



TOWN OF WHEATLAND

PLANNING OFFICE

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

Applicant: Wheatland Ace Hardware
Request: Special Use Permit – Permanent Placement of a Steel Storage Shipping Container
Location: Part of the SE4NE4, of Section 14, Township 24 North, Range 68 West, 609 16th Street, Wheatland, WY 82201.
Meeting: Planning and Zoning Commission – April 4th, 2024

Proposal Details

Ace Hardware is in the final stages of moving out of their old location, located on Fertig Dr., and would like to move one of the painted steel storage shipping containers from the old location to utilize more storage at the new location at 609 16th Street. Ace Hardware's consolidation has caused a need for more storage space. Ace Hardware would like to expand their inventory to accommodate the Wheatland community. Ace Hardware intends to place this steel storage shipping container on the west side of the main building, near the northern end, out of view from the 16th Street view, but would still be visible from Interstate 25.

According to Town of Wheatland Municipal Ordinance 848, any variation of a steel storage shipping container, regardless of square footage, to remain on a property permanently, shall require a Special Use Permit for all zoning districts. According to Wheatland Municipal Code (WMC) 18.95.010 (e) in considering a petition for a special use permit, compatibility shall be determined on the basis of neighborhood character, parking needs, town infrastructure, sign requirements, and traffic congestion possibilities. According to WMC 18.95.010(f) permits shall be issued by the planning office after planning commission approval.

Agency Comments

Electrical Superintendent Preston Meier for the Town of Wheatland: As long as the container stays on the northern portion of the west wall it will not affect electrical utilities.

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

Chief Doug Willadsen of the Wheatland Police Department: I'm fine with it.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

Pros:

1. **Increased Storage Capacity:** The addition of the steel storage container would provide Ace Hardware with expanded storage space, enabling them to better serve the Wheatland community by maintaining a larger inventory.
2. **Economic Benefit:** Ace Hardware's consolidation and expansion of inventory indicate potential economic growth for the Wheatland community. This could lead to increased convenience for residents and potentially more job opportunities.
3. **Utilization of Existing Resources:** Utilizing a painted steel storage shipping container from the old location demonstrates an environmentally conscious effort by repurposing existing resources rather than purchasing new ones.
4. **Minimal Impact on Utilities:** Confirmation from the Electrical Superintendent assures that the placement of the container will not interfere with electrical utilities, ensuring safety and operational efficiency.
5. **No Objections from Emergency Services:** Both the Fire Department and Police Department have given their approval, indicating that the proposed placement does not pose any significant safety concerns.
6. **Absence of Neighbor Objections:** The lack of neighbor objections suggests that the proposed placement is not anticipated to disrupt the surrounding community or property values.

Cons:

1. **Visual Impact:** While the container will be positioned out of view from 16th Street, its visibility from Interstate 25 may raise concerns regarding the visual impact on the town's aesthetics, potentially affecting the overall appeal of the area.

Possible Stipulations:

1. **Visual Screening:** Require the implementation of visual screening measures, such as landscaping or fencing, to mitigate the visual impact of the container from Interstate 25.
2. **Regular Inspections:** Implement a schedule for regular inspections to ensure that the placement of the container remains in compliance with stipulated conditions and does not pose any unforeseen issues over time.
3. **Review Period:** Consider implementing a review period after a specified duration to assess the ongoing impact of the container's placement on the surrounding area and community.
4. **Maintenance Requirements:** Implement stipulations regarding the maintenance and upkeep of the container to ensure it remains visually appealing and does not become a blight on the surrounding area.

In conclusion, while Wheatland Ace Hardware's request for a Special Use Permit presents several benefits in terms of economic growth and resource utilization, consideration of potential

visual impacts should be considered. Implementing appropriate stipulations can help address these concerns while ensuring the continued harmony between the proposed development and the surrounding community.

Attachments

1. Aerial View of property.
2. Letter of Justification written by Colby Geile, store manager.
3. Proposed location of steel storage shipping container.

Requirements for Approval

Four members of the Planning and Zoning Commission must be present to form a quorum. A majority agreement, from a quorum of the Planning and Zoning Commission, for one of the five options below is required.

Planning and Zoning Commission Options

1. Approve the request as proposed.
2. Approve the request with stipulations 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.

Failure to achieve a majority agreement of a quorum is an automatic continuance to the next regularly scheduled meeting at the expense of the Town of Wheatland. A motion fails due to a lack of a second or the result of a tie.

Platte County, Wyoming

Enter your own text here



- 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



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Wheatland Ace Hardware

Letter Of Justification

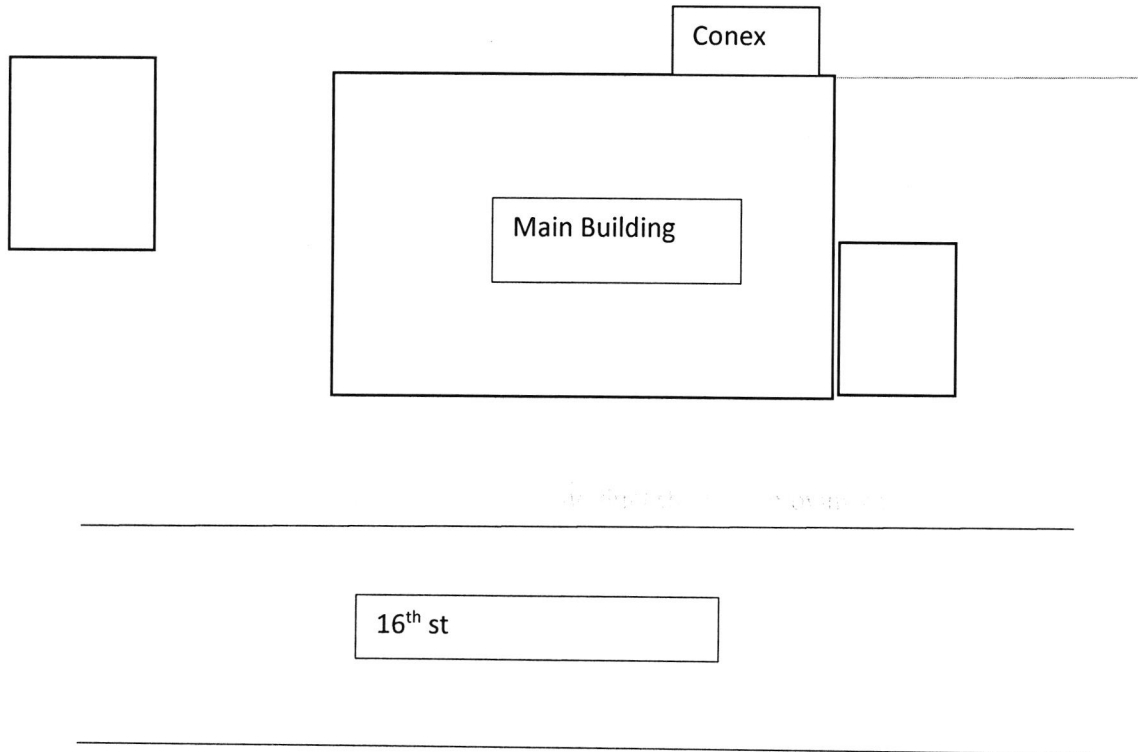
02/27/2024

Wheatland Ace Hardware is currently in the final stages of moving out of the building on Fertig Drive, and fully into our location on 16th st. Our consolidation has caused us to have need of more storage space, as we would like to expand our inventory to accommodate the people of Wheatland, and need seasonal storage. We are hoping to take one of the painted conex containers from the Fertig location, and put it on the west side of our building on 16th. Thank you for your consideration.

Colby Geile

Store Manager

Wheatland Ace Hardware





TOWN OF WHEATLAND

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OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Chris Bookout
Request: Special Use Permit – Permanent Placement of a Steel Storage Shipping Container in a Conservancy District.
Location: Part of the NW4NW4, of Section 18, Township 24 North, Range 67 West, 1104 Front Street, Wheatland, WY 82201.
Meeting: Planning and Zoning Commission – April 4th, 2024

Proposal Details

Chris Bookout would like to place a steel storage shipping container permanently on the property of 1104 Front Street, please see attachments for exact location. The dimensions of the container will be forty feet long, eight feet wide, and nine feet tall. From the north, two thirds of the container will be concealed by Chris's house and Chris plans to plant a tree to conceal the remaining one third of the container. From the south, the container will be concealed by a neighbor's garage. From the east, the doors on the container will be visible. From the west, a car port will conceal the container. Chris intends to paint the container an earth neutral color. The reason for this request is because the container is significantly cheaper than building a shed.

1. Container Specifications:

- Dimensions: 40 feet long, 8 feet wide, 9 feet tall.
- Concealment Plan:
 - North: Two-thirds concealed by applicant's house.
 - South: Concealed by neighbor's garage.
 - East: Doors visible.
 - West: Concealed by carport.
- Intended painting of the container in an earth-neutral color.

2. Justification:

- Cost-effectiveness: Container deemed significantly cheaper than building a shed.

According to Town of Wheatland Municipal Ordinance 848, any variation of a steel storage shipping container, regardless of square footage, to remain on a property permanently, shall require a Special Use Permit for all zoning districts. According to Wheatland Municipal Code (WMC) 18.95.010 (e) in considering a petition for a special use permit, compatibility shall be determined on the basis of neighborhood character, parking needs, town infrastructure, sign requirements, and traffic congestion possibilities. According to WMC 18.95.010(f) permits shall be issued by the planning office after planning commission approval.

Agency Comments

Electrical Super Intendent Preston Meier for the Town of Wheatland: No issues.

Chief Bob Glasson of the Wheatland Fire Department: Does not affect firefighting capabilities.

Chief Doug Willadsen of the Wheatland Police Department: I'm fine with it.

No other agency comments were received for this application.

Neighbor Comments

None were received.

Analysis

Pros:

1. **Cost Savings:** Utilizing a steel storage shipping container instead of building a shed can be a cost-effective solution for the applicant.
2. **Concealment Efforts:** The applicant has made efforts to conceal the container from various viewpoints, minimizing visual impact on the neighborhood.
3. **No Negative Impact on Infrastructure:** Comments from relevant town agencies indicate no concerns regarding firefighting capabilities, town infrastructure, or traffic congestion due to the placement of the container.
4. **No Objections from Neighbors:** The lack of comments from neighbors suggests that the proposal may not be contentious within the community.

Cons:

1. **Aesthetic Concerns:** While concealment efforts have been made, the visibility of the container's doors from the east may impact the aesthetic appeal of the area.
 2. **Potential Impact on Neighborhood Character:** Despite concealment efforts, the presence of a shipping container may not align with the desired neighborhood character or property aesthetics.
-

Possible Stipulations:

1. **Additional Concealment:** Require the planting of additional vegetation or installation of screening to further conceal the container, particularly from the east where the doors are visible.
2. **Regular Maintenance:** Mandate regular maintenance of the container and its surroundings to ensure it remains visually appealing and does not detract from the neighborhood's aesthetics.
3. **Periodic Review:** Implement a provision for periodic reviews of the container's placement and condition to address any emerging concerns or changes in neighborhood dynamics.
4. **Color Restrictions:** Specify acceptable color options for painting the container to ensure it blends well with the surrounding environment.

In conclusion, while the proposal presents cost-saving benefits and efforts have been made to mitigate visual impact, the Planning and Zoning Commission should consider the potential aesthetic concerns and neighborhood character implications. Implementing appropriate stipulations can help address these concerns and ensure the proposal aligns with the town's regulations and community standards.

Attachments

1. Aerial View of property.
2. Letter of Justification written by Chris Bookout.
3. Proposed location of steel storage shipping container.

Requirements for Approval

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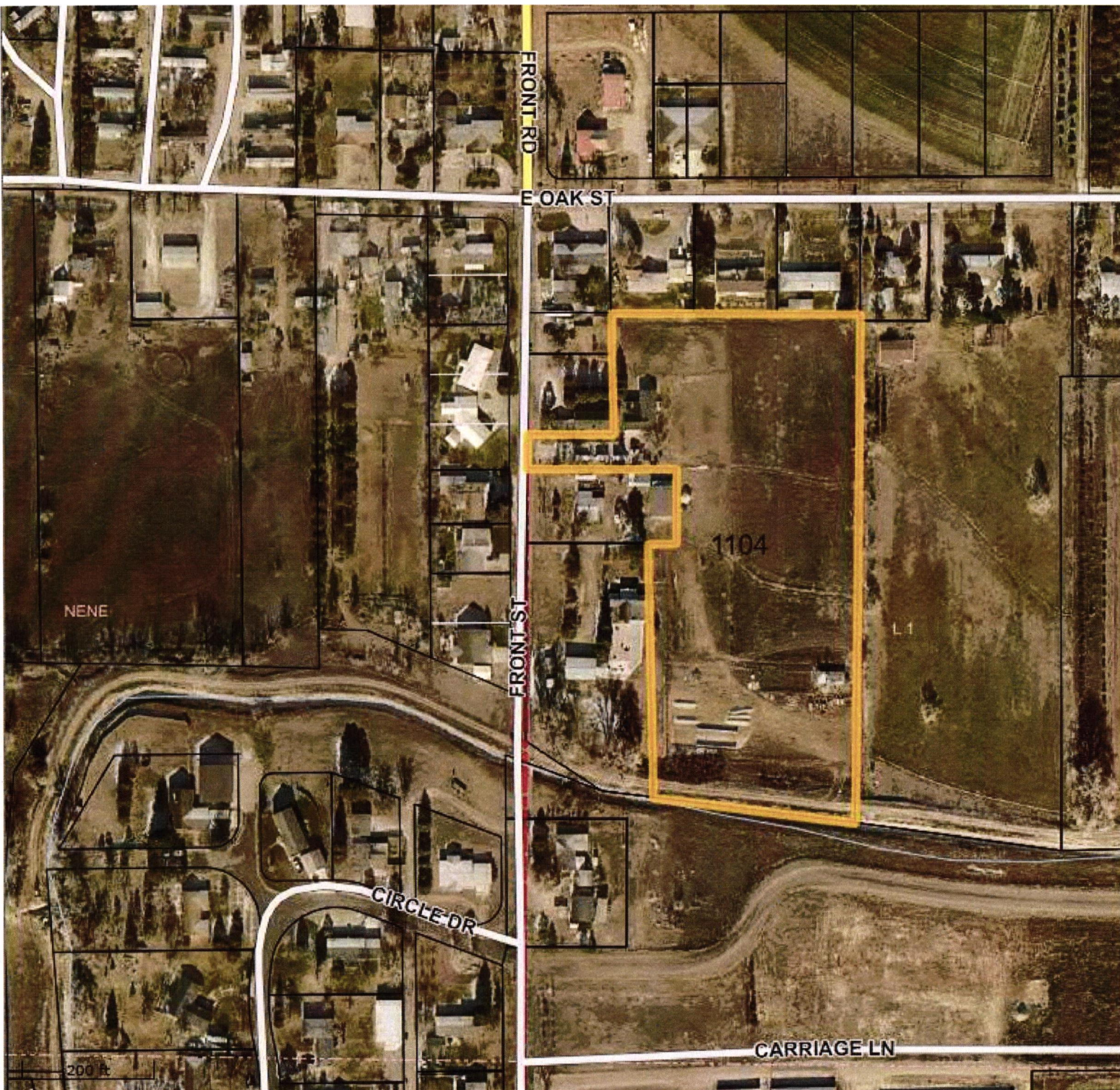
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Platte County, Wyoming

Enter your own text here



- Township Line
- 2022 Aerial Photography (hi res, limited areas)
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To whom it may concern,

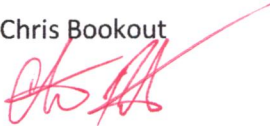
I want to put a 40-foot-long x 8-foot-wide x 9-foot-tall container on my property. With thought of neighbors in mind this would be concealed very well in efforts to avoid an eye sore for others.

The reason for the container is that I can get one placed for significantly cheaper than building a shed (\$3,600).

The location is depicted in blue on the map. From the North my house would conceal 2/3 and on the remaining 1/3 I plan to put another tree in my yard to cover it. The southern side would be blocked by my neighbors' garage and not visible. From the east the doors would be visible and from the West my car port would completely conceal it from view. I will also paint when I get a chance. I plan to paint it an earth neutral color flat green or tan so it will not stand out as much.

Sincerely,

Chris Bookout

A handwritten signature in red ink, appearing to read "Chris Bookout", with a long, sweeping flourish extending upwards and to the right.

