

PLATTE COUNTY

PLANNING AND ZONING

JULY 23, 2001

The Platte County Planning & Zoning Board met on the above date at 7:00 P.M. in the Platte County Courtroom. The following board members were present; Chairman Jay Collins; Board Members, Bill Klein, Marty Shepard, Stan Rieb and Tina Willis. Interim Director, Kenneth Kennedy; Clerk of the Board, Glenda Gray; and County Attorney, Eric Alden. Other people in attendance were County Commissioners, Joe Reichardt and Charlie Coleman.

Mr. John Bunker and Mr. Juan Reyes, representing the Platte County Feeders Group, asked the board to focus on maintaining the integrity and historic values of the county while working on the rules and regulations for zoning. It is the desire of the feeders group to have something in writing outlining the historical and cultural practices integrated into the zoning rules. Kenneth felt that this had been done when the interim rules were adopted. The "Right To Farm and Ranch Covenant" was written by Jim Freeburn. However, for unknown reasons it did not become a part of the resolution that was adopted by the commissioners.

A motion was made by Tina Willis to adopt the "Right To Farm and Ranch Covenant" as a preamble to the zoning rules and regulations. The motion was seconded by Marty Shepard and there being no discussion, the motion passed.

Marty mentioned that a statement had been made by a county commissioner at the beginning of the moratorium on high density animal confinement feeding, that the moratorium would not affect the cattle feeders. He said that it has affected the cattle feeders, with odor complaints to DEQ on the hog farms, there has been a spill over to the cattle feeders. Charlie said that the DEQ has always been around and there is more awareness now. Marty said that he felt that the cattle feeders should have the support of the commissioners now that DEQ is participating more. Charlie said that it has to be recognized that cows and pigs are not identical and treating uneven things as if they are the same does not work.

Also, Marty reported briefly on a meeting that he had attended with the EPA in Casper. It was reported at that meeting that when the new federal water quality standards are implemented in December, 2002, there could be a 25% loss in family farm businesses.

Kenneth asked if it would be possible to implement into the rules and regulations a statement that says there shall not be any more hog farms in Platte County. Eric said there has to be a logical reason for the statement not simply that we just don't like hog farms.

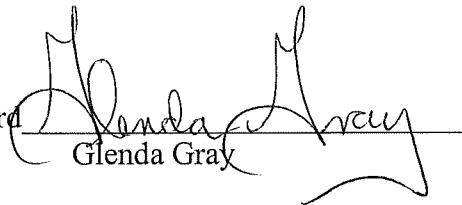
Joe mentioned that changes need to be on the state legislative level for hog regulations.

A motion was made by Bill Klein to change Section 6 Animal Equivalency to coincide with the state regulations for DEQ. The motion was seconded by Stan Rieb and there being no discussion, the motion passed.

Eric reviewed the hearing process with the Board and Glenda set prospective dates for the first public hearing before the planning and zoning board. There has to be a 30 day notice advertised before the Planning and Zoning hearing. Following this hearing another notice has to be given 14 days prior to the final hearing before the Board of Commissioners. **(BECAUSE OF A SCHEDULING CONFLICT, THE PLANNING AND ZONING HEARING WILL BE SCHEDULED FOR SEPTEMBER 27TH AND THE BOARD OF COMMISSIONERS WILL BE SCHEDULED FOR OCTOBER 16TH).**

There being no further business before the board a motion was made to adjourn the meeting by Stan and seconded by Marty. The motion passed.

Clerk of the Board


Glenda Gray