

PLATTE COUNTY

PLANNING AND ZONING

OCTOBER 11, 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 and Tina Willis. Interim Director, Kenneth Kennedy and Clerk of the Board, Glenda Gray along with County Attorney, Eric Alden were also in attendance.

The public hearing for the Platte River Ranch Subdivision was called to order by Chairman Jay Collins. Director Kenneth Kennedy gave the staff recommendations to postpone the decision on the subdivision because the applicant did not have all of the required paperwork for the project. Mr. Alden advised the P&Z Board to hear comments from the people who were in attendance.

Mr. Joel Bailey, developer and applicant for the Platte River Ranch presented his plan for the subdivision. Mr. Bailey felt there was a need for single family home sites and this area is probably going to have development. He feels that his plan provides a type of area for people who want to live in the country, perhaps have a horse and enjoy the clean air, however, cannot afford to buy an entire ranch. Mr. Bailey informed the Board that he has consulted with a water driller, who is familiar with the Glendo area and has been reassured that there is plenty of water available.

Jane Carlson, Emergency Management Director, expressed concern of a new subdivision taxing the emergency services in the County. Primarily because this development would be near Glendo, the fire department does not have a tanker for structure fires. The other concern that Ms. Carlson has is the addressing and making sure that her department is given updated addresses of rural property for emergency response personnel.

Several people gave testimony on reasons why they do not want to see this subdivision built, they were Herb Johnson, Ron Lockhart, Don Kneeburg, Kevin Rothschild, K.D. Kneeburg, Stan Bean, Sandra Sommers, Kathy Hamar, Darrell Steinhausen, and Marcia Bean.. These reasons ranged from water, garbage, archeological, spot zoning, County funds for services, environmental relating to septic systems and traffic, urban sprawl, covenants, law enforcement, and traditional agriculture practices.

Board member, Tina Willis questioned Mr. Bailey on his good neighbor policy because she can see that his neighbors are upset. Mr. Bailey replied that he knows that this concept is not a popular idea, however, his belief is that people are moving to Wyoming and whether people like the idea, it is a fact of life. He employs nine people who support nine families. He said he had heard a lot of good things tonight which strengthens his perspective on in home fire suppression systems and will incorporate that into his covenants. He also said that the covenants will read that the lots cannot be split. Mr. Bailey was asked by Jay Collins about a road

easement problem with a neighbor. He replied that he did not intend to deny anyone a road easement.

Mr. Kennedy will get a list to Mr. Bailey on the requirements that he still needs to get into the Board.

A motion was made by Marty to postpone any action on the zoning change for the subdivision until the applicant has met all State and County requirements. Bill seconded the motion and the motion passed. At which time Mr. Bailey gets all of the material into the P&Z office, the 35 day continuance will begin. There will be another hearing following advertisement in the newspaper.

A motion was made by Bill to amend the rules and regulations to include low density feeding expansions. The motion was seconded by Tina and passed as follows:

Section 5, A, #1

Any new facility will be located no closer than ¼ mile to an occupied dwelling on neighboring property. If the neighboring owner consents to the facility; it must be in writing, notarized, and recorded in the land records at the Platte County Clerk's office.

Any enlargement of an existing facility shall not bring the facility within ¼ mile of any neighboring dwelling without the written, notarized, recorded consent of the neighboring landowner.

In the event of enlargement of an existing facility already within ¼ mile of a neighboring dwelling, no such enlargement shall bring the facility closer to such neighboring dwelling absent such recorded consent.

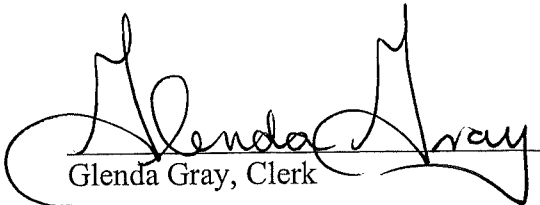
A motion was made by Tina and seconded by Marty to add two additional paragraphs to the Right to Farm and Ranch preface. The motion passed as follows:

"We welcome all who wish to settle in Platte County. We believe it is one of the most beautiful places on earth, and one of the best places to raise a family, and we want those who do live here to be happy with their surroundings as they are."

"We encourage close examination of the area into which you may want to move. Make sure you not only love the area, but also can tolerate all the conditions that exist here."

A motion was made by Marty and seconded by Tina to adjourn the meeting. The motion passed.

Respectfully submitted:


Glenda Gray, Clerk