



DEPARTMENT OF PUBLIC WORKS

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Northern Drive RV Storage Conditional Use Permit A portion of the SW¹/₄NE¹/₄, Section 13, T50N, R72W

November 17, 2016

Planning Commission Meeting
November 17, 2016

County Commission Meeting
N/A

Applicant: Fralick Family Trust

Case Number: 16.01 CUP

Agent: Barb Doyle, Doyle Surveying

Summary: The applicant is requesting to operate a Recreational Vehicle Storage Facility within the A-L (Agriculture District); a Conditional Use Permit is required.

Legal Description: A portion of the SW¹/₄NE¹/₄, Section 13, T50N, R72W

Location: The proposed site is located along Northern Drive, directly adjacent to the future phases of the Ash Meadows Subdivision, located within corporate limits of the City of Gillette

Current Zoning: (A-L) Agriculture

Existing Land Use: Grassland

Adjacent Land Use: North: Undeveloped (A-L)
South: Undeveloped (A-L)
East: Rangeland and a residence (A-L)
West: City of Gillette (Residential)

Section 10.55 of the Zoning Regulations outlines requirements for a Conditional Use Permit (CUP). A CUP is required for uses which would otherwise not be allowed in a zoning district, or within a described distance of other uses, under these regulations. The Planning Commission may approve, approve with conditions, or deny an application for a CUP under this section. The Planning Commission may impose conditions which are found necessary to ensure that the use is compatible with other uses in the vicinity and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized.

The proposal is in conformance with the joint city/county future comprehensive land use map. The site is bounded by the City of Gillette on the west, Northern Drive to the north and the owner's private property to the east. Passive use of this portion of the property for storage purposes creates little to no impact on adjacent uses.

Conditional Use Permit Considerations:

1. All vehicles and trailers stored on site shall be maintained by their respective owners in operable condition.
 3. A 6' security fence of at least six feet in height shall be installed around the proposed site.
 4. Any security lighting shall be directed away from nearby residential uses.
 5. Revise the site plan to show that the first parking area nearest the intersection has at least a 20' setback from the corner. None of the storage vehicles shall obstruct the view of the intersection.
 6. All parking/storage areas and travel lanes must be finished with an All-Weather Surface prior to use for storage.
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Staff Recommendation:

Staff recommends approval of the conditional use permit, pending completion of all considerations.

Planning Commission Decision:

On November 17, 2016, the Planning Commission APPROVED the conditional use permit request.