



# TOWN OF WHEATLAND

## PLANNING OFFICE

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

Applicant: Al Amaya  
Request: Sign Permit for an Allowable Sign within a Highway Business District.  
Location: 1154 South Street, Wheatland, WY 82201.  
Meeting: Planning and Zoning Commission – September 5<sup>th</sup>, 2024, at 6:00 P.M.

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### Proposal Details:

#### Sign Specifications

- **Dimensions:** 4x4 foot sign
- **Illumination:** Non-illuminated
- **Support Structure:** 6'x6'x8" dual wooden posts
- **Foundation:** None

#### Compliance with WMC 18.90.050

- The sign is classified as an "allowed sign" under the Wheatland Municipal Code.
  - Does not require the full application process but does require a review by the Planning and Zoning Commission.
  - The sign complies with the size, height, and placement regulations outlined in WMC 18.80
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### Analysis:

#### Pros:

- **Business Visibility:** The sign will increase visibility for "The Shed Guy," potentially boosting local business and economy.
- **Compliance:** The application appears to comply with local zoning and sign regulations.
- **Aesthetics:** The design is straightforward and non-intrusive, fitting within the commercial area.
- **No Illumination:** Non-illuminated signs reduce light pollution, aligning with community standards.

## Cons:

- **Sign Clutter:** Adding another free-standing sign may contribute to visual clutter in the area.
  - **Maintenance:** As with any free-standing sign, there may be concerns about long-term maintenance and potential for deterioration.
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## Conclusion:

The proposed sign seems to fit well within the existing commercial landscape and adheres to local regulations if it remains 10 feet from property lines and 5 feet from public right-aways. However, consideration should be given to the potential cumulative effect of multiple free-standing signs in the area.

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## Attachments:

1. Picture of proposed sign.
  2. Aerial View of Property
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## 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.

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## 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, continuing the request to the next regularly scheduled meeting.
4. Postpone indefinitely, allowing it to be brought back as a new request at a future meeting.
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.

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4'

# THE SHED GUY

**CALL FOR APPOINTMENT**  
**RENT TO OWN**



**307-338-1758**

**theshedguy.shop**

**theshedguy217@gmail.com**

# Platte County, Wyoming

1154 South Street  
Wheatland, Wyoming 82201



- 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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# TOWN OF WHEATLAND

## PLANNING OFFICE

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Applicant: Timothy Doty  
Request: Special Use Permit – Increase the number of storage units to twenty-five and add two rental apartment units within a Residential District.  
Location: 1001 14th Street, Wheatland, WY 82201.  
Meeting: Planning and Zoning Commission – September 5<sup>th</sup>, 2024, at 6:00 P.M.

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### Proposal Details:

Timothy Doty has applied for a Special Use Permit (SUP) to increase the number of storage units to twenty-five and to add two rental apartment units at 1001 14th Street, Wheatland, WY. The property is located in a Residential District, and the applicant is currently under contract to purchase the former Hobo's Closet or Westside Shop Mart. The interior will be renovated to accommodate the storage units and apartments, providing both storage and residential rental options on the property.

### Relevant Wheatland Municipal Code:

- **WMC 18.75.020:** In a Residential District, uses not specifically permitted, such as the expansion of storage units, require a Special Use Permit. This application falls under this requirement as it seeks to introduce a non-residential use (storage units) into a residential zone.
  - **WMC 18.95.060 (a):** This section requires that, when a Special Use Permit application is received, a certified letter with notice must be sent to all property owners of record within 140 feet, excluding streets and alleys, of the parcel in question at least 10 days prior to the hearing. Compliance with this requirement has been confirmed for this application.
  - **WMC 18.95.010 (e):** In considering a petition for a Special Use Permit, compatibility with neighborhood character, parking needs, town infrastructure, sign requirements, and traffic congestion possibilities must be evaluated. This analysis has been incorporated into the considerations below.
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### Agency Comments:

- **Water Superintendent Rick Keck:** No issues with water and wastewater services.
  - **Police Chief Doug Willadsen:** Concern regarding the entry and exit for the second-floor apartments; clarification needed on whether there will be an exterior door or a common area accessible from the lower apartment.
  - **Town Attorney Doug Weaver:** Declined to comment due to a conflict of interest.
  - **Other Departments:** No significant concerns raised.
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### Neighbor Comments:

No neighbor comments were received.

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### Analysis:

#### Pros:

1. **Efficient Use of Space:** The proposal makes effective use of an existing building, maximizing its utility by combining storage and residential spaces.
2. **Additional Housing:** Adding two rental apartments will provide more housing options in Wheatland, addressing potential housing shortages.
3. **Economic Benefit:** The storage units and apartments could generate additional revenue and increase local economic activity.

#### Cons:

1. **Traffic and Noise:** The increase in storage units and the addition of rental apartments could lead to increased traffic and noise in the residential neighborhood.
  2. **Aesthetic Concerns:** The presence of expanded storage units in a residential district might not align with the neighborhood's character.
  3. **Safety and Access:** There is a concern about the safety and accessibility of the second-floor apartments, particularly regarding the design of entry and exit points.
- 

### Possible Stipulations for Consideration:

1. **Exterior Access:** Clarify and potentially require an exterior access point for the second-floor apartments to address safety concerns as per WMC 18.95.010(e), ensuring compliance with safety and neighborhood compatibility.
2. **Parking:** Ensure that adequate parking is available for both the storage units and the rental apartments to avoid congestion, following the requirements of WMC 18.95.010(e).

3. **Aesthetic Maintenance:** The property must be maintained in a manner that is visually consistent with the residential neighborhood, aligning with the compatibility considerations outlined in WMC 18.95.010(e).
  4. **Limit on Storage Units:** The expansion should be limited to twenty-five storage units, with no further increases without additional approval, to prevent setting a precedent that might conflict with the residential character of the neighborhood as per WMC 18.75.020.
- 

### **Conclusion:**

The application for a Special Use Permit by Timothy Doty appears to be a viable project with potential benefits for the community. However, careful consideration of the impact on the residential neighborhood and adherence to safety and aesthetic standards will be necessary, as required by the Wheatland Municipal Code.

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### **Attachments:**

1. Floor Plan of Proposed Project.
  2. Aerial View of Property
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### **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.

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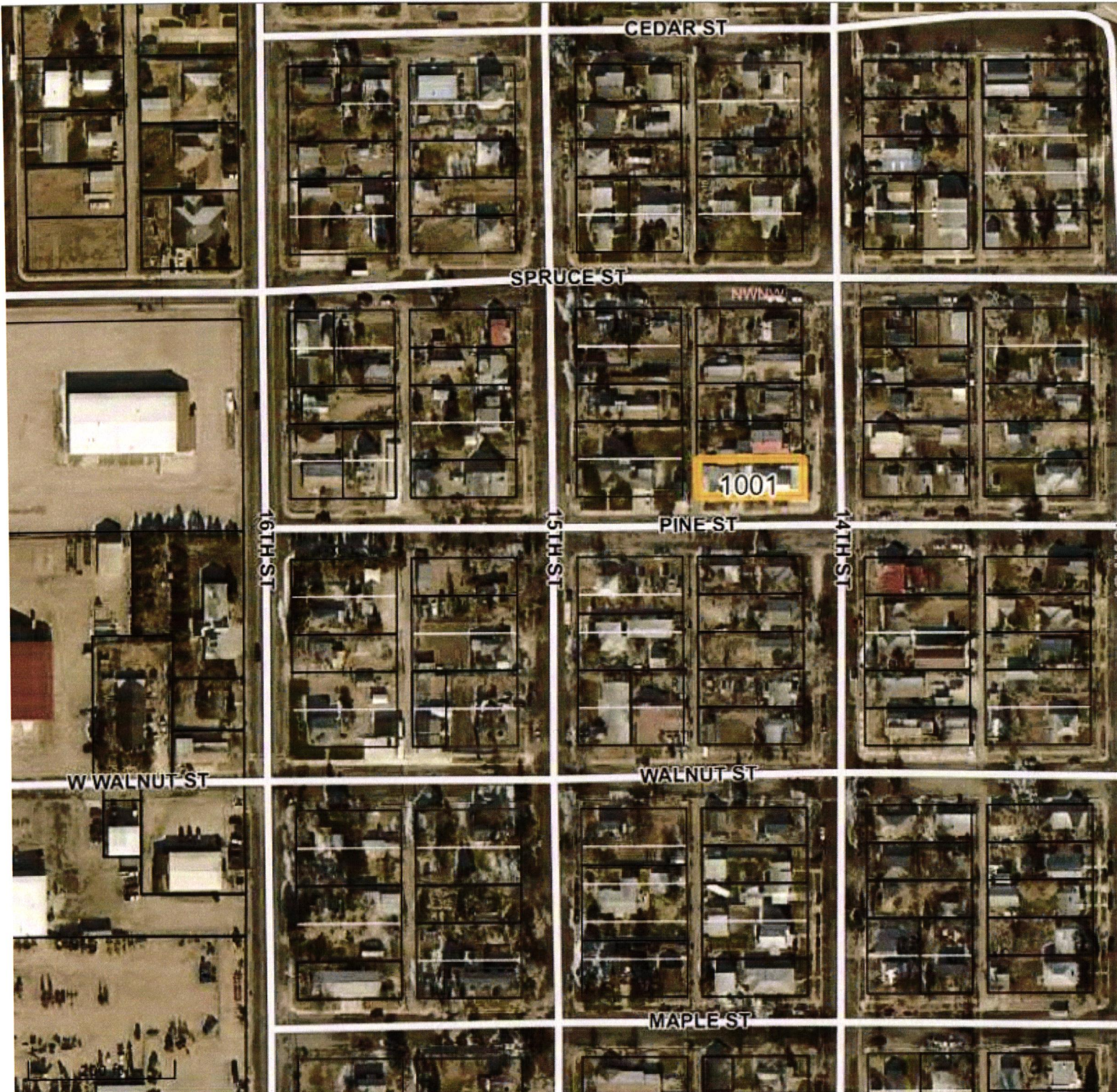
### **Planning and Zoning Commission Options:**

1. Approve the request as proposed.
2. Approve the request with stipulations recommended by the Planning Commission.
3. Postpone to a definite time, continuing the request to the next regularly scheduled meeting.
4. Postpone indefinitely, allowing it to be brought back as a new request at a future meeting.
5. Deny the request.

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# Platte County, Wyoming

1001 14th Street  
ToW-SUP-24-14



- 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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14<sup>TH</sup>

47'

Proposed area for  
dwelling Unit #1

22 1/2'

37'

36'

4 1/2'

38'

Existing wall

5 1/2'

32 1/2'

5'

Stairs UPPER  
Level



108'

PINE

Storage units  
and  
Garage stalls

7 1/2'

30'

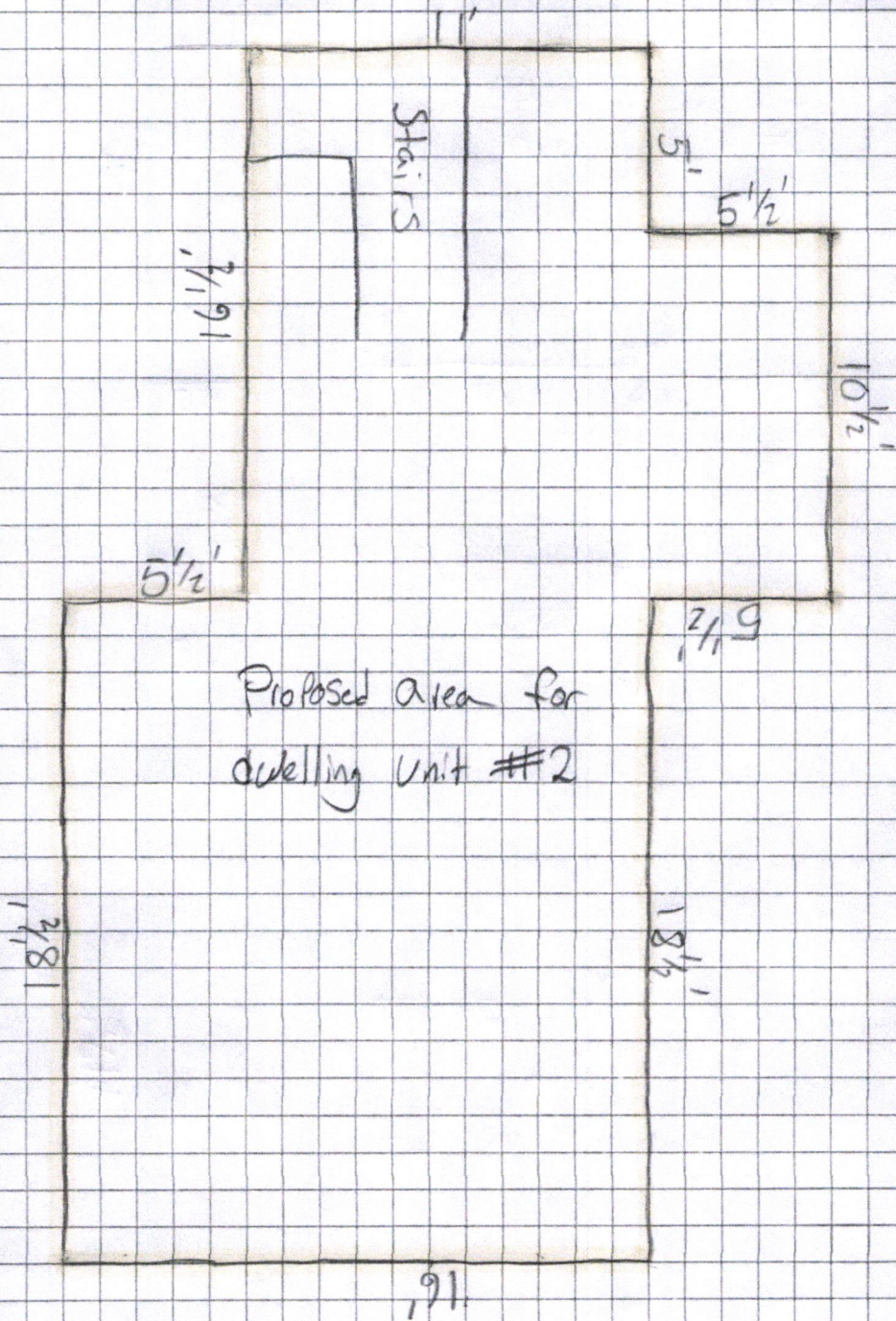
10'

12 1/2'

1001 14<sup>th</sup> St

Ground level layout

1001 14th St  
UP-Stairs Dwelling



The footprint drawn above is the entire upstairs of 1001 14th St. The walls drawn are all exterior walls



# TOWN OF WHEATLAND

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### Report on Changes to Draft Ordinances

This report outlines the changes made to the draft ordinances concerning various sections of the Wheatland Municipal Code (WMC) and a specific rezone ordinance.

#### 1. Modification to Section 18.40.020(a) - Allowed Uses in a Highway Business District (HB)

- **Original Text:** Auto repair shops and auto body repair shops with auto storage no longer than 14 days but not salvage.
- **Revised Text:** Auto repair shops and auto body repair shops with auto storage no longer than 14 days but nothing destined for junk or salvage.

#### 2. Modification to Section 18.45.030(a) - Allowed Uses in an Industrial District (I)

The following uses were **removed** from the list of allowed uses within an Industrial District:

- Auto wrecker service
- Concrete batch plant
- Hot mix plant

Additionally, the term "**wind generator**" was changed to "**wind generator storage facility.**"

#### 3. Rezone Ordinance Changes

- **1652 Walnut Street** was removed from the rezone ordinance as the property is already zoned residential and does not require a rezone.

**TOWN OF WHEATLAND  
ORDINANCE NO. ???**

**AN ORDINANCE TO UPDATE WHEATLAND MUNICIPAL CODE (WMC) 18.35.020(b), USES REQUIRING A SPECIAL USE PERMIT (SUP) IN A GENERAL BUSINESS DISTRICT (GB), (WMC) 18.40.020(a), ALLOWED USES IN A HIGHWAY BUSINESS DISTRICT (HB), (WMC) 18.40.020(b), USES REQUIRING A (SUP) IN A (HB), (WMC) 18.45.030(a), ALLOWED USES IN AN INDUSTRIAL DISTRICT (I), (WMC) 18.45.030(b), USES REQUIRING A (SUP) IN AN (I)**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHEATLAND, WYOMING:**

1. New development code to be added to (WMC) 18.35.020(b), uses requiring a (SUP) in a (GB) as follows:

All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

2. (WMC) 18.35.020(b)(1) is hereby repealed.
3. (WMC) 18.35.020(b)(2) is hereby repealed.
4. (WMC) 18.35.020(b)(3) is hereby repealed.
5. (WMC) 18.35.020(b)(4) is hereby repealed.
6. New development code to be added to (WMC) 18.40.020(a), allowed uses in a (HB) as follows:
  - a. All uses allowed in a General Business District.
  - b. Animal Clinics.
  - c. Arenas.
  - d. Auto repair shops, and auto body repair shops, with auto storage no longer than 14 days but nothing destined for junk or salvage.
  - e. Bus terminal.
  - f. Retail with outdoor storage.
  - g. Wholesale with outdoor storage.
  - h. Farm implement sales/service.
  - i. Frozen food lockers.
  - j. Commercial greenhouses.
  - k. Heavy equipment sales/service.
  - l. Commercial kennels.
  - m. Landscaping nurseries.
  - n. Lumberyard.
  - o. Mobile home sales/service.
  - p. Research labs or facilities.
  - q. Shopping centers.

- r. Assisted living/long term care.
- s. Clubs/lodges.
- t. Childcare center.
- u. Plumbing/welding/electrical supply shops.
- v. Warehouses.

7. (WMC) 18.40.020(a)(10) is hereby repealed.

8. New development code to be added to (WMC) 18.40.020(b), uses requiring a (SUP) in a (HB) as follows:

All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

9. (WMC) 18.40.020(b)(1) is hereby repealed.

10. (WMC) 18.40.020(b)(2) is hereby repealed.

11. (WMC) 18.40.020(b)(3) is hereby repealed.

12. (WMC) 18.40.020(b)(4) is hereby repealed.

13. (WMC) 18.40.020(b)(5) is hereby repealed.

14. New development code to be added to (WMC) 18.45.030(a), allowed uses in an (I) as follows:

- a. All uses allowed in a General Business District and Highway Business District.
- b. Airport/heliport.
- c. Bottling factory.
- d. Cement manufacturing.
- e. Drilling rigs construction and assemble/service.
- f. Manufacturing assemblies.
- g. Mineral manufacturing.
- h. Oilfield/mining equipment sales/service.
- i. Pipe yard.
- j. Precast concrete manufacturing.
- k. Public utility and public service installation/accessory facility.
- l. Sawmill.
- m. Storage of non-flammable and non-corrosive bulk liquid.
- n. Storage company.
- o. Truck terminal.
- p. Wind generator storage facility.

15. WMC 18.45.030(b), uses requiring a (SUP) in a (I) will now read as follows:

All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

DRAFT

**TOWN OF WHEATLAND  
ORDINANCE NO. ???**

**AN ORDINANCE REZONING MULTIPLE PROPERTIES IN THE TOWN OF  
WHEATLAND,  
MORE PARTICULARLY DESCRIBED BELOW**

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN  
OF WHEATLAND, WYOMING:**

The following described real properties:

PART OF THE SE4NE4, OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 68 WEST, 609  
16<sup>th</sup> STREET, 705 16<sup>th</sup> STREET, 1659 WALNUT STREET, 1657 WALNUT STREET, 1653  
WALNUT STREET, 809 16<sup>th</sup> STREET, TOWN OF WHEATLAND, PLATTE COUNTY,  
WYOMING

PART OF THE NE4NE4, OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 68 WEST, 1656  
WALNUT STREET, 1003 16<sup>th</sup> STREET, 1851 OAK STREET, TOWN OF WHEATLAND,  
PLATTE COUNTY, WYOMING

PART OF THE NW4NW4, OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 68 WEST,  
596 FERGUSON ROAD, TOWN OF WHEATLAND, PLATTE COUNTY, WYOMING

PART OF THE NW4NE4, OF SECTION 24, TOWNSHIP 24, RANGE 68 WEST, ROCK  
CREEK ESTATES, LOTS 6 AND 7, TOWN OF WHEATLAND, PLATTE COUNTY,  
WYOMING

**Be and the same is hereby re-zoned from Industrial District (I) to Highway Business  
District (HB) as set forth in Title 18 of the Wheatland Municipal Code.**