



# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> 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 the following uses:

1. Auto repair shop for vehicles rated less than one and one-half ton.
2. Tow truck operation.
3. Short term storage of towed vehicles.
4. Use of existing scale.
5. Use of grain bins as designed.
6. Sale of farm supplies (e.g., twine, lick tubes, etc.).
7. Utilization of the current offices for businesses (e.g., bookkeeping etc.).

Location: Part of the NE4NE4, of Section 14, Township 24 North, Range 68 West, 1003 16<sup>th</sup> Street, Wheatland WY 82201.

Meeting: Planning and Zoning Commission – October 5<sup>th</sup>, 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 property at 1003 16<sup>th</sup> Street being zoned an Industrial District, Consolidated Rentals of Casper is requesting a SUP for the seven uses listed above. According to WMC 18.95.010(f) SUPs are issued after Planning Commission approval.

Russell McClain, owner of Consolidated Rentals of Casper, states 1003 16<sup>th</sup> Street is a commercial property that is currently vacant and unused. Russell states the granting of the SUPs will revive 1003 16<sup>th</sup> Street and allow the creation of additional jobs, estimated initially to be three. Russell states the approval of the SUPs will provide needed services to the community and surrounding area. Russell states his request will not change the way the property has been historically used and the six-foot rock fence intended to be constructed will limit what can be seen by the public.

### Agency Comments

Water Superintendent Rick Keck: On the 16<sup>th</sup> Street property, we will need to be able to get to the north side of the building to read the water meter (Rick's notes on an aerial view is attached to this packet.)

No other agency comments were received for this application.

## Neighbor Comments

None were received.

## Analysis

The Planning Office has outlined the pros and cons of this request, along with possible stipulations, should the Planning Commission grant approval.

### Pros:

1. **Economic Benefits:** Granting the special use permit for the proposed auto repair shop, tow truck operation, and related activities could bring economic benefits to the Town of Wheatland. These businesses may generate revenue through vehicle repair services, towing fees, and the sale of farm supplies.
2. **Utilization of Existing Infrastructure:** The applicant intends to use existing structures such as grain bins and offices for their businesses. This promotes efficient land use and minimizes environmental impact associated with new construction.
3. **Job Creation:** The operation of an auto repair shop and tow truck services may create job opportunities in the area, contributing to local employment.
4. **Increased Revenue for Town:** The businesses may generate property taxes, licensing fees, and other sources of revenue for the town, potentially offsetting the costs of any additional municipal services required.
5. **Privacy Measures:** The construction of a six-foot rock fence to limit visibility from the public can help mitigate concerns related to aesthetics and privacy for neighboring residential areas.

### Cons:

1. **Impact on Residential Areas:** The proposed activities, especially the operation of an auto repair shop and tow truck services, can generate noise, traffic, and other disturbances that may negatively impact the quality of life for residents in the neighboring residential district.
2. **Environmental Concerns:** Auto repair shops may generate hazardous waste and chemicals. Proper disposal and management of such materials will be crucial to avoid environmental pollution.
3. **Traffic Congestion:** Increased traffic from tow trucks and customers visiting the auto repair shop may lead to congestion on nearby roads and potentially create safety hazards.
4. **Compatibility with Residential Areas:** The proximity of the proposed businesses to a residential district raises concerns about compatibility, potentially affecting property values and residents' well-being.

5. **Potential Zoning Violations:** The use of existing grain bins and offices for businesses might need zoning adjustments or variances, as they may not have originally been intended for such purposes.

#### **Possible Stipulations:**

1. **Noise and Hours of Operation:** Establish clear guidelines regarding permissible noise levels and hours of operation to minimize disturbances to nearby residential areas.
2. **Traffic Management:** Require the applicant to provide a traffic management plan that addresses issues like parking, loading/unloading, and traffic flow on adjacent roads.
3. **Environmental Compliance:** Ensure that the applicant complies with all environmental concerns, including proper waste disposal and storage of hazardous materials.
4. **Screening and Aesthetics:** Specify standards for the construction of the six-foot rock fence and any other screening measures to ensure they are effective in reducing visual impacts.
5. **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.
6. **Community Input:** Encourage public participation and gather feedback from residents in the neighboring residential district to address concerns and potential mitigation measures.
7. **Regular Inspections:** Implement a system for regular inspections by the Town of Wheatland Building Inspector to ensure ongoing compliance with stipulations and regulations.

In conclusion, the application for a special use permit for the proposed auto repair shop, tow truck operation, and related activities in an Industrial District neighboring a Residential District has both potential benefits and drawbacks. The decision to approve or deny the request should be made after consideration of stipulations, community input, and the potential impacts on the local economy, environment, and quality of life for residents.

#### **Attachments**

1. Letter of Justification prepared by Consolidated Rentals of Casper.
2. Site Plans for construction of fence by Capstone General Contractor.
3. Aerial View of all Properties within 140 feet, excluding streets and alleys
4. Aerial View with Superintendent Rick Kecks concerns.

#### **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 16<sup>th</sup> Street (formally the location of Lock Trucking).

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

The 1003 16<sup>th</sup> 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.).

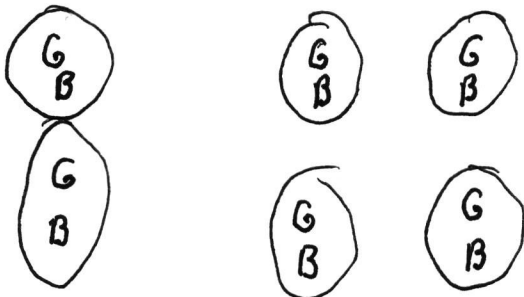
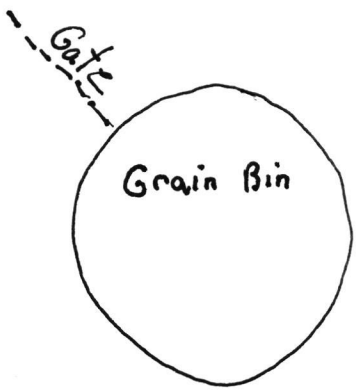
The plan is to install a six-foot rock fence (as set forth in the submitted design) around the 1003 16<sup>th</sup> Street property.

The 1003 16<sup>th</sup> 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.

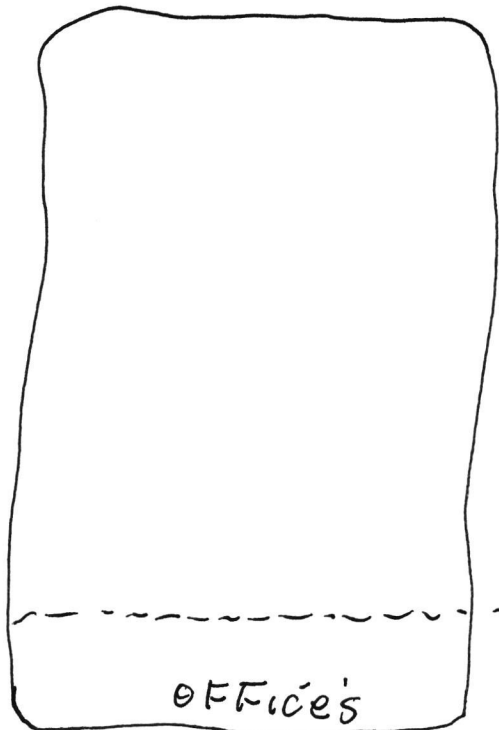
*Paul E. McClain*

Chain Link fence



S

Fence Gate Fence

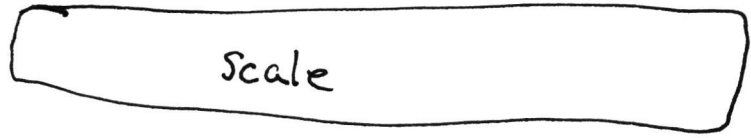


1003 16th street

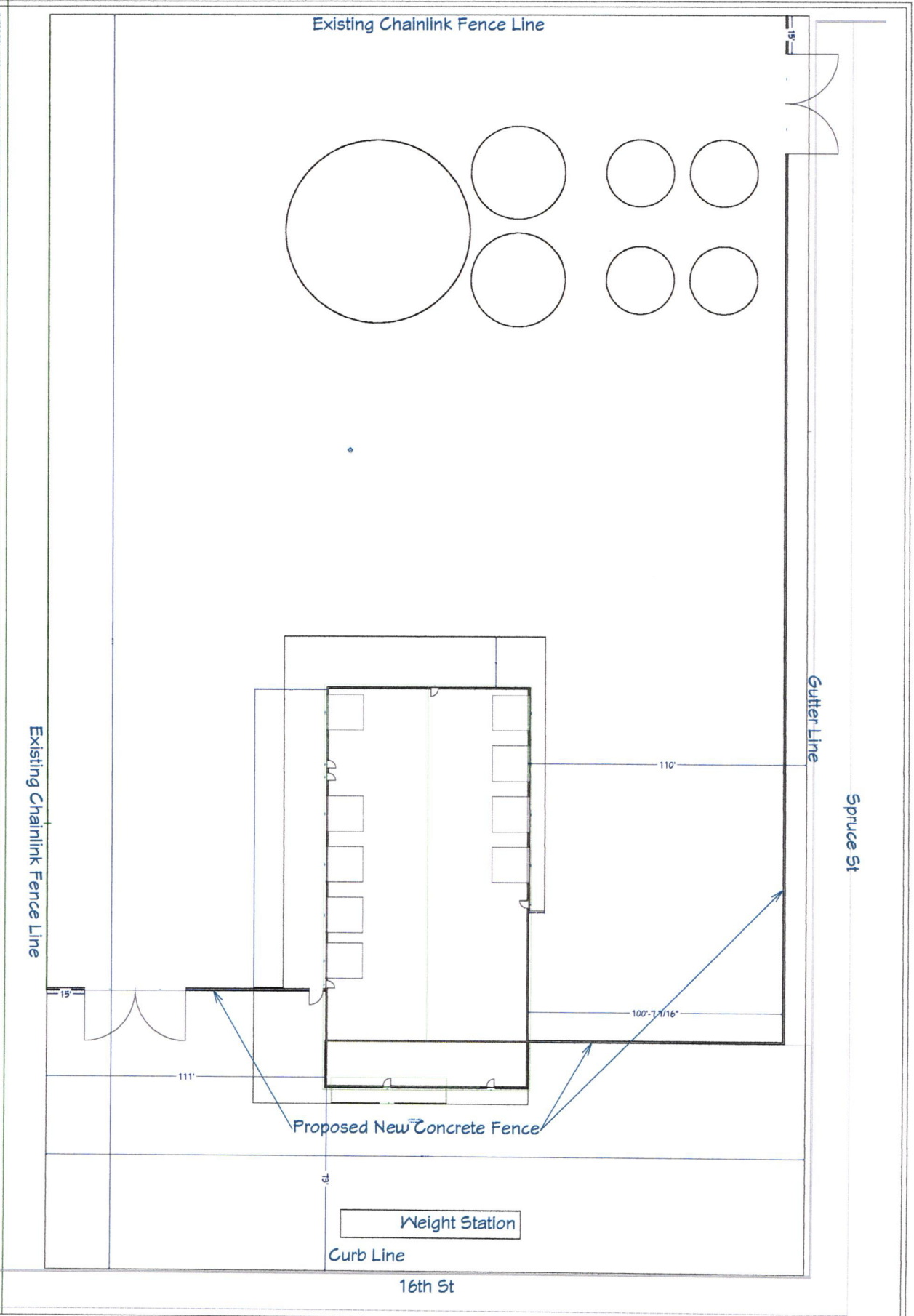
Fence


Fence 6ft

N

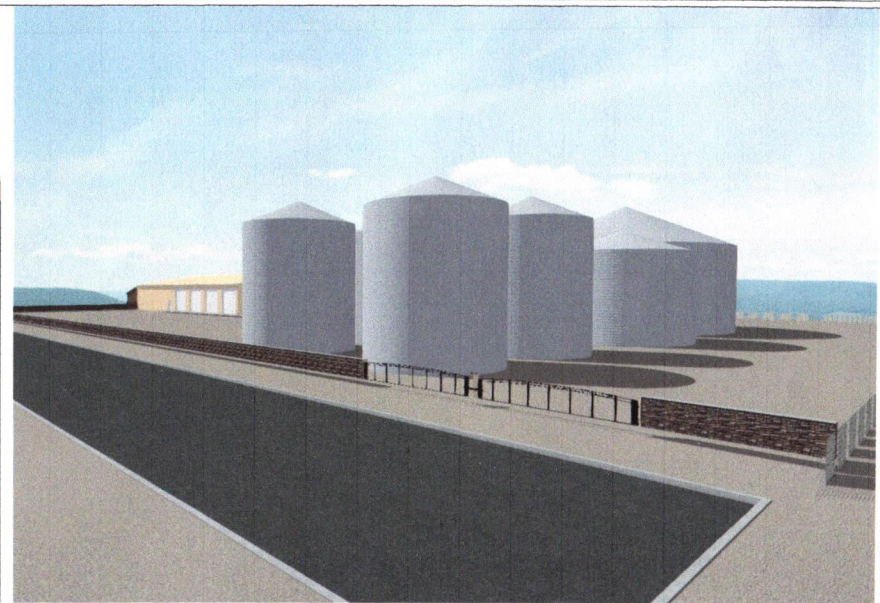
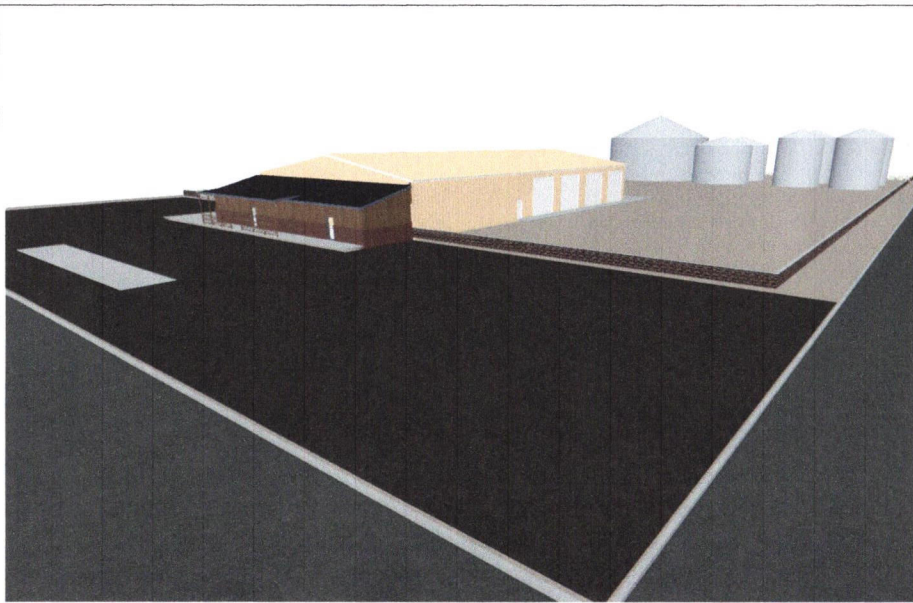


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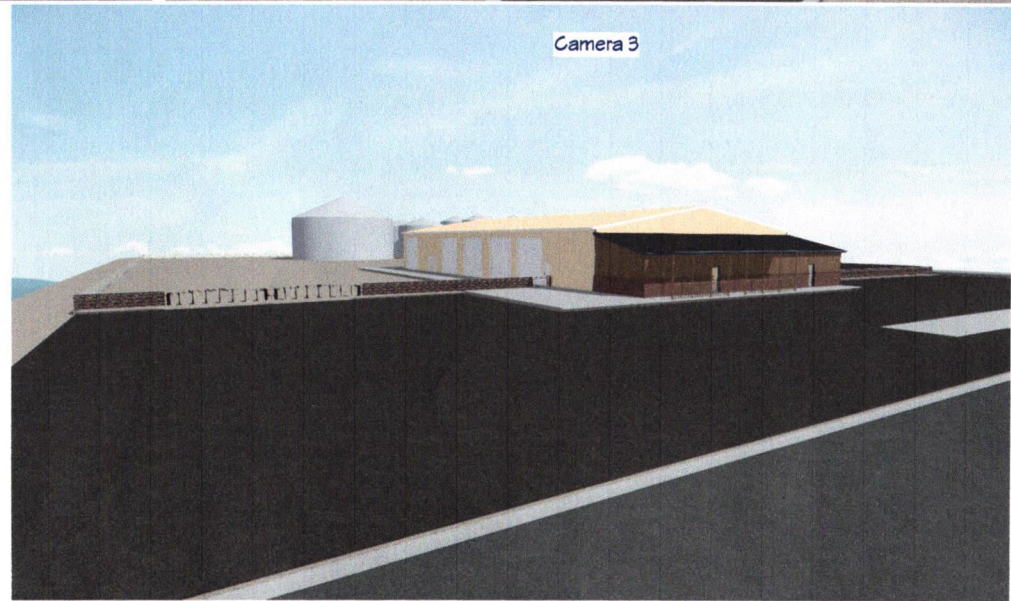


<b>P-1</b>	SHEET:	1/16" = 1'	SCALE:	8/22/2023	DATE:	DRAWINGS PROVIDED BY: <b>Kimber Crawford</b> 307.331.9687 Wheatland, WY	McClain Proposed Fence Line 1003 16th ST Wheatland, WY 82201		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISED BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE				NUMBER	DATE	REVISED BY	DESCRIPTION																
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Proposed Fence for Property



Camera 3

REVISION TABLE	NUMBER	DATE	DESCRIPTION



McClain  
Proposed Fence Line  
1009 16th ST  
Wheatland, WY 82201

DRAWING PROVIDED BY  
Kimber Crawford  
307.331.9687  
Wheatland, WY

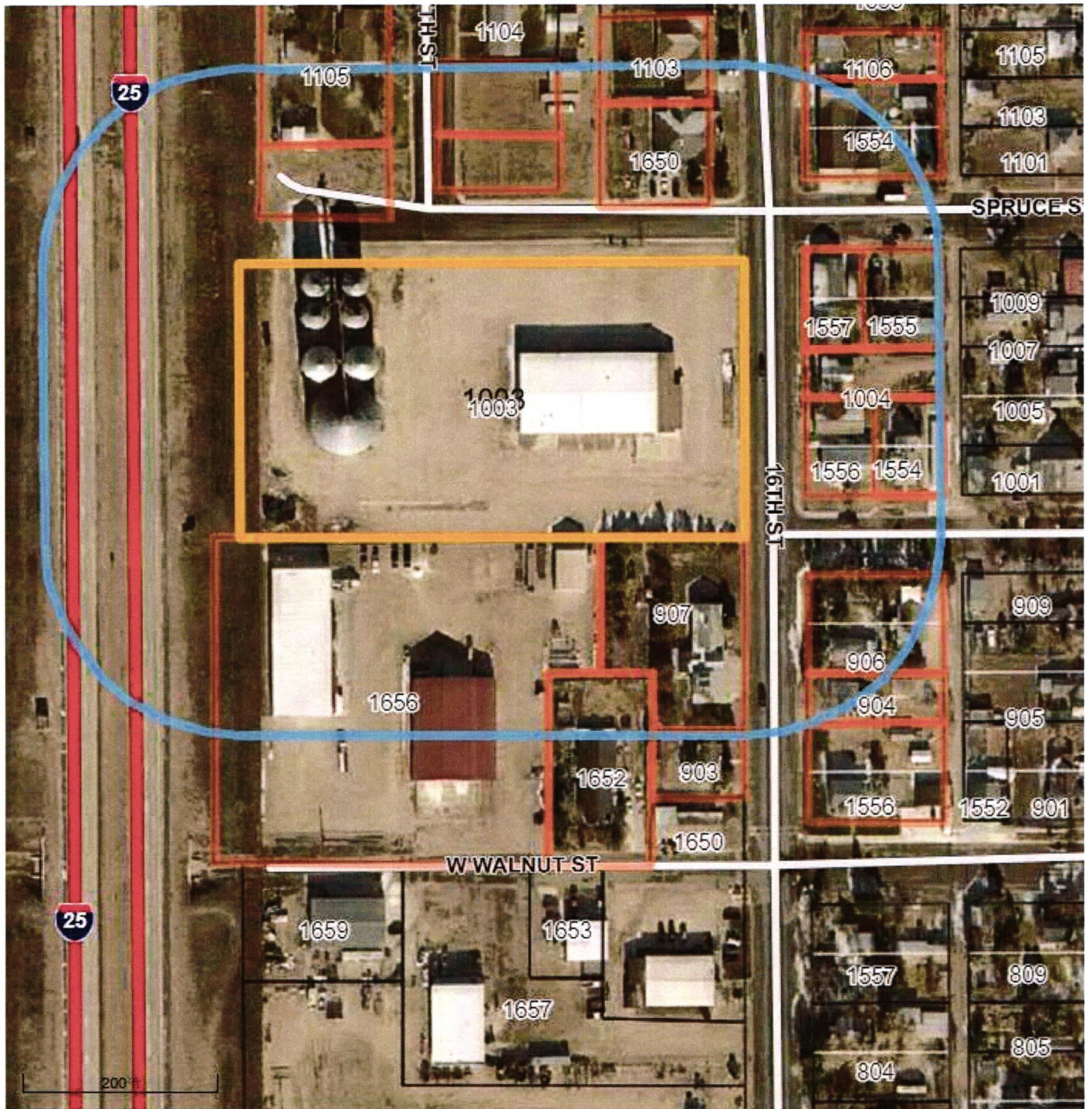
DATE:

8/22/2023

SCALE:

SHEET:





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

All properties within 140 feet  
excluding streets and alleyways.





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

1003 16th St  
Old "Lock Trucking Site"





# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> 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 towed 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 7<sup>th</sup> Street, Wheatland WY 82201.
- Meeting: Planning and Zoning Commission – October 5<sup>th</sup>, 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, is requesting multiple SUPs at his property located at 1003 16<sup>th</sup> Street, including a towing business. Russell would like to utilize the above-mentioned properties for long term storage of towed vehicles in concurrence with his request for 1003 16<sup>th</sup> Street. Russell is intending construct a six-foot fence around all the above referenced properties.

### Agency Comments

Water Superintendent Rick Keck: For the 7<sup>th</sup> Street location, we have a water line on the west side of 7<sup>th</sup> 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.)

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:**

- 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 towed 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. Aerial View with Superintendent Rick Kecks concerns.

#### **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.



w

Fence

5

Fence

N

Fence

Gate

6FT Fence

Fence 6FT

7th st

S

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Fence 6ft

Fence 6ft

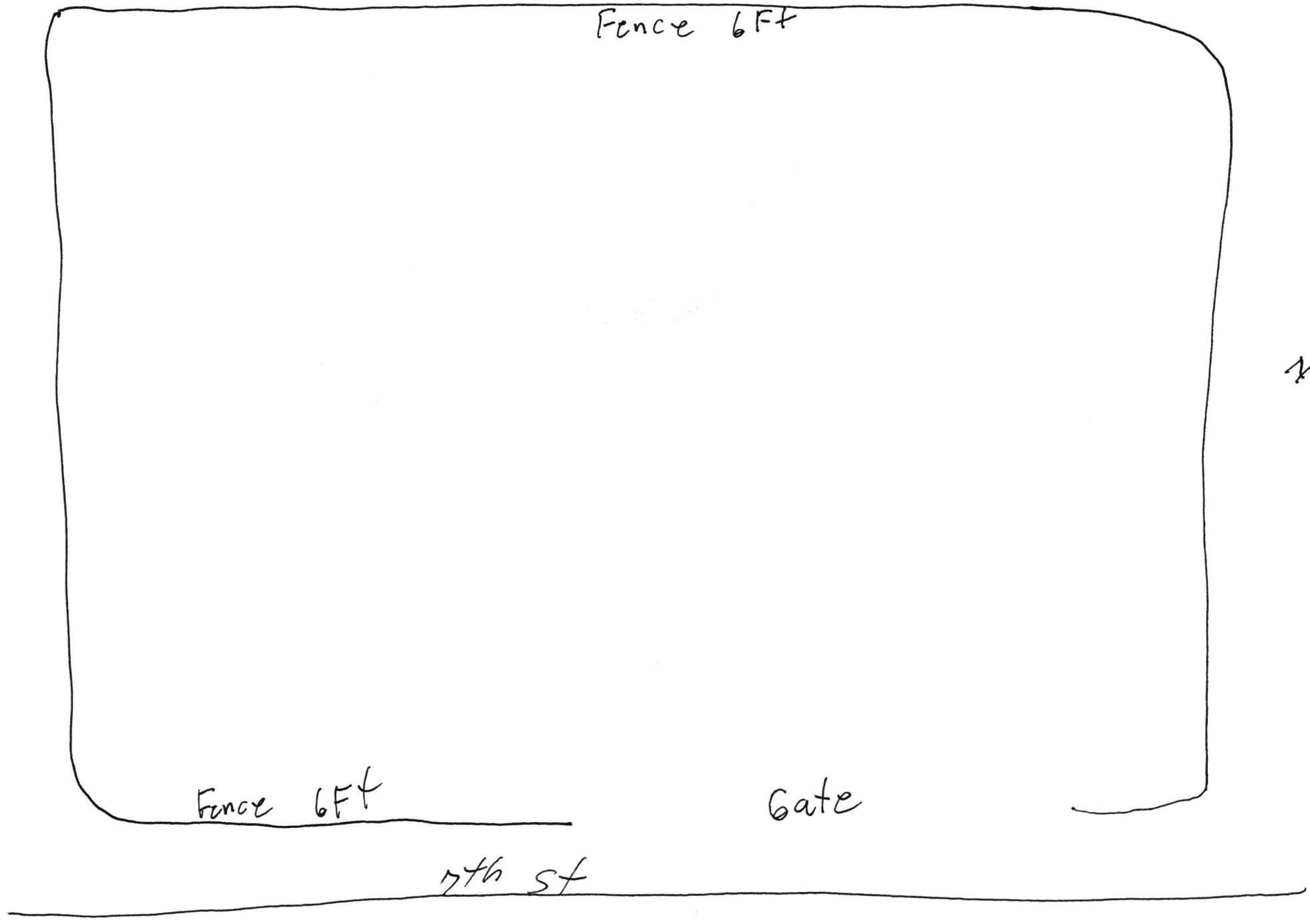
Gate

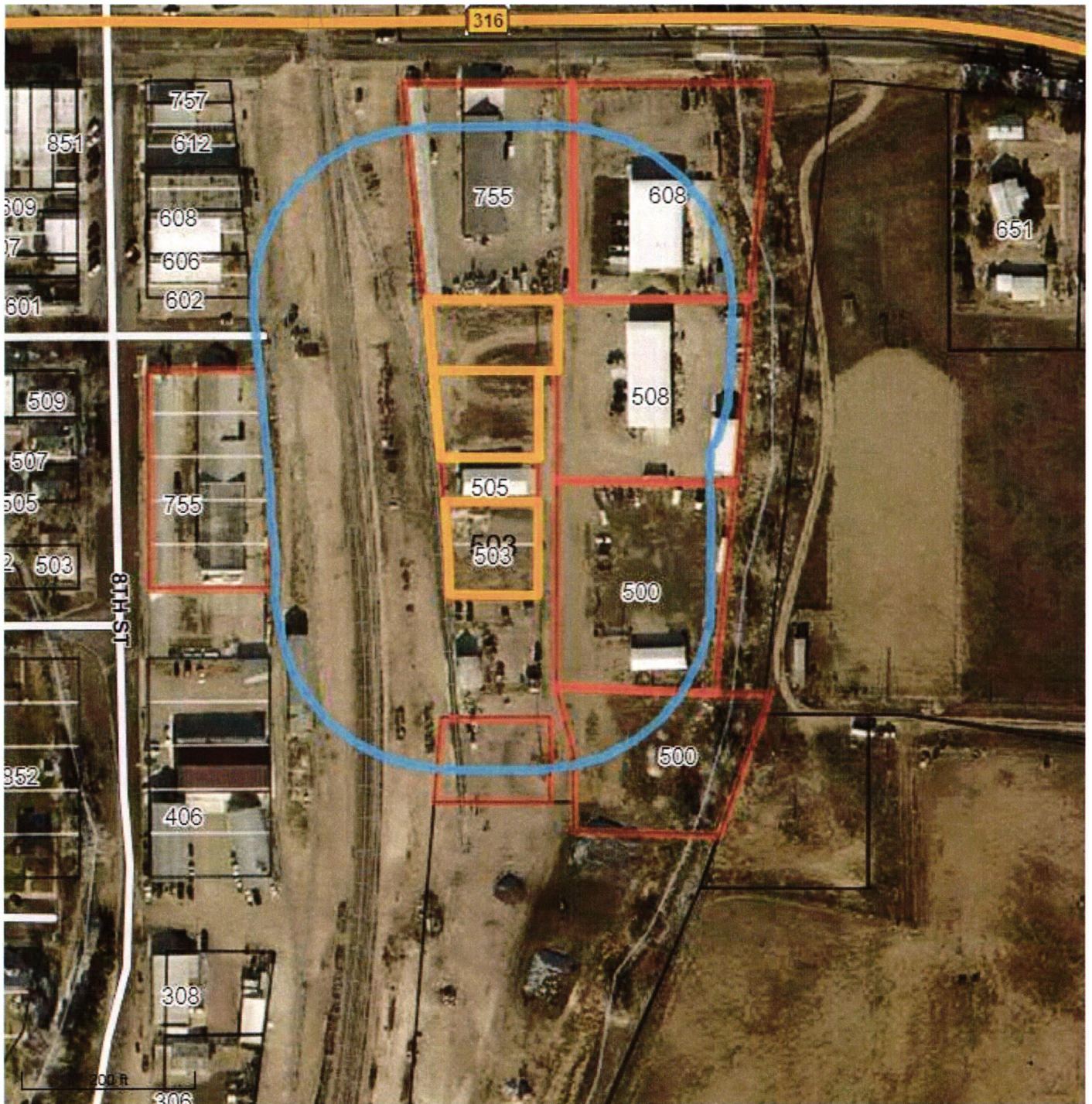
17th St

S

N

E





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 9/15/2023











Properties within 140 feet,  
excluding streets and alleyways.





DON'T FENCE IN WATER METERS / MAIN WATER 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**

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printed 9/14/2023

503, 507, and 509 7th Street





# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> STREET • WHEATLAND • WYOMING  
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

- Applicant: 1251 Cole Street, LLC
- Request: A Land Use District Boundary Change (rezone) to change a Conservancy District to a General Business District.
- Location: Part of the NE4NW4, of Section 24, Township 24 North, Range 68 West, 1251 Cole Street, Wheatland WY 82201.
- Meeting: Planning and Zoning Commission – October 5<sup>th</sup>, 2023

### Proposal Details

1251 Cole Street, LLC, is requesting their property, located at 1251 Cole Street, rezone from Conservancy District to General Business District. The non-conforming use for this property expired in July of 2023 and it must be rezoned to be continued to be used as a business. On June 20<sup>th</sup>, 2023, 1251 Cole Street, LLC, was granted a variance by the Board of Adjustment to operate this location as a General Business District until January 1<sup>st</sup>, 2024. 1251 Cole Street, LLC, now wishes to make this use of the property permanent with a rezone.

1251 Cole Street has been utilized as a Country Club and restaurant for several decades. Continuing to operate this property as a General Business District will contribute to economic growth and provide additional jobs to the community members. 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

Chief Doug Willadsen of the Wheatland Police Department: No issues with this.

Water Superintendent Rick Keck: No issues for water and wastewater.

No other agency comments were received for this application.

### Neighbor Comments

None were received.

### Analysis



The Planning Commission is tasked with evaluating an application to rezone a property currently designated as a Conservancy District to a General Business District. The applicant intends to operate a business that has historically functioned as a restaurant for decades. This analysis outlines the pros and cons of this rezoning request and suggests potential stipulations to consider.

Pros:

1. **Economic Growth:** Rezoning to a General Business District could stimulate economic growth by allowing a successful restaurant to continue its operation. Increased business activity may attract more visitors to the town, generating additional revenue through sales taxes and tourism.
2. **Preservation of Heritage:** Maintaining the property's historical use as a restaurant preserves its cultural and historical significance within the community.
3. **Employment Opportunities:** The restaurant provides employment opportunities for residents, promoting job stability and supporting the local workforce. Job creation may reduce unemployment and improve overall economic well-being.
4. **Adaptive Reuse:** Repurposing the existing structure for restaurant use minimizes the need for new construction, reducing the environmental impact. Adaptive reuse can revitalize older buildings.

Cons:

1. **Zoning Incompatibility:** Changing the district from Conservancy to General Business may conflict with the town's zoning plan, potentially setting a precedent for further rezoning requests. Inconsistent zoning may lead to confusion and undermine the town's long-term planning objectives.
2. **Environmental Impact:** General Business Districts often involve increased traffic, parking demands, and infrastructure requirements, potentially impacting the surrounding environment. The restaurant may need to address waste disposal, noise, and other environmental concerns.
3. **Infrastructure Strain:** An influx of patrons and staff may strain local infrastructure, such as roads, utilities, and sewage systems. Additional demands on public services may necessitate upgrades and increased expenditure.
4. **Compatibility with Surrounding Properties:** The rezoning may disrupt the character of the surrounding residential or conservancy areas, affecting property values and quality of life. Noise, traffic, and parking issues may arise, causing friction with neighboring residents.

Possible Stipulations:

1. **Traffic Impact Analysis:** Require a comprehensive traffic impact analysis to assess the potential impact on local roads and infrastructure. Implement any necessary traffic mitigation measures, such as additional turn lanes or signal modifications.

2. Environmental Mitigation: Adopt environmentally friendly practices, including waste management and noise reduction measures. Examples would be recycling programs, composting, green barriers, and low noise pavement.

The rezoning application from Conservancy District to General Business District for a longstanding restaurant presents both opportunities and challenges for the Town of Wheatland. It is necessary for the Planning and Zoning Commission to consider the pros and cons, balancing the interests of economic development, community welfare, and zoning regulations. Benefits to the applicant and the Town of Wheatland, while ensuring the well-being of its residents, should be looked at.

### **Attachments**

1. Letter of Justification prepared by 1251 Cole Street, LLC
2. Aerial View of all Properties within 140 feet, excluding streets and alleys

### **Requirements for Approval**

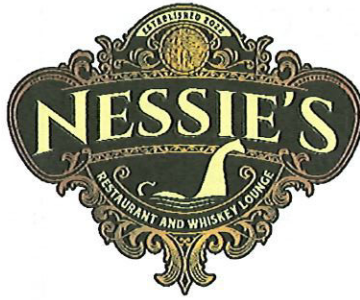
The Planning Office has not received a signed protest from 20% of property owners within 140 feet, excluding streets and alleys, for this application, meaning a four-member approval from the Planning and Zoning Commission is required for a quorum.

### **Planning and Zoning Commission Options**

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5. Deny the request with or without prejudice.

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August 29, 2023

Town of Wheatland  
Planning and Zoning Commission  
Town Council Members  
600 9<sup>th</sup> Street  
Wheatland, Wyoming 82201

Good evening,

1251 Cole Street LLC is requesting a Land Use District Boundary Change for our property located at 1251 Cole Street, Wheatland Wyoming from Conservancy District to General Business District.

1251 Cole Street, Wheatland, Wyoming has been utilized as a Country Club and restaurant for several decades. Continuing to operate a business in this location will contribute to Wheatland's economic growth and provide additional employment opportunities to community members. Changing the Land District to General Business will allow for additional business options and opportunities.

Kind regards,

*William Hoskinson*  
William Hoskinson (Aug 29, 2023 16:39 MDT)



2022 Aerial Photography (hi res, limited areas)

-  Railroad
-  US Highway/Interstate
-  State Highway
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1251 Cole Street  
Old "Hilltop Restaurant"