



# TOWN OF WHEATLAND

## PLANNING OFFICE

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### TOWN OF WHEATLAND

#### Planning and Zoning Commission

#### Meeting Packet – Vehicle Storage Limit Change for Auto Repair Shops

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#### ITEM FOR REVIEW AND VOTE

**Proposal:** Increase the allowable vehicle storage limit for auto repair shops from **14 days to 30 days**.

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#### BACKGROUND

The **Board of Adjustment** discussed challenges related to the 14-day vehicle storage limit in Highway Business (HB) zones. Some businesses have difficulties meeting this deadline due to delays in receiving parts (e.g., injector pumps) necessary for repairs.

The purpose of the original 14-day rule was to prevent repair shops from functioning as junkyards by limiting long-term vehicle storage. However, the Board recognized the need for flexibility, given that modern supply chain issues can extend repair timelines.

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#### PROS AND CONS

##### Pros

1. **Increased Flexibility for Businesses**
  - Shops facing part delivery delays can avoid penalties.
  - Reduces administrative burden on businesses to apply for special use permits.
2. **Encourages Economic Activity**
  - Supports local repair shops by easing regulatory pressure, fostering a business-friendly environment.
  - Prevents loss of business due to strict timelines.
3. **Maintains Zoning Order**
  - 30 days is still enforceable to prevent long-term storage of vehicles, ensuring compliance with the intent of zoning rules.

##### Cons

1. **Risk of Abuse**

- Some shops may misuse the extended limit to store non-repairable or abandoned vehicles, potentially creating clutter.
  - 2. **Monitoring and Enforcement Challenges**
    - Longer limits may require more diligent inspections to ensure compliance.
    - Distinguishing between vehicles under active repair and those stored indefinitely could become more complex.
  - 3. **Impact on Adjacent Properties**
    - Increased storage time could affect the visual appeal and desirability of nearby businesses or properties.
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## ANALYSIS

- **Current Rule:** The 14-day rule was decided to prevent shops from functioning as junkyards. However, does it account for modern logistical challenges that repair businesses face.
  - **BOA Discussion Outcome:** After discussion, the BOA acknowledged the need to accommodate these challenges without compromising zoning objectives. While the 14-day limit is effective in controlling clutter, the 30-day limit offers **greater flexibility** without significantly increasing risks.
  - **Grandfathering Clause:** Shops operating under previous rules remain grandfathered. New businesses will need to comply with the updated 30-day rule.
  - **Special Use Permits:** If shops need more than 30 days, they may still apply for **special use permits**, providing additional oversight when necessary.
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## RECOMMENDATION

The Planning and Zoning Commission is encouraged to **approve the 30-day storage limit**, as it provides a balanced solution that supports businesses while maintaining zoning order. If approved, the change will be submitted to the **Town Council** for final adoption.

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## ACTION REQUIRED

The Planning and Zoning Commission must vote to:

1. **Approve** the proposed change to increase the vehicle storage limit to 30 days.
  2. **Deny** the proposed change and maintain the current 14-day limit.
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