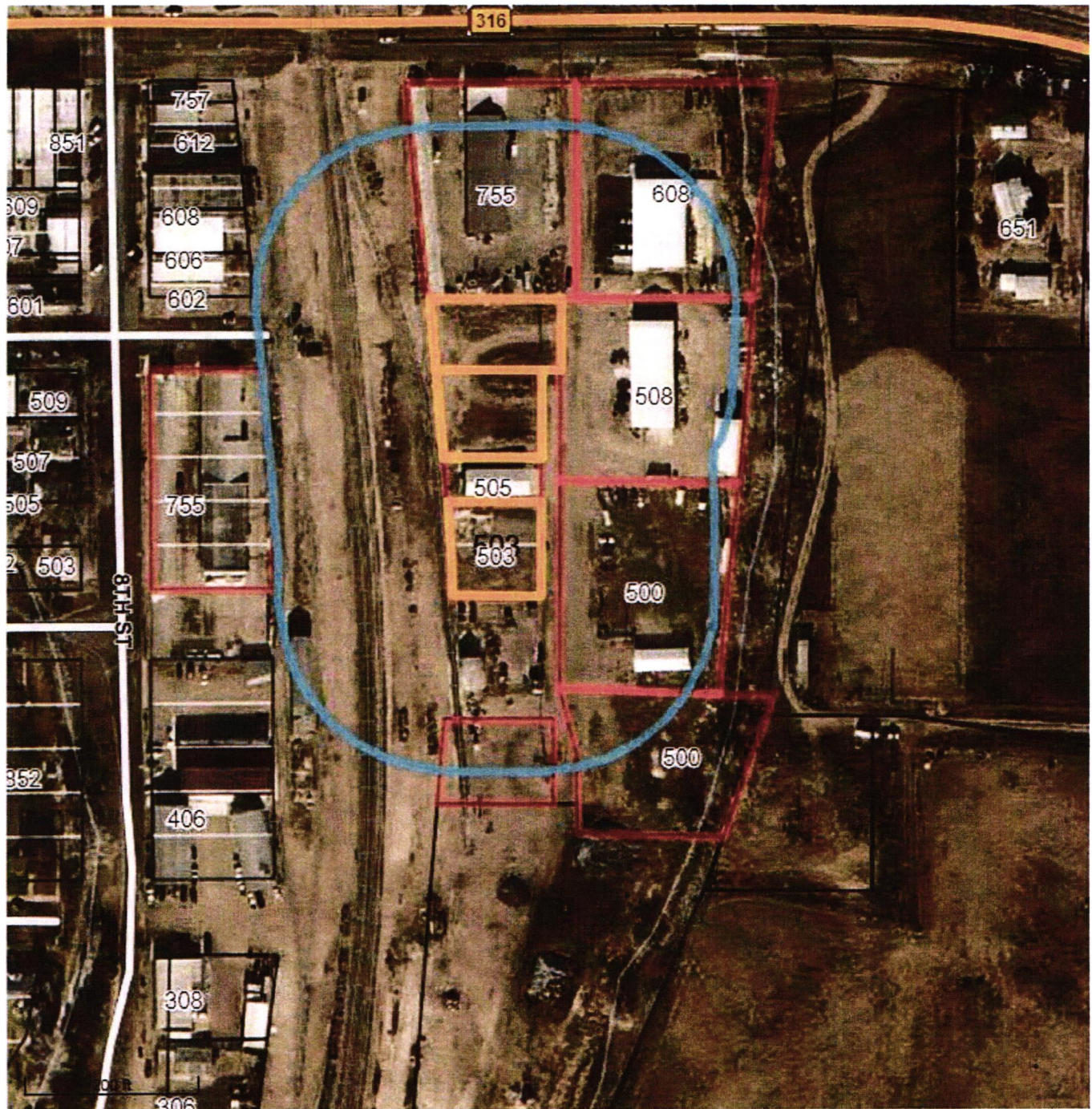
Utilization of the current offices for businesses (e.g. bookkeeping etc.).

The plan is to install a six-foot rock fence (as set forth in the submitted design) around the 1003 16th Street property.

The 1003 16th Street is a commercial property that is currently vacant and unused. Lock Trucking used this property for its trucking, truck repair and grain storage operation for approximately 65 years. The granting of a Special Use Permit will revive this location and allow the creation of additional jobs (estimated initially to be three) in the area and will provide needed services to the community and surrounding area.

It is believed the requested Special Use Permit will not materially change the way the property has been historically used and the six-foot rock fence (to be constructed) will limit what can be seen by the public.





2022 Aerial Photography (hi res, limited areas)

-  Railroad
-  US Highway/Interstate
-  State Highway
-  County Road
-  Municipal Limits
-  Bureau of Land Management
-  Department of Defense
-  Forest Service
-  State of Wyoming
-  Bureau of Reclamation



This data has been prepared from the best records available to Platte County. It is presented "AS IS" and there is no express or implied warranty of any kind by Platte County for completeness, accuracy, currency or correctness of this information including, but not limited to, warranties of title, merchantability, satisfactory quality or fitness for a particular purpose. This data is not necessarily accurate by surveying standards, and is not to be used for legal conveyance. Platte County shall not be liable for damages of any kind arising out of use of this product or for any errors or inaccuracies.
 printed 9/15/2023

Properties within 140 feet,
 excluding streets and alleyways.

w

Fence 6Ft

S

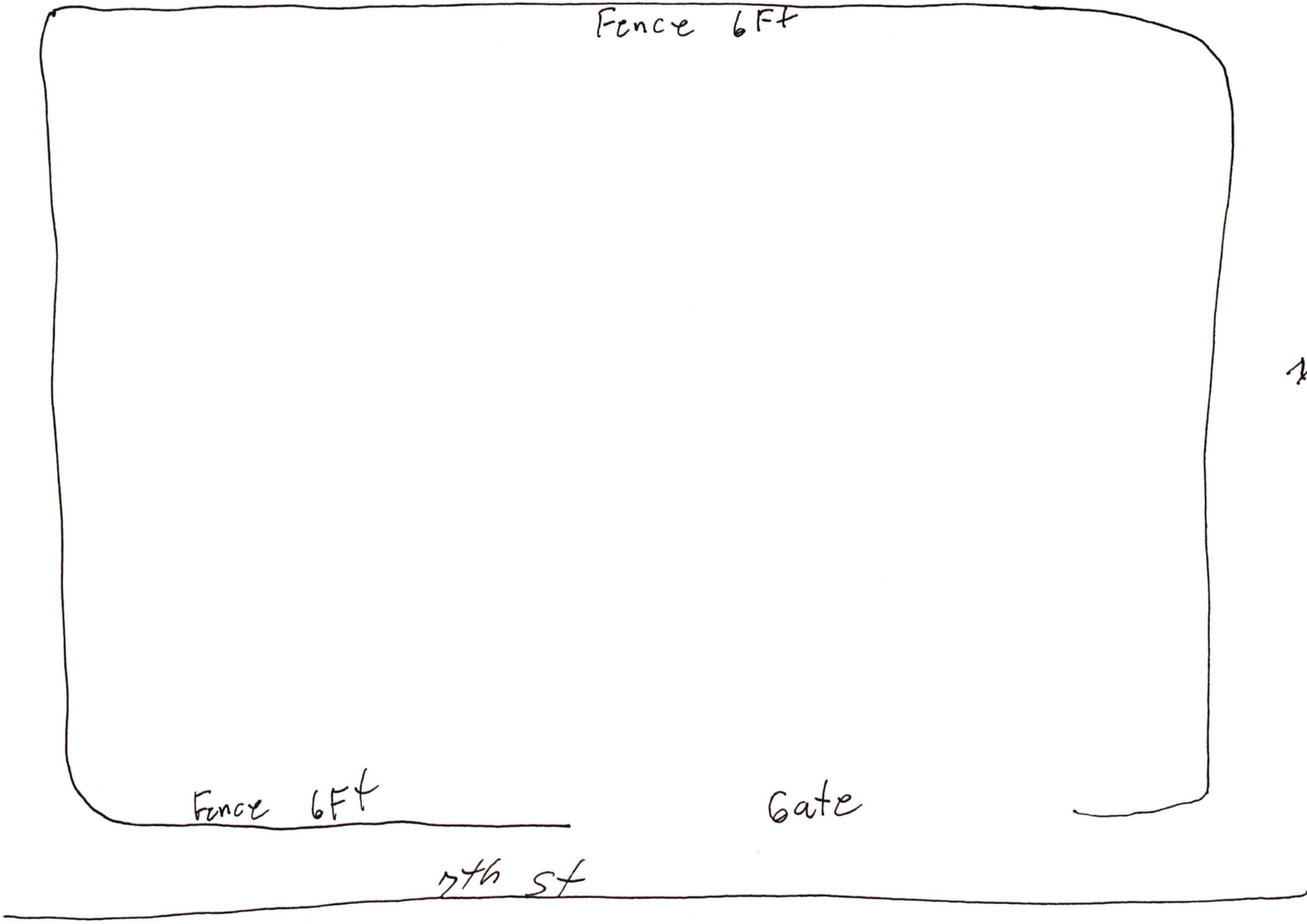
N

Fence 6Ft

Gate

7th St

E





October 26, 2023

Town of Wheatland
Planning and Zoning
600 9th Street
Wheatland, WY 82201

Attn: Mr. Douglas R. Dumont, Joint Town/County Planner

Re: 503, 507 and 509 7th Street Wheatland, Wyoming – Consolidated Rentals Special Use Permit

Dear Mr. Dumont:

I have reviewed your routing letter regarding the requested Special Use Permit for the proposed long term storage of wrecked vehicles by Consolidated Rentals. This request is very similar to an earlier request submitted by Mr. Parmley in January of 2018 for the storing of wrecked vehicles in an Industrial Zoned district. In general, I do not have any concerns with the storing of wrecked vehicles in an area designated as industrial. I would recommend the construction of a privacy fence to help alleviate some of the aesthetic issues and will also provide a solid property line boundary. I have witnessed in the past, tow truck facilities where the parked vehicles have damaged the adjacent property while towing in and parking the wrecked vehicles.

I do have one concern, however with the storing of wrecked vehicles in the proposed location. This facility is located approximately 1,000 feet from the Town of Wheatland's Well No. 5. Based on pump test results, the tow truck facility would be located within the radius of influence of this well and without adequate sealing of the surface; leaking oil/grease/antifreeze/fuel could migrate into the aquifer and be pumped into the Town's water supply system. Before final approval of this facility, I would recommend that the design for the stored vehicle's parking lot be reviewed for its ability to prevent the migration of contaminants into the aquifer and also how the run-off from this parking lot will be managed to prevent the runoff from entering the aquifer.

If you have any additional questions concerning this letter, please do not hesitate to contact me.

Respectfully submitted,
Engineering Associates

John Wetstein



2022 Aerial Photography (hi res, limited areas)

- Railroad
- US Highway/Interstate
- State Highway
- County Road
- Municipal Limits
- Bureau of Land Management
- Department of Defense
- Forest Service
- State of Wyoming
- Bureau of Reclamation



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printed 9/14/2023

503, 507, and 509 7th Street

DON'T FENCE IN WATER METERS / MAIN WATER LINE

UNAPPROVED - RECORD OF PROCEEDINGS FOR THE GOVERNING BODY OF THE
TOWN OF WHEATLAND

A regular meeting of the Council for the Town of Wheatland, Platte County, and State of Wyoming was held on Monday, October 09, 2023, pursuant to the law.

Mayor Graves called the meeting to order at 7:00 p.m. The following were present at roll call: Councilman Kaufman, Montoya, Madsen, and Allison. Clerk/Treasurer Candy Wright and Attorney Doug Weaver were also present.

Mayor Graves presented the agenda. Councilman Montoya motioned, seconded by Councilman Kaufman, to accept the agenda as presented. Motion passed 4-0.

Councilman Montoya motioned, seconded by Councilman Kaufman, to accept the consent agenda and place it on file. Motion passed 4-0.

September vouchers approved by Council are as follows: 406 Safety and Consulting LLC, 1,000.00, training, Allison, William, 150.00, council meeting, AlSCO, 120.80, mat rentals, American Water Works Assn, 365.00, membership, Ardurra, 3,818.87, airport engineers, AT&T Mobility, 259.44, mobile internet, Black Hills Energy, 648.67, heating, Bloedorn Lumber, 392.36, supplies, Bob Ruwart Motors, 81.74, oil, Bomgaars, 753.04, supplies, Border States Industries, 1,285.27, electric supplies, Burrowing Rodent Control LLC, 430.00, rodent control, Capital Business System Inc, 592.97, copier rental, Carolina Software, 200.00, software support, CenturyLink, 229.68, telephones, City of Torrington, 21,243.60, sanitation disposal, ClingerHagerman, LLC, 8,000.00, audit & F66, Crystal Ice Co, 31.00, ice, Dana Kepner Co, 3,375.21, parts, David Weber Construction, 130.00, concession stand window, DBT Transportation Services LLC, 1,485.75, AWOS, DBT Transportation Services LLC, 250.00, weather data service, Deep Rock Water, 9.94, water, Eakes Office Solutions, 11.08, supplies, Eden K9 Consulting & Training Corp, 174.00, KATS Platinum Annual, Elite K-9 Inc, 258.91, muzzle, Energy Labs Inc., 1,190.00, water testing, Engineering Associates, 8,450.00, 16th St engineering, Engineering Associates, 14,625.35, 16th St engineering, Engineering Associates, 861.25, engineering South St, Fat Boys Tire & Repair, 1,477.14, tire repair, Ferguson Waterworks, 556.80, parts, First Bankcard, 6,051.83, Vehicle Maintenance, First State Bank, 30,000.00, Fire Apparatus fund, First State Bank, 30,000.00, capital improvement fund, First State Bank, 50,000.00, Health Claims, GoTo Communications, 570.00, phones, Government Forms & Supplies, 304.84, accts payable checks, Graves, Brandon, 750.00, Town Council, Hawkins Inc, 60.00, chlorine cycl rentals, Herdt, Ruth, 200.00, office cleaning, Horton Fuels LLC, 10,114.00, gas & diesel, Ideal, 98.06, coveralls, Joe Johnson Equipment, 969.62, vehicle maintenance, Kaufman, Joshua, 150.00, council meeting, KYCN Radio, 300.00, Fireworks show advertising, Lambert, Michale, 200.00, Shop Cleaning, Laramie Peak Motors, 187.60, PD Vehicle Maintenance Parts, Long's Tree Spraying, LLC, 1,937.00, fall tree fertilization, Madsen, Alan, 150.00, Town Council, McElmurry, Jeanie R, 325.00, Cleaning Town Hall, Meritain Health, 30,719.16, health premiums, MHC Kenworth Cheyenne, 174.69, parts, Montoya, Anthony, 150.00, Council Meetings, Motorola Solutions, 1,400.00, Service, Mountain West Technologies, 250.85, internet, MVP Playgrounds, 8,208.00, picnic tables, Norman's Memorials Inc., 100.00, engraving, Oliver, Zachariah, 1,000.00, Electrical Inspector, One Call of Wyoming, 338.99, Sept/Oct Tickets, Pitney Bowes, 1,000.00, postage, Pitney Bowes Global, 218.85, postage rental, Platte County, 67,263.06, Taxes, Productivity Plus, 554.11, supplies, Record Times & PC Merchant, 516.00, advertising Fly-In, Record Times & PC Merchant, 2,198.20, advertisement, Santander, 9,278.00, police car lease payment, Sherard, Sherard, Artery & Johnson, 1,322.50, attorney fees, Simply Creative, 25.13, sympathy floral, State of Wyoming, 19,961.77, Utility Sales Tax, SWANA, 245.00, membership fees, Symbiosa, 1,000.00, gis and mapping, TDS Collection Service Inc., 4,104.00, rolloff c&d, Team Laboratory Chemical Corp,

10,254.00, weed killer, The Print Shop, 380.60, printing supplies, The Tire Shop, 4,045.14, tire engine 2, Thrifty Foods, 283.07, office supplies, Travelers, 70.00, Commercial Insurance, Trihydro Corporation, 925.00, landfill monitoring, Twisted Threads LLC, 165.00, carhartt hooded 45 years of service, Valli Information System Inc, 1,113.13, mailing of bills, Verizon Wireless, 332.92, Cell phones, Wastequip, LLC, 8,013.75, trash cans, Western United Elect. Supply, 104.95, rubber good testing, Wheatland Ace Hardware, 379.95, operating supplies, Wheatland Automotive, 1,105.15, vehicle maintenance, Wheatland R.E.A., 8,531.14, Electric, WYDOT, 765.23, 16th street, Wyo Conference of Bldg Officials, 175.00, conference, Wyoming Law Enforcement Acad., 3,081.50, ammunition Buller and Walton Training, Wyoming Machinery Co, 2,043.92, backhoe repair, Wyoming Municipal Power, 524,133.45, power bill, Wyoming Retirement System, 375.00, firemen retirement, Wyoming Workers Compensation, 918.79, Workman's Comp, SPET- Border States, 2,138.64 electric updates, Mountain State lighting, 7,004.80, street lights, Western United, 5,268.24, Electric updates, Total payroll 182,704.02 Total Vouchers, 1,119,166.52

PUBLIC COMMENTS: Mayor Graves and the Council recognized and thanked Mike Lambert for 45 years of service to the Town of Wheatland. Councilman Montoya motioned, seconded by Councilman Kaufman to wave 50% of the building permit fee for the Middle School's greenhouse project. Motion passed 4-0. Tracy de Ryk with Platte County Economic and Development spoke on economic health and development trends. Jeremy Lange expressed his concerns on the language used in a Planning and Zoning public notice and fees charged for special use permits.

OLD BUSINESS: Councilman Allison motioned, seconded by Councilman Kaufman, to approve Ordinance 844 on second reading. Motion passed 4-0. An Ordinance Amending Ordinance # 841 Adding Water and Sewage Rates and Regulations for Privately Owned and Operated Public Recreational Vehicle (RV) Storage Facilities Providing Sewer Dumping Stations.

Councilman Kaufman motioned, seconded by Councilman Montoya, to un-table an application for a Bar & Grill Liquor License for ROBO LLC dba Skipper's Lounge. Motion passed 4-0.

Councilman Montoya motioned, seconded by Councilman Allison to approve a Bar & Grill Liquor License for ROBO LLC dba Skipper's Lounge. Motion passed 3-1 with Councilman Madsen voting no due to the lack of guidelines for Bar & Grill licenses.

NEW BUSINESS: Councilman Kaufman motioned, seconded by Councilman Montoya, to approve Ordinance 845 on first reading. Motion passed 4-0. Ordinance 845 - Rezoning 1251 Cole Street, Town of Wheatland from Conservancy District to General Business.

Planner Dumont presented a preliminary plat for review for the White Homestead Subdivision. The Council is requesting block one from the parcel name be removed so it will be lot 1 of the White Homestead subdivision. The Council also stipulated that this will be the only subdivision they grant prior to the full subdivision.

Councilman Kaufman motioned, seconded by Councilman Montoya, to ratify the motion to approve the Point-Care Terms & Conditions Agreement with Connecting Point. Motion passed 4-0.

Councilman Montoya motioned, seconded by Councilman Kaufman, to approve a WYDOT agreement for the bridge over Wheatland Creek at Cole Street. Motion passed 4-0.

Councilman Montoya motioned, seconded by Councilman Montoya, to approve a WYDOT agreement for the bridge over Canal #2 on 10th Street. Motion passed 4-0.

Councilman Kaufman motioned, seconded by Councilman Allison, to approve an update to the Cemetery Rules and Regulations. Motion passed 4-0.

Councilman Madsen motioned, seconded by Councilman Montoya, to adjourn into Executive Session for contractual reasons and discussion on personnel at 8:30 p.m. Motion passed 4-0.

Council adjourned out of Executive Session at 9:12 p.m.

The Council confirmed implementation of the wage survey results beginning January 1, 2024.

The Council provided clarification and guidelines for Planner Dumont regarding fees for Special Use Permits – requests for different addresses will be charged separately unless, at the Planner’s discretion, there are requests for multiple properties within the same vicinity for the same use. Planner Dumont was directed to not back charge previous applicants.

Clerk Wright will verify costs for extending the 16th Street storm drain further north towards the dealerships.

With nothing further to come before the Council the meeting was adjourned at 9:20 p.m.

Brandon Graves, Mayor

Attest: _____
Candy Wright, Clerk/Treasurer