



TOWN OF WHEATLAND

PLANNING OFFICE

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Report for the Board of Adjustment: Review of Recent Planning and Zoning Commission Updates to the Wheatland Municipal Code

Introduction

This report outlines the key changes and recommendations made by the Wheatland Planning and Zoning Commission (P&Z) in recent meetings regarding updates to the Wheatland Municipal Code (WMC). The Board of Adjustment is requested to review these updates and consider their implications for future zoning and land use decisions.

Key Updates to the Municipal Code

1. **Changes to General Business (GB), Highway Business (HB), and Industrial (I) Districts**
 - The P&Z reviewed and updated allowed uses, special use permits (SUP), and rezoning proposals across various districts. The changes aim to modernize zoning regulations to better align with current and future land use needs.
2. **General Business District (WMC 18.35)**
 - **Permitted Uses:** No significant changes were made, as the existing uses were considered appropriate (retail, financial institutions, churches, restaurants, etc.).
 - **Special Use Permits:** The updated language simplifies the process by encompassing all commercial uses not explicitly mentioned under allowed uses. The building inspector and planner now have discretion over whether commercial activities not listed align with the district's objectives
3. **Highway Business District (WMC 18.40)**
 - **Permitted Uses:** Expanded to include more types of businesses, such as arenas, auto repair shops, outdoor storage for retail/wholesale, landscaping nurseries, and shopping centers.
 - **Special Use Permits:** The revised language mirrors that of the General Business District, making it clearer and more consistent. Auto repair shops, body shops, and similar uses must adhere to storage limitations for vehicles (up to 14 days).
4. **Industrial District (WMC 18.45)**
 - **Allowed Uses:** Several uses were removed from the Industrial District, including auto wrecker services, concrete batch plants, and hot mix plants. The revised uses are aimed at minimizing potential environmental and health risks to the community.
 - **Special Use Permits:** All commercial uses not mentioned in the allowed uses require a special use permit, giving the P&Z flexibility in accommodating unique cases.
5. **Rezoning of 16th Street**
 - A significant portion of 16th Street is being considered for rezoning from Industrial to Highway Business. The P&Z determined that many of the businesses operating on this street would be better served under the HB classification.

Conclusion

The Wheatland Planning and Zoning Commission has taken a proactive approach to update and refine the Wheatland Municipal Code, focusing on clarity, flexibility, and aligning zoning designations with current land use trends. The Board of Adjustment is encouraged to review these updates and consider adopting the proposed changes to ensure that land use decisions are consistent across the town.

Recommendation

It is recommended that the Board of Adjustment pass the proposed changes as outlined by the Planning and Zoning Commission to maintain consistency and support future growth and development in Wheatland.

**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.

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**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
16th STREET, 705 16th STREET, 1659 WALNUT STREET, 1657 WALNUT STREET, 1653
WALNUT STREET, 809 16th STREET, TOWN OF WHEATLAND, PLATTE COUNTY,
WYOMING

PART OF THE NE4NE4, OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 68 WEST, 1656
WALNUT STREET, 1003 16th 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.**