



PLATTE COUNTY WYOMING
Planning & Zoning Commission

AGENDA

Tuesday, September 14, 2021 at 7:00 PM

NOTICE MEETING LOCATION CHANGE:

Town Council Chambers
600 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 to Rezone from Agricultural to Industrial
 - i. **Applicant:** Colt Thayer
 - ii. **Location:** 860 Bordeaux Road, Wheatland, Platte County, Wyoming
 - II. **Request:** A request for a Special Use Permit to operate a small meat processing facility with on-site slaughtering
 - i. **Applicant:** Colt Thayer
 - ii. **Location:** 860 Bordeaux Road, Wheatland, Platte County, Wyoming
 - III. **Review:** Final review of Kernan Simple Subdivision
 - E. Approval of minutes from the August 10, 2021 Regular Meeting
 - F. Board discussion (If any)
 - a. Schedule Subdivision Workshop
 - 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 and Zoning – Tuesday, September 14, 2021, at 7:00 p.m.
Platte County Commissioners – Tuesday, September 21, 2021, at 10 a.m.

Applicant: Colt Thayer

Request: A Rezone request to rezone from Agricultural to Industrial in conjunction with a request for a Special Use Permit to be able to operate a meat processing facility with on-site slaughtering

Location: Located at 860 Bordeaux, Wheatland, part of the NW4 of Section 29 and 32, Township 23 North, Range 66 West, Platte County, Wyoming



Background and Proposal Details:

Colt Thayer has filed applications to rezone request to rezone from Agricultural to Industrial in conjunction with a request for a Special Use Permit to be able to operate a meat processing facility with on-site slaughtering located at 860 Bordeaux, Wheatland, part of the NW4 of Section 29 and 32, Township 23 North, Range 66 West, Platte County, Wyoming.

In addition to Mr. Thayer is working with DEQ and USDA to obtain the required state and federal permits to operate a meat processing facility with on-site slaughter.

Neighbor Comments:

None received.

Agency Comments:

None received.

Analysis:

The proposed location of Mr. Thayer's meat processing with on-site slaughtering is located on an approximately 5-acre parcel and is several miles from town limits. Mr. Thayer's request to rezone from Agricultural to Industrial would provide for additional business opportunities and is needed for him to operate the meat processing portion of his proposed business.

In conjunction with his rezone request, Mr. Thayer submitted a request for a Special Use Permit to operate a meat processing facility with on-site slaughtering at the same location. Meat processing is an allowed use within the Industrial zoning district and slaughtering requires a special use permit. Per Mr. Thayer's letter of justification, Mr. Thayer is hoping to process one beef a day and work towards adding hog processing in the future.

This facility/business would be of great value to the surrounding area and would benefit Platte County's economic development.

If approved, Mr. Thayer's request for a Special Use Permit to operate a meat processing facility with on-site slaughtering the recommendation of the Planning Office would be as follows:

1. Contingent upon approved permits and certification by Wyoming Department of Environmental Quality, State of Wyoming Engineer's Office, Wyoming Department of Agriculture or United States Department of Agriculture
2. Mr. Thayer to provide the Planning Office with a copy all federal and state licenses, certificates, and permits as they are obtained.
3. Mr. Thayer coordinate with DEQ and Wyoming Department of Agriculture or USDA during the design process.
4. Mr. Thayer obtain a Platte County Building Certificate before construction of the facility.
5. Be reviewed upon a complaint basis.
6. The continued use of the premises will be limited to the uses of the facility as specified in the application for Special Use Permit. A change of use, not including increase or decrease of business activity shall require a new application.
7. These conditions will apply to any successor of interest of the applicant.

8. Mr. Thayer be responsible to meet all permitting requirements of Wyoming State and/or Federal Agencies which are applicable to the development.

Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing this 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.



REZONE APPLICATION

County of Platte
800 9th Street
Wheatland, Wyoming 82201
307-322-2962 Fax: 307-322-2968

Office Use Only	
Application Fee:	\$ 200 .00
Proof of Ownership:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Site Plan:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Parcel Boundary Map:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Letter of Justification:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Complete Application was received:	Aug. 2, 2021

Incomplete Applications will be returned

All Applications Must Include the Following:

- Application** : Fill out the application form completely.
- Fees**: All applicable fees. Check or Cash only, the joint planning office **cannot** process credit cards.
- Proof of Ownership** : A copy of the deed, lease, or contract for deed as proof of ownership.
- Site Plan**: Submit a complete site plan.
- Parcel Boundary Map** : Submit a map showing the boundary of the parcel of proposed rezone area.
- Letter of Justification** : Statement of purpose and need.

Applicant Name: Colt Phayer

Phone No.: (307) 331-0392

Mailing Address: 860 Bordeaux Rd

E-mail: millisonlmeat@gmail.com

If the applicant is other than the owner of the property for which this rezone is being sought, the applicant must provide separate written approval from the owner or the owner may indicate approval by signing below.

Jeanne Shepard Shepard Rev Trust 307-331-0561 331-0104
 Property Owner (as on deed) Phone No.

P.O. Box 11 _____
 Mailing Address E-mail

Wheatland, WY 82201
 City, State, Zip Code

Proof of ownership must be provided. 3489 7371 Jeanne Shepard
 Signature

Description of proposed rezone: _____

Application **MUST** include e-mail addresses or application will be considered incomplete.

Legal description of property for which this rezone is being requested:

Lot: Parcel B

Subdivision: _____

Quarter: North West

of Section: 32

Township 23 North, Range 66 West

Acreage/Sq Ft: 5.36

Number of lots: _____

Current Land Use: Ag

Zoning: Ag

Proposed Land Use: Industrial

Zoning: Industrial

APPLICATION SIGNATURES AND ACCESS PERMISSION

Right to ingress property for assessment, evaluation and inspections.

I, the undersigned, hereby grant authorized Platte County Personnel the right to enter onto this said land/property for any and all inspection purposes necessary to process this rezone application. I certify, to the best of my knowledge, that all the information in this application is true and correct, and that I am the owner of the above described property or have been authorized by the owner to make this application as his/her agent.

Carl Thayer
Signature of Applicant (s)

8/2/21
Date

Joint Planning Office Use Only

Planning and Zoning Commission Hearing Date: Sept. 14, 2021

Approval Disapproval

County Commissioner Hearing Date: Sept. 21, 2021

Approval Disapproval

Rezone request is granted this _____ day of _____, 20____.

County Commissioner Chairperson Signature



SPECIAL USE PERMIT APPLICATION

County of Platte
800 9th Street
Wheatland, Wyoming 82201
307-322-2962 Fax: 307-322-2968

Office Use Only	
Application Fee:	\$ 200 .00
Proof of Ownership:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Site Plan:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Letter of Justification:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Complete Application was received:	Aug. 2, 2021

Incomplete Applications will be returned

All Applications Must Include the Following:

- Application** : Fill out the application form completely.
- Fees**: All applicable fees. Check or Cash only, the joint planning office **cannot** process credit cards.
- Proof of Ownership** : A copy of the deed, lease, or contract for deed as proof of ownership.
- Site Plan**: Submit a complete site plan (see last page for reference).
- Letter of Justification** : Statement of purpose and need.

IMPORTANT NOTICES

Special Use of Property applications must be approved by Platte County Planning and Zoning Commission and Platte County Board of County Commissioners **before** the use specified within the application is started.

The applicant agrees to abide by the Platte County Planning and Zoning Rules and Regulations as well as any requirements specific to the property required by Platte County. Application requirements can vary depending on the zoning of the property. The Platte County Planning and Zoning Rules and Regulations can be viewed at www.plattecountywyoming.com/PlanningandZoning/Regs/asp.

Applicant Name: Colt Thayer

Phone No.: (307) 331-0392

Mailing Address: 860 Bordeaux Rd

E-mail: million1meat@gmail.com

If the applicant is other than the owner of the property for which this special use permit is being sought, the applicant must provide separate written approval from the owner or the owner may indicate approval by signing below.

Deanne Shepard Shepard Rev Trust 307-331-0104 331-0561
Property Owner (as on deed) Phone No.

P.O. Box 111
Mailing Address

E-mail

Wheatland, WY 82201
City, State, Zip Code

Deanne Shepard
Signature

Proof of ownership must be provided.

3489 7371

Application **MUST** include e-mail addresses or application will be considered incomplete.

Physical Address of property for which this special use permit is being requested:

860 Bordeaux Rd.

Legal description of property for which this Special Use Permit is being requested:

Lot: Parcel B

Subdivision: _____ Quarter: North West

of Section: 32 Township 23 North, Range 66 West

Acreage: 5.36 Number of lots: _____

Floodplain: Yes No

Current Land Use: Ag

Zoning: Ag to Industrial

Proposed use of property. **for animals, please include: type, number, and use of animals, i.e.: pet, grazing, breeding, other; square footage of property; plot plan indicating location and size of all buildings, including animal shelter(s), and fencing, and information relating to the type of shelter provided. **For other uses, please include: the size of building(s); number of occupants and/or employees; hours of operation; and a plot plan of the property showing location of buildings, off-street parking spaces, routes of ingress and egress and fencing/screening.:

This property plans on becoming a butcher shop that is open 8am-5pm, Mon-Friday. There will be one butcher working on site while in operating hours.

APPLICATION SIGNATURES AND ACCESS PERMISSION

Right to ingress property for assessment, evaluation and inspections.

I, the undersigned, hereby grant authorized Platte County Personnel the right to enter onto this said land/property for any and all inspection purposes necessary to exercise this permit. I certify, to the best of my knowledge, that all the information in this application is true and correct, and that I am the owner of the above described property or have been authorized by the owner to make this application as his/her agent.

Carl Thayer
Signature of Applicant (s)

8/2/21
Date

Joint Planning Office Use Only

Planning and Zoning Commission Hearing Date: Sept. 14, 2021

Approval Disapproval

County Commissioner Hearing Date: Sept. 21, 2021

Approval Disapproval

This Special Use Permit request is granted with or without conditions; this _____ day of _____, 20____.

Commissioner Chairperson Signature

Special Use Permit Conditions: _____

Letter of Justification

Platte County Commisioners,

I, Colt Thayer, in conjunction with Mill Iron L, LLC, would like to construct a small meat processing facility 12 miles south of Wheatland at 860 Bordeaux rd. I am planning on building a facility that will maintain the ability of USDA inspected on-site slaughtering, processing, and distribution of beef cattle and hogs. The beginning focus will be processing one beef a day, and work towards implementing hogs in later as we become more comfortable.

I am in the application process with the Wyoming Department of Agriculture, Department of Environmental Quality, and am working with local lending institutions. I am also applying for the Wyoming Meat Processing Expansion Grant 2.0 to help with the start up cost of the facility. I intend on completing everything required to construct a USDA meat processing facility that will mainly process my own cattle with the option of custom processing, when the time is presented to us. I plan on selling the processed meat from my own cattle locally, state wide, and across state borders as well. We will start with employing one butcher and I will also be included in all aspects as well. Our butcher will be up to date on any requirements or licenses that are required. I also plan on having an experienced butcher train the two of us for a period of time until we are comfortable with the process. When we start processing, we will most likely only be cutting steaks, a few specialty cuts, and grinding the rest of the beef into hamburger. The options of cuts will diversify as we have more hands-on experience. I will also employ a salesman as well. The salesman will be finding any method possible to sell our meat. Whether those methods be farmers markets, booths at events, social media, word of mouth, or restaurants, I plan on providing a product that I will be proud to sell to people.

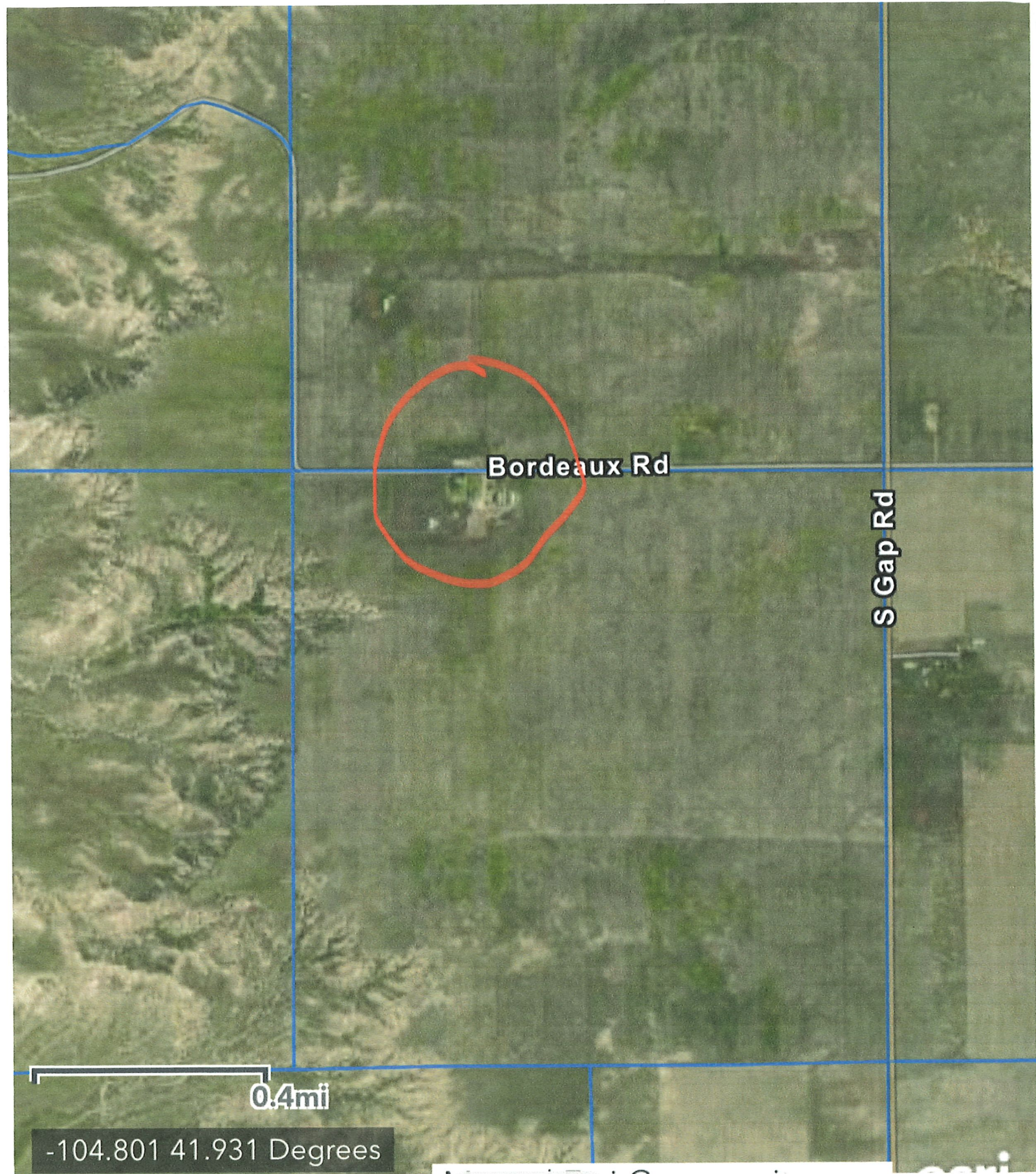
As for all the details of procedure, our facility will follow all requirements, licensing processes, and regulations needed. Being in the beginning stages, I cannot give definitive answers to some details at this time. We will need to drill a well and put in a suitable septic system for the facility as well. I am in contact with an engineer to for designs to be approved by the DEQ at this time.

I am hoping to create trustworthy and long lasting relationships with all agencies and individuals involved. I look forward to working with you on this and in the future.

Sincerely,

A handwritten signature in black ink that reads "Colt Thayer". The signature is written in a cursive, slightly slanted style.

Colt Thayer

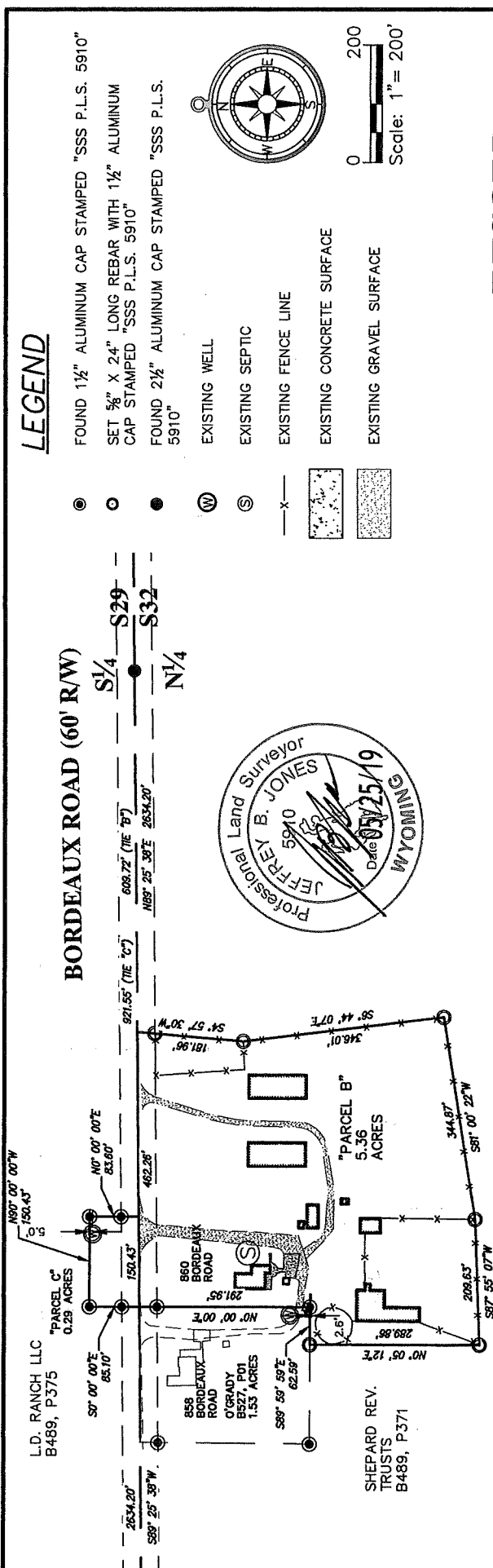


Bordeaux Rd

S Gap Rd

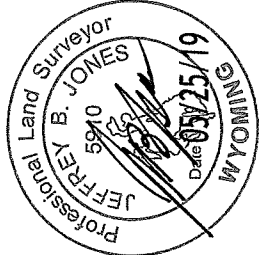
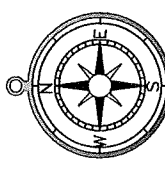
0.4mi

-104.801 41.931 Degrees



LEGEND

- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- SET 5/8" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊙ EXISTING WELL
- ⊙ EXISTING SEPTIC
- x — EXISTING FENCE LINE
- [Stippled Box] EXISTING CONCRETE SURFACE
- [Dotted Box] EXISTING GRAVEL SURFACE



RECORD EXEMPTION FOR SHEPARD TRUST, L.L.C. RANCH, LLC

A PORTION OF SECTIONS 29 AND 32, T23N, R66W, 6TH P.M., PLATTE COUNTY, WYOMING
 PREPARED March, 2021

STELL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7373
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 828-8789
 www.StellSurvey.com • Info@StellSurvey.com

LAND DESCRIPTION "B"

A tract of land situated in a portion of Northwest Quarter (NW¼) of Section 32, Township 23 North, Range 66 West, 66th P.M., Platte County, Wyoming, more particularly described as follows:
 Beginning at a point on the North line of Section 32, from which the North Quarter Corner of Section 32 bears N89°25'38"E, a distance of 609.72 feet; thence S4°37'30"W, a distance of 181.96 feet; thence S6°44'07"E, a distance of 346.01 feet; thence S81°00'22"W, a distance of 344.87 feet; thence S87°55'07"W, a distance of 209.63 feet; thence N0°05'12"E, a distance of 289.86 feet; thence S89°59'59"E, a distance of 62.59 feet; thence N0°00'00"E, a distance of 291.95 feet to a point on the North line of said Section 32; thence N89°25'38"E along the North line, a distance of 462.26 feet to the point of beginning. Containing 5.36 acres more or less.

LAND DESCRIPTION "C"

A tract of land situated in a portion of Southwest Quarter (SW¼) of Section 29, Township 23 North, Range 66 West, 66th P.M., Platte County, Wyoming, more particularly described as follows:
 Beginning at a point on the South line of Section 29, from which the South Quarter Corner of Section 29 bears N89°25'38"E, a distance of 921.55 feet; thence N0°00'00"E, a distance of 83.60 feet; thence N90°00'00"W, a distance of 150.43 feet; thence S0°00'00"E, a distance of 85.10 feet to a point on the South line of said Section 29; thence N89°25'38"E along the South line of said Section 29, a distance of 150.43 feet to the point of beginning. Containing 0.29 acres more or less.

REVISED: 5/25/2021
 W21024 S29,32-23-66 ROS.DWG

N90° 00' 00"W
150.43'

L.D. RANCH LLC
B489, P375

"PARCEL C"
0.29 ACRES

S0° 00' 00"E
85.10'

150.43'

N0° 00' 00"E
83.60'

2634.20'

S89° 25' 38"W

462.26'

921.55'

858
BORDEAUX
ROAD
O'GRADY
B527, P01
1.53 ACRES

860
BORDEAUX
ROAD

N0° 00' 00"E
291.95'

S89° 59' 59"E
62.59'

SHEPARD REV.
TRUSTS
B489, P371

"PARCEL B"
5.36
ACRES

N0° 05' 12"E
289.86'

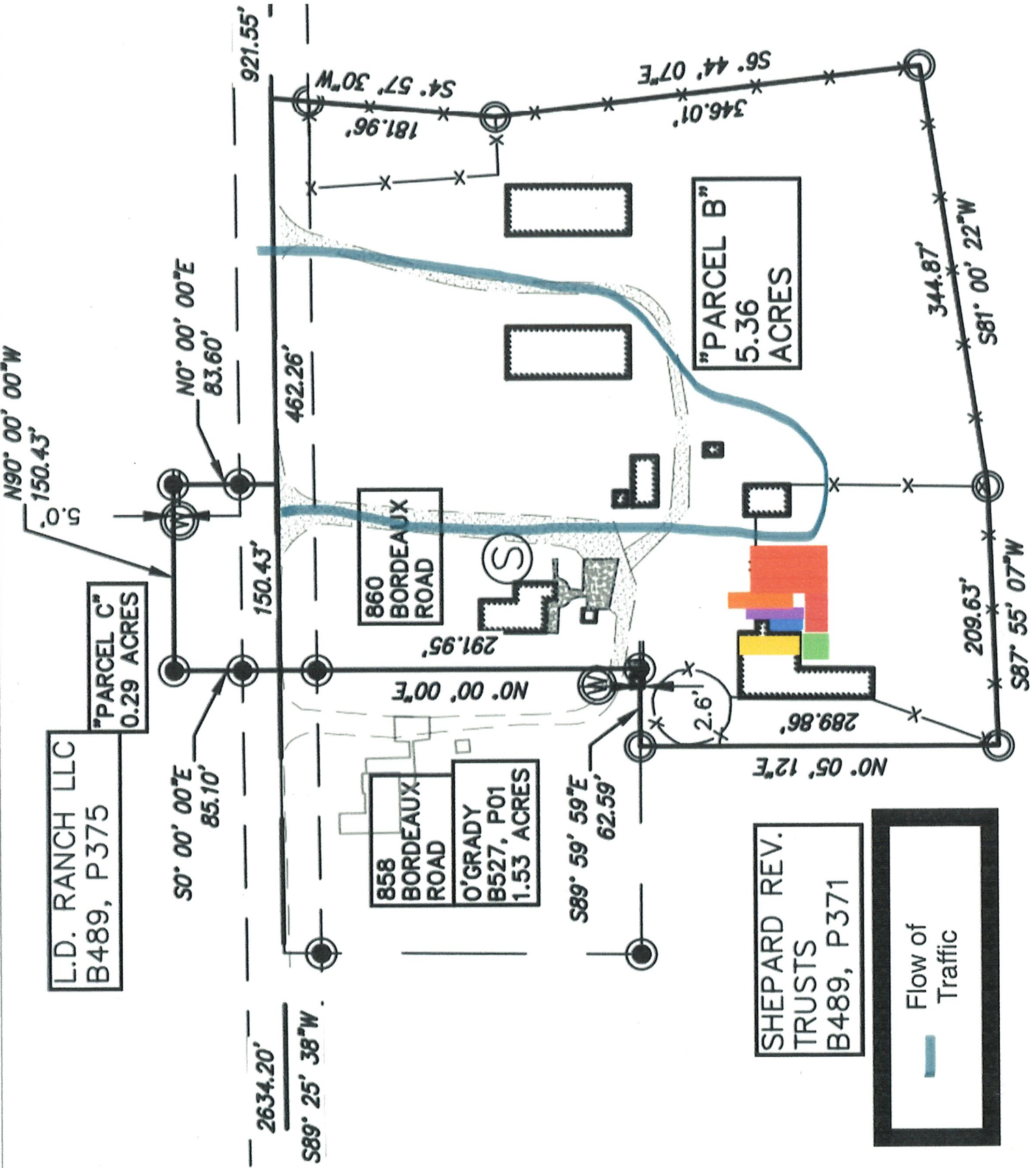
S6° 44' 07"E
346.01'

S4° 57' 30"W
181.96'

Flow of
Traffic

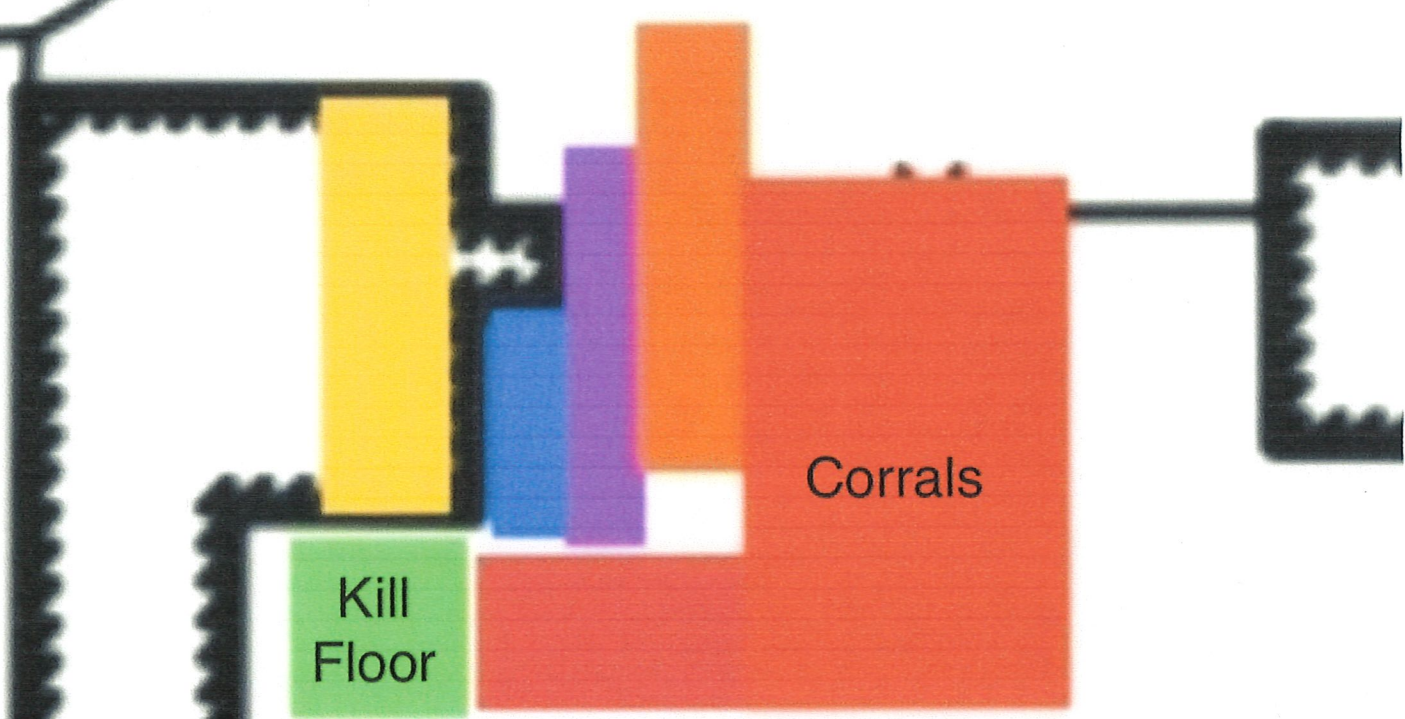
344.87'
S81° 00' 22"W

209.63'
S87° 55' 07"W



2.6'

289.86'



Kill Floor

Corrals

- Office
- Cooler
- Freezer
- Process/package room



Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
TUESDAY, AUGUST 10, 2021

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 7:00 PM on Tuesday, July 13, 2021, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum
Members Absent: Commission Member Klein
Staff Present: Planner Clark

Citizen Comments

Chairman Shepard asked if there were any citizen comments for items not on tonight's agenda.

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had any conflicts of interest to declare.
None noted.

New Business

Request to Re-plat Lots 42-45 of Lakeshore Tracts

Planner Clark noted Mr. Coleman has submitted a request to Re-plat Tracts 42-45 of Lakeshore Tracts located in the NW4 of Section 14 of T29N, R68W, Platte County, Wyoming. Mr. Coleman is requesting to replat Tracts 42-45 to allow for better access to these parcels during times when Lake Shore Drive is under water. No neighbor or agency comments in relation to the re-plat. Planning Office did receive a few calls about the road, but once confirmed that the road was not being re-platted they had no concerns. Lakeshore Tracts was originally developed by the Glendo Dam Development Co. in 1962 and was later purchased by Frontier Recreation. Frontier Recreation has since dissolved and therefore tracking down someone that can sign for Frontier Recreation to allow additional access and easements has been a challenge. The roads within Lakeshore Tracts are not dedicated for public access and are not utility easements. Mr. Coleman also owns the un-platted parcel to the west between the current Tracts 42-45. A portion of the un-platted parcel will be added to Lakeshore Tracts Tract 43 and the remaining acreage will be left un-platted. Mr. Coleman worked for several months with the Wheatland Rural Electric Association to obtain the necessary utility easements in and along the roads to be able to bring power to these parcels. Re-platting Tracts 42-45 of Lakeshore Tracts will provide these lots will better access, add acreage to the already small tracts, and provide utility access for future development. If approved, Mr.

Coleman shall, within one year, submit the final plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval and record the final plat with the Platte County Recorder's Office.

Commission Member Lockhart asked for clarification on where and how Lake Shore Tracts was positioned on Glendo Lake. Planner Clark pulled up the aerial view of the area on the laptop for viewing reference. Commission Member Lockhart stated she didn't think that portion of the road was under water often. Planner Clark noted that any updated survey in Lakeshore Tracts is welcome due to the lack of road maintenance, confusion of road location, and questions to the location of the tracts themselves. Commission Member Brockman and Lockhart agreed.

Motion by Commission Member Brockman was seconded by Commission Member Tiltrum to approve Mr. Coleman's request to Re-plat Tracts 42-45 of Lakeshore Tracts located in the NW4 of Section 14 of T29N, R68W, Platte County, Wyoming.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Review and Amend the Platte County Planning and Zoning Fee Schedule

Planner Clark noted the Commission had a lengthy discussion on this topic during the last regular meetings and added the following suggestions: preapplication fee after the first hour, adding the engineering and professional fees to the subdivision and other applicable items, and asked for thoughts on changing the publication fee to publication and sign fee to cover the newspaper cost and the sign that is posted on the property. This would allow for the sign to be ordered to size, in a noticeable color, and portray the professionalism of the county. Commission Members agreed to keeping the preapplication fee as is and leave the first hour charge up to the discretion of the Planning Office. Commission Members agreed on the addition to the subdivision line. Commission Members asked if the signs could be larger and a different color. Planner Clark noted that she has found a US based sign company to acquire signs from that can print them in noticeable colors, on the full twenty-four by twenty-four inches that is required, and with a consistent delivery timeline. Planner Clark added that the signs could be color coded with red for rezone, blue for special use permit, and green for subdivisions, for example. Commission Members agreed the color coding would be a great addition and make the signs appear more professional. Planner Clark noted that even with shipping the sign cost would be minimal at under \$50. Commission Members discussed what the sign and publication fee should be and agreed upon a \$250 flat fee to cover newspaper publication, sign and stand fee, and possible a portion of the milage to set the signs.

Motion by Commission Member Brockman was seconded by Commission Member Lockhart to approve the Platte County Planning and Zoning Fee Schedule as amended.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Final Plat Review of Ayers Road Irwin Simple Subdivision



Planning & Zoning

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

Commission Members did not have any questions or concerns, and Chairman Shepard signed the plat.

Approval of Minutes

Approval of Minutes – July 13, 2021

Motion by Commission Member Brockman with a second by Commission Member Lockhart was made to approve the minutes of the previous July 13, 2021, meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Tiltrum, Commission Member Lockhart, Commission Member Brockman

NO: None

MOTION DECLARED CARRIED

Board Discussion

Planner Clark noted the next regular meeting will be September 14th with a simple subdivision and meat processing facility.

Planner Clark noted that she did receive an email about the state working on updating the wind regulations. Thus, the planning workshop would be on the solar only. When works for everyone? The September meeting is at 7 pm; if we had the workshop at 6 pm would that work for everyone, so we are only taking up one of your nights? Commission Members said that would work and would give an ending point for the workshop.

Chairman Shepard adjourned the meeting at 7:42 PM.

Approve:

Attest:

Chairman Planning & Zoning Commission

Planning Director Clark