

PLATTE COUNTY

PLANNING & ZONING COMMISSION

April 12, 2000

The Platte County Planning & Zoning Commission met on the above date at 1:30 P.M. in the Platte County Board of Commissioners Meeting Room with the following members present: Kenneth Kennedy, Interim Director; Chairman Jay Collins, Board Members Stan Rieb, Bill Klein, Tina Willis, and Tom Eisenhauer; and Glenda Gray, Clerk.

An application to change the land use classification from Agriculture to Agriculture with a special permit to stockpile and load rock products onto railroad cars on property located in the part of the NE1/4NW1/4 of Section 36, Township 24, Range 68 and lies east of the I-25 Frontage Road and west of BNSF railroad tracks on land owned by Platte County Concrete, Inc. The application is being made by Dry Creek Resources, Inc. of Englewood, Colorado and Mr. Kennedy and his staff gave a "do pass" recommendation. Speaking on behalf of the applicant, Mr. Mitch Albert informed the board and the audience of the plan to haul ballast material from a quarry on the Two-Bar Ranch to the proposed site for stockpiling and loading. The railroad cars will be on a siding to be constructed by BNSF and will be loaded three days a week, seven hours a day for 105 days a year. Water will be obtained from Platte County Concrete for dust suppression. Travel will be on a private road to Highway 34, traveling east to South Wheatland Highway frontage road and then north till they reach Platte County Concrete. Access to Gibson Road would be restricted during the times of loading. An alternate emergency crossing would be made accessible. Speaking in opposition of the proposed application was Mr. Robert Rice. He feels that there are other locations in the County that would have less impact on people. One of them being the siding at Bordeaux Road and the other a location on the Graves Ranch. Another concern was access across the tracks when there is loading of the material because of emergency vehicles being unable to reach the east side of the railroad or the residents being able to get out in a medical emergency. The air quality, sufficient water availability, increased traffic, property values, and quality of life were all concerns of the people who attended to voice their concerns on the project. After comments from the audience and questions from the board a motion was made by Mr. Klein to approve the application. There being no second the motion died. A motion was made by Mr. Eisenhauer that the application be denied pending details being worked out on the railroad crossing for emergency access. The motion was seconded by Mr. Rieb and passed by the board.

An application to change the land use classification from Agriculture to Industrial to perpetuate the mining of quarry rock on the property owned by Guernsey Stone Company and located in portions of Section 7, 8, and 18, Township 27, Range 65 & 66 and portions of Section 12 and 13 in Township 27, Range 65. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. Speaking on behalf of Mr. Harold Anderson and the

Guernsey Stone Company was Mr. Niles Veal. He informed the board that this zoning change is being requested to insure the mineable future reserves in this area and they will be compliant with an amendment to their existing DEQ mine permit. Speaking in opposition of the expansion was Mr. Richard Ibarra, whose concern is the dust and noise and disruption of the natural beauty of the area causing the citizens a drastic change in their quality of life. Also, speaking in concern for the water table of his well water was Mr. Albert Martin, adjacent landowner. Mr. Martin and Mr. Anderson have met and discussed the water concern. Mr. Martin wants assurance that his water table will not be depleted. Both parties felt that they could reach an amiable agreement. A motion was made by Mr. Rieb to approve the zoning permit application as presented and was seconded by Mrs. Willis. The motion passed.

An application to change the land use classification from Class V Agriculture to Class V Agriculture with a special permit to allow the placement of a portable concrete batch plant on property owned by Marty Shepard and located in the SW1/4 of Section 6, Township 24, Range 67. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. Speaking in more concern than opposition were Mr. and Mrs. Merle Lockwood. Their concerns were the increased traffic on Front Road, which is already a heavily traveled gravel road, and they would like to see the County upgrade this road. They also expressed concern about the value of their property being decreased. Also speaking in opposition was adjacent landowner Eric Alden. He is concerned about the vagueness of the application as to the location of the concrete plant and the length of time that the plant would be in use. Mr. Shepard and George and Lisa Young were present representing the landowner and the concrete company. They informed the board that the length of time that the portable plant would be in operation is dependent on the length of time that the adjacent gravel pit is operating. This gravel pit has a maximum permit of ten years and cannot be renewed. However, the actual life of the pit could be less than ten years. A motion was made by Mrs. Willis to approve the application with an exact location attachment and a time limit applied. Mr. Rieb seconded this motion. Mr. Eisenhower amended the motion to apply a two year time limit on the portable batch plant. This amendment was seconded by Mrs. Willis. The Chairman called for the vote on the main motion and it passed and then the vote on the amendment passed. This board recommends to the Board of County Commissioners that the application be passed with the recommendation that an exact location of the placement of the batch plant be specified and a two year time limit be placed on the operation.

An application to change the land use classification from Class V Agriculture to Class V Agriculture with a special permit to allow the expansion of an existing feed lot on land that is being idled from the placement of a sprinkler irrigation unit. This is on property owned by Robert Shepard and located in the NW1/4 of Section 7, Township 24, Range 67. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. Speaking in opposition to this project were Mr. and Mrs. Merle Lockwood, adjoining neighbors. Their concern was the overflow of drainage water onto their property and the increased truck traffic on Front Road. Speaking on behalf of Mr. Shepard was Brooks Shepard explaining to the Board and audience that the zoning is the first step in the process and all DEQ requirements will be met as specified. Mr. Eisenhower made a motion to approve the zoning application with the stipulation that the DEQ requirements are met. Mr. Rieb seconded the motion and the motion was passed.

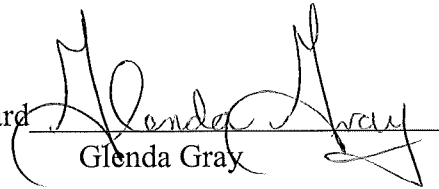
An application to change the land use classification from Residential to Commercial to allow the applicant, Tim Hoffman, to put an addition onto his present boot and saddle repair shop, to build a shop for the manufacturing and selling of pole furniture and to place a pole peeler for the peeling of 16' corral poles; on property located in the SE1/4 of Section 23, Township 24, Range 68 was reviewed by the Board. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. There were no people in attendance in opposition of this application. Mr. Rieb made a motion to approve the zoning reclassification with the stipulation that the land use be boot and saddle repair, pole furniture manufacturing, and pole peeler placement. The motion was seconded by Mr. Eisenhower and the motion was passed.

An application to change the land use classification from Class V Agriculture to Class V Agriculture with a special permit to allow the construction and selling of steel gates, fences, etc. by Jay Stevenson on property located in the E1/2NE1/4 of Section 19, Township 24, Range 68 was reviewed by the Board. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. There being no objections a motion was made by Mr. Rieb and seconded by Mrs. Willis to recommend approval to the Board of County Commissioners. The motion passed.

An application to change the land use classification from Residential to Class V Agriculture with a special permit to allow the Town of Wheatland to use the dirt for backfill material at the present landfill facility on land located in the YO Ranch Estates 3rd Filing - Lots 103, 104, 105 along with Frontier Court was reviewed by the Board. Mr. Kennedy and his staff gave a "do pass" recommendation for this application. Cindy Kahler informed the Board that the Town of Wheatland is under strict regulations by the DEQ for reseeded and restoration of the land. There being no objections a motion was made by Mr. Rieb and seconded by Mr. Klein to recommend approval to the Board of County Commissioners. The motion passed.

There being no further business to come before the Board the meeting adjourned at approximately 5:00 P.M.

Clerk of the Board


Glenda Gray