

PLATTE COUNTY

PLANNING & ZONING COMMISSION

August 24, 2000

The Platte County Planning & Zoning Commission met on the above date at 7:00 P.M. in the Platte County Court Room with the following members present: Kenneth Kennedy, Interim Director; Chairman Jay Collins; Board Members Bill Klein, Tina Willis, Marty Shepard; and Glenda Gray, Clerk. Board member Stan Rieb was absent. Also present were County Attorney Eric Alden and County Engineer Russ Schamel.

An application to change the land use classification from Class V Agriculture to Class I Residential was reviewed. The property is owned by Charles and Mable Frederick and Douglas and Barbara Frederick and located in the NE ¼, Section 34, Township 27, Range 66, West of Guernsey, Wyoming. Mr. Kennedy and his staff gave a "do pass" recommendation, understanding that the Guernsey area needs more residential buildings. Speaking as an adjoining landowner, Conilee Swantek is not opposed to the development, however, she would like to have covenants permitting only stick built homes on the land. Mr. Chuck Frederick assured her that the covenants have been prepared and will require stick built homes. County Engineer Russ Schamel informed the Board that each lot will have its own water well and septic system. A motion was made by Tina Willis and seconded by Marty Shepard to approve and pass on to the Board of County Commissioners the proposed land use change from Agriculture to Class I Residential for the T \ (T BAR) Subdivision. The motion passed.

An application to change the land use classification from Class V Agriculture to Class I Residential was reviewed. The property is located in the SE ¼ of Section 11, Township 29, Range 68, East of Glendo near Glendo Lake, approximately 85 acres, and being developed by Polo Properties, LLC of Castle Rock, Colorado. Mr. Kennedy and his staff gave a "do pass" recommendation to the Board, acknowledging that all roads will be constructed to county specifications.

County Engineer Russ Schamel went over a drawing of the sub-division plan and explained the layout of the roads. The County has an agreement with the Bureau of Land Management to improve a 1 ¼ mile of road from the Lakeshore Road to the edge of the sub-division. All roads inside of the subdivision will be built and maintained by the sub-division. Also, developer Mike Humphries explained that all of the homeowners in the area will be obligated to either relocate or replant any trees that are removed for construction of homes.

Several landowners neighboring the property were concerned about road easements and it was explained that the Lakeshore Tracts covenants does not allow for any travel by adjoining

sub-divisions. Therefore, when researching easements, it was learned by the developer that he would have to obtain a new entrance into the sub-division. In order to change the existing covenants, a homeowners association would have to be formed and it would take 100% of the landowners to approve any changes in the Lakeshore Tracts. Mr. Kennedy said that he has tried for years to get something resolved in this area because it is a mess and he could never get anyone to agree. He felt that a 100% landowner agreement would be virtually impossible.

Mr. Darrell Herman and Mr. Chuck Witte of the Wheatland REA informed the Board that it is not feasible to construct underground power lines in this area due to past experience with rock ledges and out-croppings. They are requesting a variance to place utilities above the ground for this sub-division.

A motion was made by Bill Klein to approve the land use change from Class V Agriculture to Class I Residential for the Remington Subdivision with the recommendation to provide a Temporary Emergency Access Easement to affected landowners and to allow the REA to construct the utility power lines above the ground instead of buried. Marty Shepard seconded the motion. The motion passed and will be reviewed by the Board of County Commissioners on September 5, 2000.

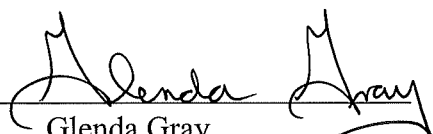
Also reviewed was an application to change the land use classification from Agriculture to Agriculture with a special permit to operate a gravel pit on property located in the NE ¼, NE ¼ NW ¼ of Section 13, Township 30, Range 69, northwest of Glendo and owned by Jay Collins. Mr. Kennedy and his staff gave a "do pass" recommendation realizing that in the Glendo area it is very difficult to locate gravel for road construction.

There were no people in attendance to speak in opposition of the land use change. A motion was made by Tina Willis to approve the land use change from Class V Agriculture to Class V Agriculture with a Special Permit. Bill Klein seconded the motion. The motion passed, with Jay Collins abstaining. The application will be reviewed by the Board of County Commissioners on September 5, 2000.

A discussion on the future meetings of the Planning & Zoning Board was initiated and it was agreed that the meetings will be held on the second Wednesday of the month at 7:30 P.M. beginning on September 13, 2000. A notice will be given to the newspaper and the radio that the Board will accept written suggestions to be considered by the Board on any aspects of the zoning regulations. The Board also wishes to incorporate the Wheatland Planning & Zoning Board as well as the any other planning and zoning boards in the County; to coordinate long term planning and zoning regulations. The Board felt that not only the confined feeding operations, but several other sections could be reviewed and updated.

A motion was made by Marty Shepard to adjourn the meeting. It was seconded by Tina Willis and passed.

Respectfully submitted:

Clerk of the Board 
Glenda Gray