



PLATTE COUNTY WYOMING
Planning & Zoning Commission

AGENDA

Tuesday, May 11, 2021 at 7:00 PM
Platte County Commissioners Chambers
800 9th Street, Wheatland, WY

- A. Call to Order - Roll Call
- B. Citizen Comments
- C. Declaration of Conflicts of Interest
- D. New Business
 - I. **Request:** A request for a Simple Subdivision
 - i. **Applicant:** Toby Foland
 - ii. **Location:** 440 Washington Road, Wheatland, WY
 - II. **Review:** Solar Energy Facility Regulations
 - i. **Location:** Platte County, Wyoming
- E. Approval of minutes from the April 13, 2021 Regular Meeting
- F. Board discussion (If any)
- G. Adjournment

This agenda is not exclusive. Other business may be discussed as necessary



Platte County Planning & Zoning

600 9th Street · Wheatland, WY 82201 · (307)322-2962

Meeting Dates: Platte County Planning & Zoning, Tuesday, May 11, 2021 at 7:00 PM

Platte County Commissioners, Tuesday, May 16, 2021 at 10:00 AM

Applicant: Toby Foland

Request: A Simple Subdivision to divide approximately 40 acres into 2 parcels

Location: 440 Washington Road, Platte County, Wheatland, Wyoming

Request Details:

Mr. Foland has applied for a Simple Subdivision to divide their approximately 40-acre property into two parcels, one approximately 34 acres and the other approximately 5 acres. There are two residences on the subject property and once divided each residence will be on each parcel. Wheatland Irrigation District approved Option 2 of Water Plan Approval for Subdividers on February 12, 2021 and Mr. Foland provided a copy of the approval from the WID.

Neighbor Comments:

None received.

Agency Comments:

None received.

Analysis:

Mr. Foland's 40-acre parcel is in an Agricultural zoning district and his request meets the requirements of a Simple Subdivision as described within Platte County Planning and Zoning Rules and Regulations.

The portion of Washington Road that this parcel is located is classified as a Category Two county road meaning it is of good quality gravel-surfaced road, is well-drained and signed, with high traffic volume, may be a main artery, connector road or local collector and is a high priority for grading, snow removal, and future improvements.

Wheatland Irrigation District approved Option 2 of Water Plan Approval for Subdividers which requires Mr. Foland to include show all WID infrastructure and easements; both recorded and unrecorded, if applicable on the plat; and show the water conveyance facility to each lot to protect each lot owner's right to receive water on the plat.

If approved; per Platte County Rules and Regulations, Mr. Foland shall, within one year, submit the final plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval.

Planning and Zoning Commission Options:

In reviewing requests for this Simple Subdivision request, the Planning and Zoning Commission may:

- 1) Approve the request as proposed;

- 2) Approve the request with conditions (if applicable);
- 3) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done (applicant would not need to reapply, certified mailing and public notice fees would be billed to the Town.);
- 4) Postpone Indefinitely – the request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting (applicant would have to reapply and would pay the application fee, certified mailing fee, and public notice fee); or
- 5) Deny the request (with or without prejudice).

** Failure to achieve a quorum results in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

Exhibits:

Applicant's Letter of Justification

Site Plan

Irrigation District Approval

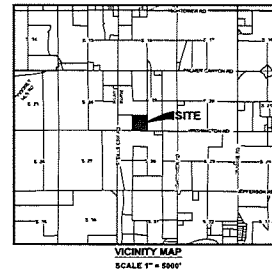
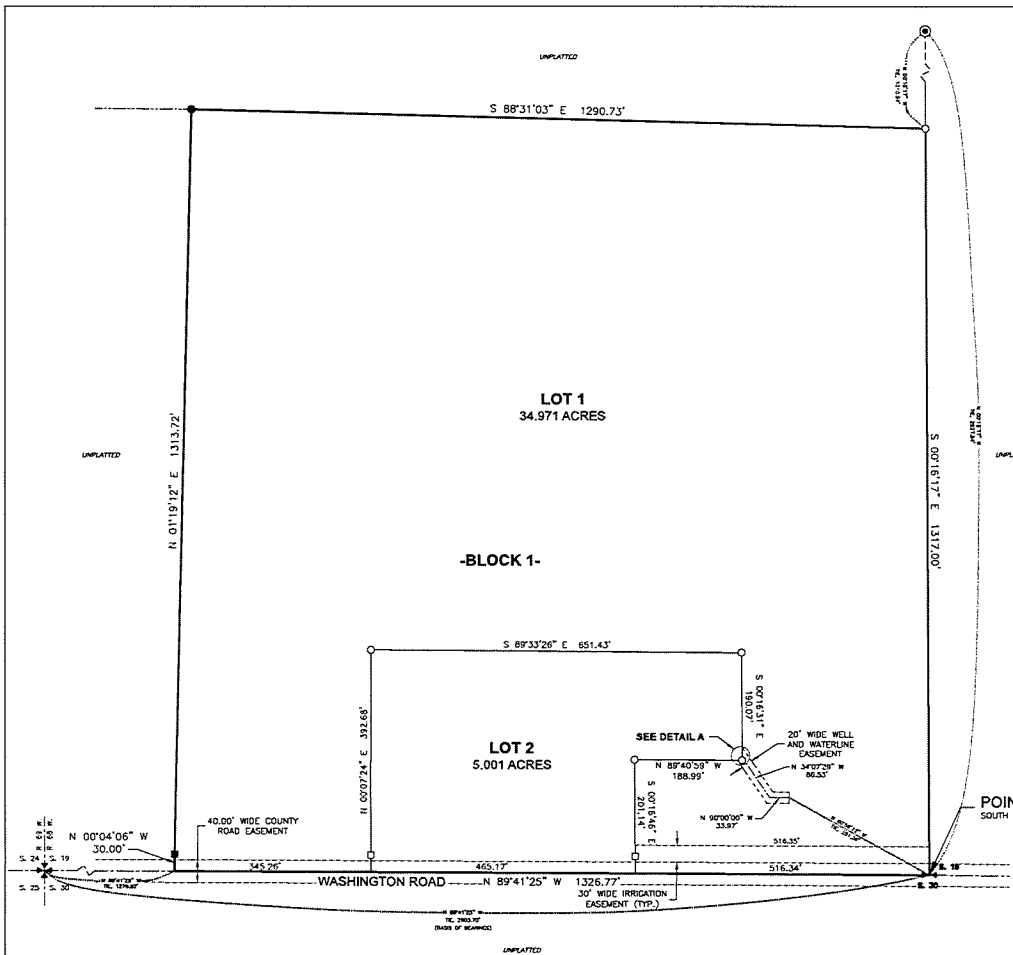


LETTER OF INTENT TO SUBDIVIDE PROPERTY

Please describe your intent to subdivide the property:

The intent for this subdivision is to create two parcels from the a 39.972 Acre parcel described in QuitClaim Deed Book 493 Page 963.

There are currently two residences on the subject property. The two proposed parcels will have one residence on each. The created parcels will provide security to any mortgages on any existing residences.



REAL ESTATE DISCLOSURE STATEMENTS:

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
- NO PROPOSED WATER SOURCE
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- HIGH WINDS MAY CAUSE BLOWING OF FARM RESIDUE ON SUBDIVISION
- ONLY NORMAL RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED
- ALL LOT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR WASTEWATER DISPOSAL SYSTEMS AND PER RECOMMENDATIONS AND REQUIREMENTS BY THE WYOMING DEQ WATER QUALITY DIVISION PERMITS ISSUED BY AUTHORITY OF WYOMING DEQ OFFICE IN CHEYENNE
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ONSITE STORM WATER RETENTION FOR ANY SIGNIFICANT DEVELOPMENT ON THE LOT WHICH WOULD MEASURABLY INCREASE STORM WATER RUNOFF ESTIMATED FROM THE 100 YEAR DESIGN STORM EVENT

SURVEYOR'S NOTES:

- 1) THE OUTSITE BOUNDARY IS NOT AN ADJUT PART OF A SECTION BUT RATHER IS A DEEDED PARCEL. SEE QUITCLAIM DEED BOOK 483 PAGE 963 FOR MORE DETAIL. THERE IS AN ADJUTRY A ATTACHED TO THE DEED WHICH IS A SURVEY BY PLS 3511.

20' WIDE WELL AND WATERLINE EASEMENT DESCRIPTION:

A 20' WIDE WELL AND WATERLINE EASEMENT LOCATED ACROSS LOT 1, BLOCK 1, FOLAND SUBDIVISION SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, T. 24 N., R. 68 W., 6TH PM., PLATTE COUNTY, WYOMING. SAID EASEMENT BEING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS N89°56'12\"/>

THE ABOVE DESCRIBED EASEMENT IS 120.50 FEET IN LENGTH AND HAS A TOTAL AREA OF 2,463 SQUARE FEET.

SURVEYOR STATEMENT:

I, BRIAN L. SCHMALZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF FOLAND SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE DIMENSIONS OF THE BOUNDARY AND LOTS BASED ON THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF DECEMBER, 2020.

BRIAN L. SCHMALZ, P.L.S. No. 11258



CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND SHOWN ON THE PLAT HEREBY CERTIFIES THE FOREGOING LOT(S), BLOCK(S), STREET(S) AND ALLEYS, TO BE KNOWN AS FOLAND SUBDIVISION, BEING LAND DESCRIBED IN QUITCLAIM DEED BOOK 483 PAGE 963 RECORDS OF PLATTE COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 68 WEST, 6TH PM., PLATTE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 19, N89°42'56\"/>

THENCE, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, N00°04'06\"/>

THENCE, N01°19'12\"/>

THENCE, ALONG SAID MID-SECTION LINE, S00°16'17\"/>

SAID TRACT HAVING A GROSS ACREAGE OF 39.972 ACRES, SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD. SUBJECT PROPERTY AS SHOWN AND MONUMENTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20__

TOBY J. FOLAND _____ JATLEA K. FOLAND _____

STATE OF WYOMING)
) SS
 COUNTY OF PLATTE)

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME BY TOBY J. AND JATLEA K. FOLAND, THIS _____ DAY OF _____, 20__
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

APPROVALS:

CERTIFICATE OF APPROVAL

PLATTE COUNTY ENGINEER

HALK HUTCHINSON, PE _____ DATE _____

CERTIFICATE OF APPROVAL

PLATTE COUNTY PLANNING DIRECTOR

_____ DATE _____

CERTIFICATE OF APPROVAL

PLATTE COUNTY PLANNING AND ZONING COMMISSION

CHAIRPERSON _____ DATE _____

CERTIFICATE OF APPROVAL

PLATTE COUNTY BOARD OF COMMISSIONS

CHAIRPERSON _____ DATE _____

COUNTY CLERK RECORDING INFORMATION

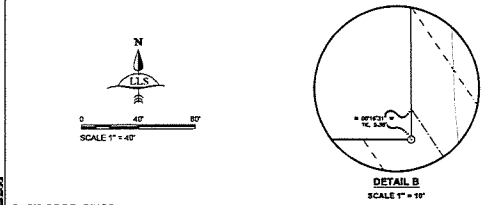
PLAT OF FOLAND SUBDIVISION
 (BEING QUITCLAIM DEED BOOK 483 PAGE 963)
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
 T. 24 N., R. 68 W., 6TH PM., PLATTE COUNTY, WYOMING

PREPARED FOR: TOBY FOLAND
 PREPARED BY: LARAMIE LAND SURVEYING

DATE: MARCH 2021



(720) 253-0285
 BRIGHTON, CO (307) 466-0801
 LARAMIE, WY



BASIS OF BEARINGS
 CONSIDERING THE BASIS OF BEARINGS TO BE THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 19, T. 24 N., R. 68 W., 6TH PM., HAVING A BEARING OF N89°42'56\"/>

- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - - - SECTION LINE
 - - - MID-SECTION LINE
 - - - ADJACENT PROPERTY LINE
 - - - TIES
 - - - EASEMENT SIDELINE
 - - - EASEMENT CENTERLINE
 - ⊕ SECTION CORNER - FOUND NO. 4 REBAR
 - ⊕ QUARTER CORNER - FOUND 2 1/2\"/>
 - ⊕ CENTER QUARTER CORNER - FOUND 2 1/2\"/>
 - ⊕ PROPERTY CORNER - FOUND 1 1/2\"/>
 - ⊕ WITNESS CORNER - FOUND 1 1/2\"/>
 - ⊕ PROPERTY CORNER - SET 2\"/>
 - ⊕ WITNESS CORNER - SET 2\"/>

Wheatland Irrigation District
Water Plan Approval Form for Subdividers

Form Adopted by the Board on August 7, 2009

Revised on July 8, 2020

Subdivision Name: Foland Subdivision

Name of Developer: Toby and Jaylea Foland

Address: 442 Washington Rd. Wheatland, WY 82201

Telephone: 307-331-1453

Subdivider must select one of the following three options pursuant to Wyoming law and Platte County Regulation. Please provide all requested information when submitting to the Wheatland Irrigation District Board of Commissioners.

(1) Subdivider will relinquish all the water rights to the District

This process requires the following documents:

- a. Executed Authorization for Detachment of Water Rights form;
- b. Proof of Ownership; and
- c. Map prepared by a licensed surveyor showing:
 - i. location of lands from which the water right is being removed;
 - ii. all ditches, pipelines and other means of conveyance;
 - iii. location of all points of diversion and pivot points for circular sprinklers;
 - iv. landmarks and physical features such as highways, railroads, streams, etc.; and
 - v. delineation of ownership boundaries of lands.

(If this option is selected, the Authorization for Detachment Form must be signed and attached prior to approval by the Wheatland Irrigation District.)

(2) Subdivider will prepare a water distribution plan for approval by the District

This process requires the following documents:

- a. An executed Authorization for Detachment of Water Rights form for all water rights under planned roads and structures (the form must be accompanied by the documents described in Option 1 above);
- b. The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded), if applicable; and
- c. The subdivision plat shall show the water conveyance facility to each lot to protect each lot owner's right to receive water.

(3) Subdivider will change the place of beneficial use of the water rights to other lands within the District's boundaries

This process requires the following documents:

- a. A petition for change of place of use to the Wyoming State Board of Control;
- b. Consent form signed by the District's Board of Commissioners;
- c. Proof of Ownership; and
- d. Map prepared by a licensed surveyor showing:
 - i. location of lands from which the water right is being removed;
 - ii. all ditches, pipelines and other means of conveyance;
 - iii. location of all points of diversion and pivot points for circular sprinklers;
 - iv. landmarks and physical features such as highways, railroads, streams, etc.; and
 - v. delineation of ownership boundaries of lands.

Please indicate the Option Selected:

1 2 3

Toby Foland Toby Foland
Gayla Foland Jayka Foland
Subdivider

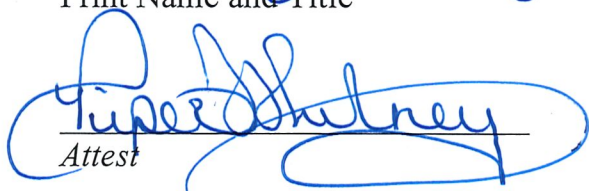
1/22/21
Date

Approved by the Wheatland Irrigation District:


Signature

2/12/21
Date

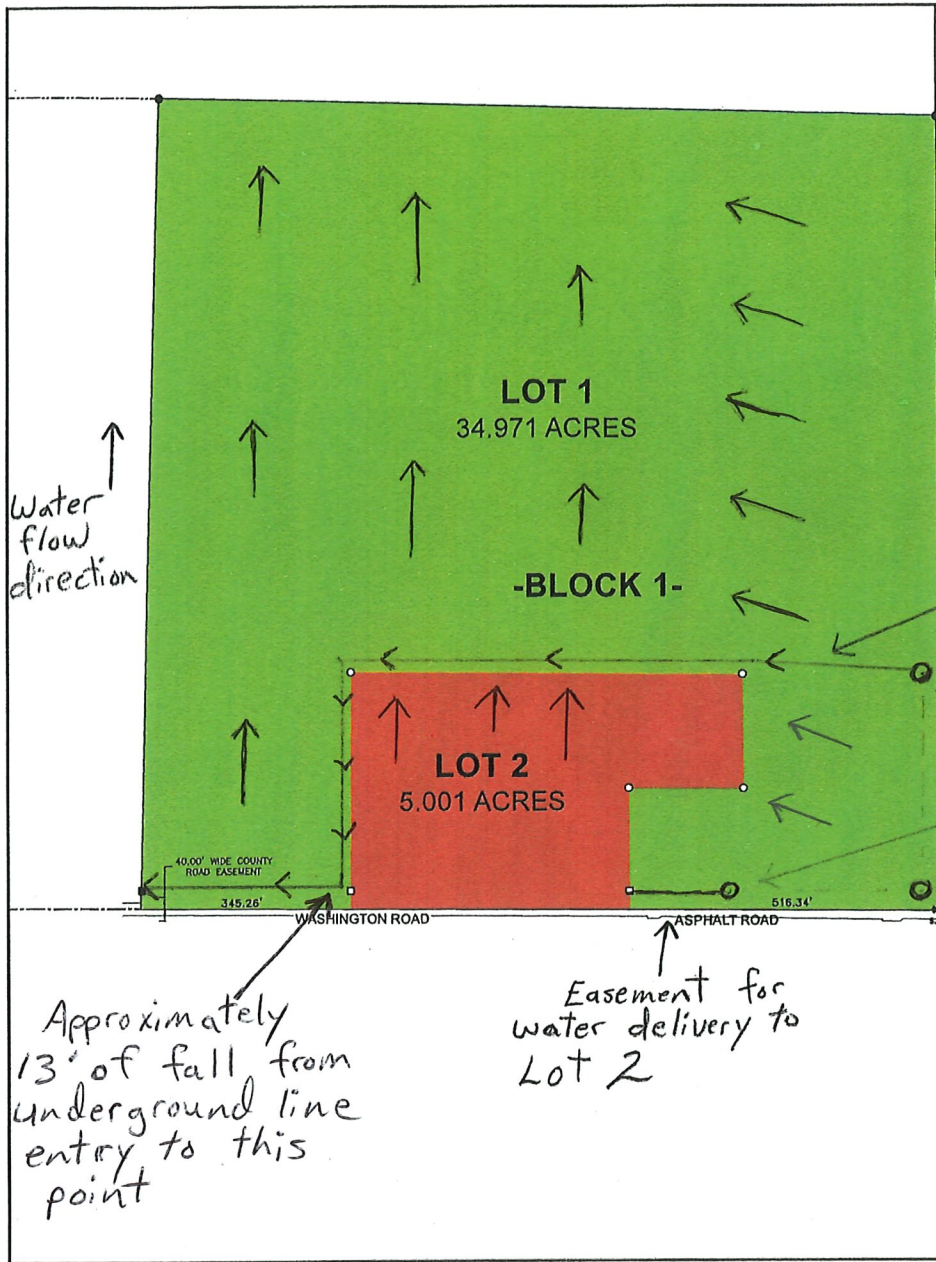
Lee Arrington, Manager
Print Name and Title


Attest

2/12/2021
Date

Piper Whitney, Assistant
Print Name and Title

Option # 1



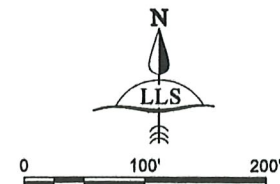
ADDRESS:
440 WASHINGTON ROAD,
WHEATLAND, WY

LEGAL DESCRIPTION:

QUITCLAIM DEED BOOK 493 PAGE 983

NOTES:

- 1) ALL MEASUREMENTS SHOWN HEREON ARE FIELD (GROUND) MEASUREMENTS. BEARINGS ARE GEODETIC DERIVED FROM GPS MEASUREMENTS.
- 2) THIS MAP IS A SITE PLAN AND NOT INTENDED TO BE A PLAT.



LEGEND

- PLAT BOUNDARY
- LOT LINE
- SECTION LINE
- - - - MID-SECTION LINE
- ADJACENT PROPERTY LINE
- ⊕ QUARTER CORNER - FOUND 2 1/2" ALUMINUM CAP MARKED "PLS 2927"
- PROPERTY CORNER - FOUND 1 1/2" ALUMINUM CAP "SUNSHOT PELS 3511"
- WITNESS CORNER - FOUND 1 1/2" ALUMINUM CAP "SUNSHOT PELS 3511"
- PROPERTY CORNER - SET 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LARAMIE LAND SURVEYING PLS 11268"
- WITNESS CORNER - SET 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LARAMIE LAND SURVEYING PLS 11268 WC 30FT V"

IRRIGATION EXHIBIT
FOLAND SUBDIVISION

PROPOSED SIMPLE SUBDIVISION
SITUATED IN THE SW 1/4 OF SECTION 19,
T.24 N., R. 68 W., 6TH P.M., PLATTE COUNTY, WYOMING

PREPARED FOR: TOBY FOLAND
PREPARED BY: LARAMIE LAND SURVEYING

DATE: DECEMBER 2020

LARAMIE
LAND SURVEYING

(307) 460-0801 (720) 263-0289
2161 POLK ST. 2557 SKEEL ST.
LARAMIE, WY BRIGHTON, CO

Chapter - SOLAR ENERGY FACILITIES

Section 1 - Purpose.

The purpose of this Chapter is to establish minimum requirements and regulations for the placement, construction, and modification of solar energy facilities, as defined herein, while promoting the safe, effective, and efficient use of such energy systems. In addition, the purpose of this Chapter is to oversee the permitting of solar energy facilities for the purpose of preserving and protecting public health and safety, to reasonably preserve and protect natural, cultural, and wildlife resources, to protect the quality of life for nearby property owners, to facilitate economic opportunities for both County and local residents, and to allow for the orderly development of land.

Section 2 – Applicability, Authority, and Severability.

Applicability. This Chapter governs Solar Energy Facilities and all associated projects and substations throughout the unincorporated areas of Platte County. Personal Solar Energy Systems shall be considered an accessory use to a principal permitted use in any zoning district and are exempt from this chapter.

- A. It is unlawful for any person to construct, install maintain, modify, operate, or abandon a solar energy facility that is not in compliance with this chapter or with any condition contained in a solar energy facility permit or other land use permit issued pursuant to this chapter or any other applicable law or regulation.

Authority. Authority granted by the following Wyoming Statutes:

- A. Title 18 Counties. Chapter 5 Planning and Zoning, Article 2. Planning and Zoning Commission. W.S. §§ 18-5-201 to 18-5-207 and Article 5. Wind and Solar Energy Facilities W.S. §§ 18-5-501 to 18-5-513.
- B. Title 9 Administration of the Government. Chapter 8 Land Use Planning, Article 1. General Provisions, W.S. §§9-8-101 to 9-8-302.

Severability. If any section or provision of the this Chapter is adjudged invalid for any reason, the adjudication does not affect any other section or provision of these Regulations. These Regulations are declared to be severable.

Section 3 - Definitions.

- A. "Accessory Solar Energy Systems," include any photovoltaic, concentrated solar thermal, or solar hot water devices that are accessory to, and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or

meeting on-site energy needs. Accessory Solar Energy Systems may be permitted as described in Section 7, Building Certificates, and are not subject to this Chapter.

- B. "Concentrating Solar Thermal Devices," also known as "Concentrated Solar Thermal Power (CST)," are systems that use lenses or mirrors, and often tracking systems, to focus or reflect a large area of sunlight into a small area. The concentrated energy is absorbed by a transfer fluid or gas and used as a heat source for either a conventional power facility, such as a steam power facility, or a power conversion unit, such as a sterling engine. Although several concentrating solar thermal technologies exist, the most developed types are the solar trough, parabolic dish and solar power tower.
- C. "Enlarge or Enlargement," is the adding of additional energy capacity that is not permitted as part of an existing solar energy facility permit.
- D. "Photovoltaics (PV)," is a technology that converts light directly into electricity. PV solar panels have been around for several years, although concentrated photovoltaic (CPV) technologies are now being developed. Both PV systems and CPV systems are included within this definition.
- E. "Renewable Energy Easement, Solar Energy Easement," An easement that limits the height or location, or both, or permissible development, on the burdened land in terms of a structure or vegetation, or both, for the purpose of providing access for the benefitted land to sunlight passing over the burdened land.
- F. "Solar Power Facility," also known as "Solar Energy Facility," means a utility-scale commercial facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or various experimental solar technologies, for the primary purpose of wholesale or retail sales of generated electricity.
- G. "Solar Storage Unit," A component of a solar energy device that is used to store solar generated electricity or heat for later use.
- H. "Substation," is the apparatus that connects the electrical collection system of the solar energy facility and increases the voltage for connection with a utility's transmission line(s).

Section 4 – Prohibition and Penalties.

Prohibition. It is unlawful to locate, erect, construct, or enlarge a solar energy facility without first obtaining a Solar Energy Facility Permit from the Board of County Commissioners; W.S. §18-5-502(a).

Penalties. Any person found to be in violation of Section 4 subsection Prohibition above, is liable for civil penalty of not more than ten thousand dollars (\$10,000) for each violation. Each day of a continuing violation constitutes a separate offense.

Section 5 - Regulations and design standards—Solar Energy Facilities.

All solar energy facilities shall comply with the following minimum regulations and design standards.

Permitted Locations. A solar energy facility that complies with the provisions of this section may be permitted in Commercial, Industrial, and Agricultural Classification districts with an approved Solar Energy Facility Permit.

Design Standards.

- A. Minimum Lot Size. No concentrated solar energy facility shall be erected on any lot less than forty acres in size. No photovoltaic solar energy facility shall be erected on any lot less than five acres in size.
- B. Maximum Height. The maximum height for all structures shall be established through the Solar Energy Facility Permit process, provided a structure height of thirty feet, or less shall always be permitted.
- C. Setbacks. Solar energy facility structures shall be set back from all property lines at least one hundred (100) feet, set back from public road rights-of-way at least two hundred (200) feet within an Agriculture District and one hundred (100) feet within Commercial and Industrial Districts. In addition, solar energy facility structures must be located at least three hundred (300) feet from all residentially zoned lots and existing residences and/or occupied structures. Additional setbacks may be required to mitigate noise and glare impacts, or to provide for designated road or utility corridors, as identified through the review process.
- D. Potable Water and Sanitary Sewer. All permanent occupied operation and maintenance buildings must have approved potable water and sanitary sewer systems. Approval shall be obtained from the State of Wyoming Engineer's Office for water and State of Wyoming Department of Environmental Quality for sewer/septic.
- E. National Electric Code. All Solar Energy Facility projects shall comply with the National Electric Code, current edition, applicable ICC Codes, and shall comply with the standards of the Wyoming Department of Fire Prevention and Environmental Safety.

Drainage, Erosion, Dust Control, Grading and Vegetation. Drainage, Erosion, Dust Control, Grading and Vegetation Removal Plan prepared by a Wyoming Licensed Engineer based on a 25-year storm event unless the location, terrain and topography dictate a high amount.

Safety/Access.

- A. An appropriate security/livestock fence (height and material to be established through the Solar Energy Facility Permit process) shall be placed around the perimeter of the solar energy facility.
- B. Appropriate warning signage shall be placed at the entrance and perimeter of the solar energy facility project.

- C. Shall provide the following at all locked entrances:
 - a. A visible "High Voltage" warning sign.
 - b. Name(s) and contact number(s) for the electric utility provider.
 - c. Name(s) and contact number(s) for the site operator.
 - d. The facility's 911 address and GPS coordinates.
 - e. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.

Noise. No operating solar energy facility shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to comply with these limitations.

- A. Fifty (50) dBA, as measured at the property line of any neighboring residentially zoned lot;
- B. Forty-five (45) dBA, as measured at any existing neighboring residence between the hours of nine p.m. and seven a.m.
- C. Sixty (60) dBA, as measured at the property lines of the project boundary, unless the owner of the affected property and the planning commission agree to a higher noise level, as follows:
 - a. The owner of a neighboring property that would otherwise be protected by the sixty (60) dBA noise limitation may voluntarily agree, in writing, to a higher noise level. Any such agreement must specifically state the noise standard being modified, the extent of the modification, and be in the form of a legally binding contract or easement between the landowner (including assignees in interest) and the solar power facility developer, effective for the life of the project. Notwithstanding any such voluntary noise agreement between the affected landowner and the solar power facility developer, the agreement shall only be effective and reflected in the County's authorization of the project when it has been reviewed and determined acceptable to the County. The County shall consider the likely impacts and consequences of the modified noise limit requested, based on the specific circumstances of the situation, in determining whether to grant the request. Any such noise agreement must be submitted with the Solar Energy Facility Permit application and if authorized by the County, must be filed with the County Recorder upon issuance of the Solar Energy Facility Permit.

Visual Appearance.

- A. Solar energy facility buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.
- B. Appropriate landscaping and/or screening materials may be required to help screen the solar energy facility and accessory structures from major roads and neighboring residences.

- C. No solar energy facility tower or other tall structure associated with a solar energy facility shall be lighted unless required by the Federal Aviation Administration (FAA). When lighting is required by FAA, it shall be the red, intermittent, glowing-style, rather than the white, strobe-style, unless disclosed and justified through the application review process. Aircraft sensor systems to turn the lights on only when low-flying aircraft are in the area may be required.
- D. Lighting of the solar energy facility and accessory structures shall be limited to the minimum necessary and full cut-off lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts.
- E. No solar energy facility shall produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.
- F. No advertising or promotional lettering shall be displayed on any solar energy facility beyond the non-illuminated manufacturers or applicant's logo.

Electrical Interconnections. All electrical interconnection and distribution lines within the project boundary shall be underground, unless determined otherwise by the County because of severe environmental constraints (e.g., wetlands, cliffs, hard bedrock), and except for power lines that leave the project or are within the substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.

Fire Protection. All solar energy facilities shall have a defensible space for fire protection.

Local, State and Federal Permits. A solar energy facility shall be required to obtain all necessary permits from the Wyoming Department of Environmental Quality, including the Wyoming Division of Air Quality and the Wyoming Division of Water Quality, applicable permits required by Platte County, and applicable Federal permits.

Agreements/Easements. If the land on which the project is proposed is to be leased, rather than owned, by the solar energy facility development company, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the solar energy facility development company and the affected parties must be in place prior to commencing construction, unless specified otherwise by the Solar Energy Facility Permit.

Section 6 - Permit applications.

An application for a Solar Energy Facility Permit to establish a solar energy facility shall comply with all the requirements identified in W.S. §§18-503 and shall include:

- A. Verification that reasonable efforts have been undertaken to provide notice in writing to all landowners within one (1) mile of the proposed solar energy facility, to the military installation commander of the commander's designee, to the WYDOT District Engineer, and to all cities and towns located within twenty (20) miles of the proposed solar energy facility.
- B. Notices shall include a general description of the solar energy facility project including its location, projected number and capacity, likely routes of ingress and egress, other related facility locations, and the likely location of electric transmission.
- C. Notice shall be provided to the record owners and claimants of mineral rights located on or under the lands where the proposed solar energy facility will be constructed. Notice shall include the location of the proposed solar energy facility project and underground wiring. Notice may be made by publication. The certification of notice shall be submitted with the application and shall comply with all standards and requirements adopted by the Wyoming Industrial Siting Council.
- D. Affidavit of Publication to certify that that notices of the proposed solar energy facility have been published in a newspaper of general circulation at least twenty (20) days prior to the public hearing and included the applicant's name and contact information, a general summary/description of the project, place, date and time of the public hearings, and an invitation to attend public hearings and/or submit written comments to the Planning Office. Failure of the applicant to provide for the Affidavit of Publication for such notice(s) may, result in removal of the application from the Planning and Zoning Commission and Board of County Commissioners agenda and cancellation of public hearings.
- E. Notice shall include a summary of the proposed solar energy facility, invite the public to submit comments and identify the time, date, and location of the hearing.
- F. The name(s), address(es), and contact number(s) of the owner and/or operator.
- G. A site plan showing:
 - a. Boundaries of the site.
 - b. All proposed solar energy facility structures.
 - c. Property lines.
 - d. Setback lines.
 - e. Location of all existing structures with their uses identified.
 - f. Easements and rights-of-way.
 - g. Copy of the current FEMA FIRM map that shows the subject property.
- H. A complete description of the proposed solar energy facility project and documentation to sufficiently demonstrate that the requirements set forth in Section 5 will be met.
- I. Analysis of local economic benefits, describing estimated: Project cost, generated taxes, percent of construction dollars to be spent locally, and the number of local construction and permanent jobs

- J. When land will not be dual use (i.e., solar with agricultural or solar with grazing) the application shall include:
 - a. Weed/Grass Control Plan for property inside and outside the fenced area for the entire property.
 - b. Landscaping Plan which shall incorporate native grasses, flowers, plants which will provide wildlife and pollinator habitat, soil erosion protection and/or aid in strengthening the soil structure. This plan shall be for all other areas of the solar energy facility that will not interfere with the solar arrays.
 - c. Description of changes to agricultural production as a consequence of the facility, if applicable.
- K. Drainage, Erosion, Dust Control, Grading and Vegetation Removal Plan prepared by a Wyoming Licensed Engineer with drainage calculations based on a 25-year storm event unless the location, terrain and topography dictate a higher amount. Drainage, Erosion, Dust Control, Grading and Vegetation Removal Plan to include the following:
 - a. Existing and proposed contours.
 - b. Existing wetlands and floodways.
 - c. Water management structures.
 - d. Drainage flow direction.
 - e. Effects on downstream and upstream properties.
 - f. Effects on irrigation.
 - g. Erosion mitigation and runoff control.
 - h. Dust control plan.
- L. For solar energy facilities located within five hundred (500) feet of an airport or within approach zones of an airport, applicants shall complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federal Obligated Airports, or most recent version adopted by the FAA.
- M. A written emergency management plan for review and comment to county fire, county emergency management, and the county sheriff.
- N. A waste management plan that includes an inventory of estimated solid wastes and a proposed disposal program for the construction, operation, and eventual decommissioning of the proposed solar energy facility. In addition, as applicable, plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes, as well as collection methods for solid waste generated by the project.
- O. Evidence of adequate legal access and describe how private roadways within the solar energy facility will be marked, acknowledge that Platte County is not required to repair, maintain, or accept any dedication of the private roadways to the public use.
- P. A traffic study of any public roadways leading to and away from the proposed facility.

- Q. A project plan indicating the proposed roadways, facility location(s), substation locations, transmission, collector and gathering lines, and all other ancillary facility components.
- R. A site and facility reclamation and decommissioning plan which indicates the planned life of the facility and how the facility and its site will be decommissioned and reclaimed.
 - a. A description of the plan to remove the solar energy facility equipment and to restore the land to its previous use upon the end of the facility's life.
 - b. Provisions for the removal of structures, debris, and associated equipment on the surface and to a level of not less than five (5) feet below the surface, and the sequence in which removal is expected to occur.
 - c. Provisions for the restoration of the soil and vegetation.
 - d. An estimate of the decommissioning costs in future dollars at the time of filing certified by a Wyoming Licensed Engineer who shall use professional standards in compliance with the State of Wyoming law.
 - e. A written financial plan approved to ensure that funds will be available for decommissioning and land restoration.
 - f. Provisions that the terms of the decommissioning plan shall be binding upon the owner or operator and any other successors, assigns, or heirs.
 - g. Upon review of the Solar Energy Facility Permit Application, the Platte County Board of Commissioners shall set an amount to be held in bond, escrow, or other acceptable form of funds. The decommissioning plan shall state that the facility owner/operator shall provide Platte County with Financial Assurance to cover the estimated costs of decommissioning and that the County shall have access to the facility and to the funds to effect or complete decommissioning one (1) year after cessation of operations.
 - h. The applicant shall provide the county with a new estimate of decommissioning of the solar energy facility every (5) years under the same conditions as forth above.

Supporting documentation for addressing the review criteria of Sections 7 of this Chapter and Section 6 of Chapter 1 is also to be provided. The land use authority may require any information reasonably necessary to determine compliance with this chapter.

It is preferred that any related Solar Energy Facility Permit applications for substations or transmission lines be considered in conjunction with the Solar Energy Facility Permit application for the solar energy facility; however, if the details of those improvements are not available at the time of application for the solar energy facility, they may be considered later, through subsequent Solar Energy Facility Permit review. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the solar energy facility.

Due to the complexity of large-scale solar energy facility projects, the County may require a development agreement or other appropriate instrument to address taxing, land use, property assessment, and other issues related to the project. For example, the County is interested in preventing large tax shifts that may otherwise be incurred by county residents each year a centrally assessed solar power facility is depreciated; therefore, cooperation to establish an agreement for payment in lieu of taxes (PILT), or other acceptable solution, may be necessary. A development agreement may be required as a condition of the permit and must be approved by the board of county commissioners prior to commencing construction.

Section 7 - Provisions for Solar Energy Facility Permit review.

Following the provisions of Chapter 1 Section 6, Platte County Rules and Regulations, additional or more thorough consideration shall be given to the following as the County determines whether the proposed solar energy facility project. Through the Platte County application review and approval process, the Planning and Zoning Commission and the Board of County Commissioners have the option to approve in whole or in part, approve with conditions or remand the recommendations back to the applicant for consultation with a particular governing body or agency, deny with or without prejudice, postpone to a specific date, or postpone indefinitely.

Project Rationale. Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.

Siting Considerations. Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as wilderness study areas, areas of environmental concern, county and state parks, historic trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic viewsheds, or scenic areas designated by the county; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.

Site and Development Plans. Site and development plans, which identify and/or locate all existing and proposed structures; setbacks; access routes; proposed road improvements; any existing inhabitable structures and residentially zoned lots within one-quarter mile of a photovoltaic solar project or one-half mile of a concentrated solar project; existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; existing and proposed drainageways; proposed grading; areas of natural vegetation removal; revegetation areas and methods; dust and erosion control; any floodplains or wetlands; and other relevant items identified by the county staff or planning commission. All maps and visual representations need to be drawn at an appropriate scale.

Analysis of Local Economic Benefits. Analysis of local economic benefits, describing estimated: Project cost, generated taxes, percent of construction dollars to be spent locally, and the number of local construction and permanent jobs.

Emergency Management Plan. The Emergency Management Plan shall be supplemented and revised following construction of the solar energy facility and prior to its operation if there were any variations in the facility's construction which would materially impact the original Emergency Management Plan.

Visual Impacts, Appearance, and Scenic Viewsheds. Potential visual impacts may be caused by components of the project such as mirrors, solar towers, cooling towers, steam plumes, aboveground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration of vegetation. Those projects that are within a sensitive viewshed, utilize reflective components (e.g., exposed mirrors), or that propose structures taller than thirty (30) feet must provide a viewshed analysis of the project, including visual simulations of the planned structures and analysis of potential glare impacts. The number of visual simulations shall be sufficient to provide adequate analysis of the visual impacts of the proposal, which shall be from no less than four (4) vantage points that together provide a view from all sides of the project. More visually sensitive proposals (e.g., solar power towers or exposed mirrors in sensitive viewsheds) may require analysis from significantly more vantage points, such as different distances and sensitive locations. The planning commission may also require a Zone of Theoretical Visibility/Zone of Visual Impact (ZVI) Analysis, which is a three hundred sixty-degree (360°) computer analysis to map the lands within a defined radius of a location that would likely be able to see an object. Significant visual impacts that cannot be adequately mitigated are grounds for denial.

Wildlife Habitat Areas and Migration Patterns. Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If threatened or endangered species exist in the area, consultation with United States Fish and Wildlife Service (USFWS) and Wyoming Game and Fish will be necessary.

Environmental Analysis. In the absence of a required state or federal agency environmental review for the project (e.g., NEPA), the planning commission may require an analysis of impacts to historic, cultural, and archaeological resources, soil erosion (water and wind), flora, and water quality and water supply in the area, when there is reason to believe that adverse impacts to such may occur.

Solid Waste or Hazardous Waste. As applicable, plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes, as well as collection methods for solid waste generated by the project.

Height Restrictions and FAA Hazard Review. Compliance with any applicable airport overlay zoning requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.

Transportation Plan for Construction and Operation Phases. Indicate by description and map what roads the project will utilize during the construction and operation/maintenance phases of the project, along with their existing surfacing and condition. Specify any new roads and proposed upgrades or improvements needed to the existing road system to serve the project (both the construction and O&M periods)—remember to identify needed bridges, culverts, livestock fence crossings (gates and cattle guards), etc. Also identify all areas where modification of the topography is anticipated (cutting/filling) to construct or improve the roadways. Address road improvement, restoration or maintenance needs associated with the construction, ongoing maintenance/repair, and potential dismantling of the project. Provide projected traffic counts for the construction period, broken down by the general type/size of vehicles, and identify approximately how many trips will have oversized or overweight loads. If significant impacts to the transportation system are anticipated, the County may require financial guarantees to ensure proper repair/restoration of roadways or other infrastructure damaged or degraded during construction or dismantling of the project. In such case, the "before" conditions of the roadways and other infrastructure must be documented through appropriate methods such as videos, photos, and written records, to provide a proper reference for restoration. The Board of County Commissioners and the State of Wyoming Department of Transportation may require the applicant to enter into a reasonable road use agreement for the use of county roads or state highways prior to construction of the facility.

Public Safety. Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created by the project.

Noise Limitations. Submit sufficient information regarding noise, to demonstrate compliance with Section 5 Noise.

Decommissioning Plan. Describe the decommissioning and final land reclamation plan to be followed the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed commitments with affected parties (county, any lessor or property owner, etc.) that ensure proper final reclamation of the solar energy facility project. Among other things, revegetation and road repair activities should be addressed in the plan. Upon approval of the Solar Energy Facility Permit and review of the decommissioning plan, the Platte County Board of Commissioners shall set an amount to be held in bond, escrow, or other acceptable form of funds. The decommissioning plan shall state that the facility owner/operator shall provide Platte County with Financial Assurance to cover the estimated costs of decommissioning and that the county shall have access to the facility and to the funds to effect or complete decommissioning one (1)

year after cessation of operations. In addition, the applicant shall provide the county with a new estimate of decommissioning of the solar energy facility every (5) years under the same conditions as forth above.

Annual Review and Reporting. The applicant, owner, and/or operator shall submit to the Platte County Planning Office on the first Monday of July each year following project approval a report regarding maintenance and operation of the permitted Solar Energy Facility. This report shall include:

- A. Any physical modifications to the solar energy facility and/or its infrastructure.
- B. Complaints pertaining to setbacks, noise, appearance, safety, lighting, and use of any public roads, received by the applicant, owner and/or operator concerning the solar energy facility, and the resolution of such complaints.
- C. Calls for emergency services, including the nature of the emergency and how it was resolved.
- D. Status of liability insurance.
- E. Any other information that the county may reasonably request.

Other probable and significant impacts, as identified through the review process.

If approved, an as-built project plan shall be submitted to the Planning Office to show the final location of all facilities, easements, rights-of-way, and transmission lines.

Section 8 – Indemnification and Liability.

The applicant, owner, and/or operator of the solar energy facility project shall defend, indemnify, and hold harmless the County of Platte and its officials from and against any and all claims, demands, losses, suits, causes of action, damages, injuries, costs, expenses, and liabilities whatsoever, including attorney’s fees, without limitations, arising out of acts or omissions of the applicant, owner, and/or operator associated with the construction and/or operation of the solar energy facility project.

The applicant, owner, and/or operator of the solar energy facility project shall maintain a current general liability policy covering bodily injury and property damage with limits of at least two million dollars (\$2,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate. Evidence of liability coverage must be reported to the Platte County Planning Office on an annual basis, and any loss of coverage must be reported within three (3) working days of loss. Failure to maintain coverage shall be considered a cessation of operations.

Section 9 – Extension and Transfer of Permits.

Extension of Permit: If construction of the solar energy facility has not been commenced or the facility has not become operational as required, the Permittee may request the Board of County Commissioners to extend the permit for a period of up to twelve (12) months upon a showing of good cause. The Permittee shall provide such information as is necessary for the Board of County Commissioners to determine whether good cause exists for the extension. Good cause may include, but is not limited to, good faith efforts to obtain required authorization for the facility from other agencies with regulatory jurisdiction, delay in construction due to weather conditions, pending litigation, or other causes which have delayed the project and which are beyond the reasonable control of the Permittee. The Permittee may request not more than two (2) separate extensions, with such total extension period not to exceed twenty-four (24) months.

Transfer of Permit: Solar Energy Facility Permits may not be transferred without the prior approval of the Board of County Commissioners. The Board of County Commissioners may transfer a Solar Energy Facility Permit upon receipt of a written request from the current permit holder, accompanied by a written acceptance of all terms and conditions of the Solar Energy Facility Permit by the prospective transferee.



Planning & Zoning

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PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
TUESDAY, APRIL 13, 2021

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 6:00 PM on Tuesday, April 13, 2021, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Klein, Commission Member Warner, Commission Member Lockhart, Commission Member Brockman

Members Absent: None

Staff Present: Planner Clark

Citizen Comments

Chairman Shepard asked if there were any citizen comments.

None noted.

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had conflicts of interest to declare.

None noted.

New Business

Request for a Special Use Permit to erect two pre-built 56-foot self-supporting broadband towers with storage building on a portion of an approximately 67-acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY

Planner Clark noted Visionary Communications has applied for a Special Use Permit to erect two pre-built 56-foot self-supporting broadband towers with storage building on a portion of an approximately 67-acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY.

Visionary Communications obtained the signatures of the property owners to apply for this Special Use Permit on their property located on a portion of an approximately 67-acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY as shown in the above image.

The two towers will be pre-built fifty-six-foot self-supporting lattice type broadband towers set on top of 8'6" x 8'6" concrete ballast bases. In addition, there will be an 8' x 8' pre-built enclosure placed onsite to house equipment out of the weather. These towers will provide internet backhaul redundancy to areas around Platte County.

No neighbor comments have been received. Agency comments received where Town of Wheatland Clerk Wright: If the property is annexed into the Town of Wheatland, Visionary will need to work with Planning & Zoning on a Special Use Permit. They will also need to work with the building inspector on permitting for the storage building. We realize these permits will be retroactive approvals but with annexation they are required to continue operations.

Town of Wheatland Electrical Superintendent Pinneo: No electric lines, being out of City Limits, the electric meter would have to be in Town Limits which might work for them.

Wheatland Irrigation District Manager Arrington: Wheatland Irrigation District does not object to the issuance of the proposed special use permit.

District Traffic Engineer Aagard: WYDOT's comment would be that access for this cell tower will need to come from existing access on Swanson Rd. No new accesses will be granted.

Town of Wheatland Building Inspector: For the Visionary tower and storage building project first we need to know what will be housed in the storage building. The size of the building otherwise would not require permitting being under 120 sq ft. (IBC 105.2 Building 1) As far as the tower, the code only applies to the installation of the tower and power supply. (IBC 105.2 Electrical 2) I'll need to see the foundation forms and reinforcement before it's poured, and the Town Electrical Inspector will need to verify any electrical install. Let me know if you have any questions.

Bringing in additional communications options to the area is great for underserved areas. Installation of communication towers at this location needs to be carefully considered to ensure it will not negatively impact already existing infrastructure.

Due to the proximity to Wheatland town limits and access to town power lines, the Planning Office recommends that before construction begins; Visionary Communications enters into a Memorandum of Agreement with the Town of Wheatland and Platte County to protect current infrastructure and address the future possibility of the location being annexed into town limits and what would be needed for this project to meet the Town of Wheatland's franchise agreement requirements in the future.

If approved, the recommendation of the Planning Office for Visionary Communication's request to erect two pre-built 56-foot self-supporting broadband towers with storage building on a portion of an approximately 67-acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY with the following conditions:

1. Provide the following supporting documents when applying for a Platte County Building Certificate:
 - a. Federal Communications Commission approval (if required)
2. Work with the Wheatland Town Council and Platte County Commissioners to establish a Memorandum of Agreement for this project.
3. Work with the Town of Wheatland Building Inspector to meet the Town of Wheatland Title 15 requirements in preparation for future annexation. (Inspection fees will be paid to the Town of Wheatland)
4. Notify One Call of Wyoming (811 – call before you dig) before beginning construction.
5. Be reviewed upon a complaint basis.



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Commission Member Klein stated that he didn't feel that it was this commission's job to require a memorandum of agreement for this project at this time due to not knowing when the area will be annexed into town limits and asked if annexation was pending.

Planner Clark noted that an annexation application had not yet been received by the Joint Planning office, but an applicant was having his attorney work with the Town of Wheatland Attorney on an agreement with the town to accompany the annexation application and that a pre-application meeting for annexation had been held.

Chairman Shepard asked if they could explain what backhaul is.

Greg with Visionary Communications and BJ with WyoLogic explained that backhauls essentially transmit from point A to point B and do not send the signal to individual subscribers.

Chairman Shepard asked Greg with Visionary Communications if he had anything to add.

Greg with Visionary Communications stated that he didn't have anything to add from the lengthy discussion at the previous meeting and would answer any questions.

Planner Clark asked if Visionary Communications knew how they would be supplying power to the site since it is surrounded by Town power and due to an ordinance the Town cannot place any meters outside of town limits.

Greg with Visionary Communications stated that this is something that they will have to look into and noted that the pivot on the property has power to it.

Planner Clark added that the pivot on the property is on Town power and that there are a couple locations close to supply Town power while still keeping the meter inside town limits and asked if solar would be an option for this site.

Chairman Shepard asked if solar could power this site without issue and could additional equipment eventually be added to these towers.

Greg with Visionary Communications reviewed the power requirements of the site and with them being very minimal the location could easily be powered by solar and that they would investigate the different options for supplying power. Yes, additional equipment could be added to these towers if needed, but the equipment could not exceed the tower design; meaning the material size and weight of the additional equipment.

BJ with WyoLogic stated that he understands the county isn't the enforcement authority on signal interference but would like the boards to be aware of the possibility.

Greg with Visionary Communications noted that they operate in municipalities with several different carriers and on the same tower as several different carrier and that would not be possible without signal coordination and again offered his contact information as well as others to BJ to make coordination happen.

Motion by Commission Member Klein was seconded by Commission Member Brockman to approve / deny Visionary Communications Special Use Permit to erect two pre-built 56-foot self-supporting broadband towers with storage building request with the following conditions:

1. Provide the following supporting documents when applying for a Platte County Building Certificate:

- a. Federal Communications Commission approval (if required)
2. Work with the Town of Wheatland Building Inspector to meet the Town of Wheatland Title 15 requirements in preparation for future annexation. (Inspection fees will be paid to the Town of Wheatland)
3. Notify One Call of Wyoming (811 – call before you dig) before beginning construction.
4. Be reviewed upon a complaint basis.

Upon roll call the vote on the MOTION was:

YES: Commission Member Brockman, Commission Member Klein, Commission Member Warner, Commission Member Lockhart

NO: none

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – March 9, 2021

Motion by Commission Member Klein with a second by Commission Member Brockman was made to approve the minutes of the previous March 9, 2021 meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Klein, Commission Member Warner, Commission Member Lockhart, Commission Member Brockman

NO: None

MOTION DECLARED CARRIED

Board Discussion

Planner Clark noted the next regular meeting will be May 11, 2021 at 7 p.m. with a Simple Subdivision and first review of the Wind Siting Regulation update and Solar Siting Regulation draft.

Planner Clark noted the town has requested quotes from and selected a surveyor to move forward with the vacation and re-plat of Y-O Ranch Filing #3. The Town and Hale's agreed to an 80/20 split of the surveyor costs and the surveyor agreed to bill each party their share individually.

Merlin Hitt with Platte County Economic Development updated the Commission on upcoming projects.

Planner Clark updated the Commission on the status of the Spring Violation in Chugwater and Commission Member Brockman stated when he drove south there was not any materials outside, but when he drove back a large amount of wood and pipe had been either delivered or placed outside. Planner Clark noted this and will keep the location on a reoccurring inspection schedule. Commission Member Warner speaking in relation to the department of agriculture; has not heard anything from Mr. Spring; Planner Clark added that she checked with DEQ and they have not heard or received anything from Mr. Spring either.

Chairman Shepard adjourned the meeting at 7:07 PM.



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Approve:

Attest:

Chairman Planning & Zoning Commission

Planning Director

DRAFT