



PLATTE COUNTY WYOMING
Planning & Zoning Commission

AGENDA

Tuesday, October 12, 2021 at 6:00 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 for a Simple Subdivision
 - i. **Applicant:** Carolyn Laffitte
 - ii. **Location:** 4829 Palmer Canyon Road, Wheatland, Platte County, Wyoming
 - II. **Review:**
 - E. Approval of minutes from the September 14, 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: Town of Wheatland Planning & Zoning Commission on Thursday, September 2, 2021
Wheatland Town Council on Monday, September 13, 2021
Platte County Planning & Zoning Commission on Tuesday, October 12, 2021, 2021
Platte County Commissioners on Tuesday, October 19, 2021

Applicant: Carolyn Laffitte

Request: A Simple Subdivision to divide approximately 20-acres into two parcels over 5-acres located within one mile of town limits

Location: 4829 Palmer Canyon Road, in the E1/2SW1/4SW1/4 of Section 15, T24N, R68W, Platte County, Wheatland, Wyoming

Request Details:

Carolyn Laffitte has filed an application for a Simple Subdivision to divide approximately 20-acres into two parcels over 5-acres located within one mile of town limits located at 4829 Palmer Canyon Road, in the E1/2SW1/4SW1/4 of Section 15, T24N, R68W, Platte County, Wheatland, Wyoming. Ms. Laffitte is working with the irrigation district to appropriate her irrigation rights to another property owner

Neighbor Comments:

None received.

Agency Comments:

None received.

Town of Wheatland Planning and Zoning Commission:

No comments or concerns and a motion to approve the requested simple subdivision was carried.

Wheatland Town Council:

No comments or concerns and a motion to approve the requested simple subdivision was carried.

Analysis:

Ms. Laffitte's 20-acre parcel is in an Agricultural zoning district and her request meets the requirements of a Simple Subdivision as described within Platte County Planning and Zoning Rules and Regulations. Ms. Laffitte is working with the irrigation district to appropriate her irrigation rights to another property owner. Ms. Laffitte's surveyor has provided a preliminary plat which will be sent out for review upon commissioner approval of this request.

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

within one year of approval record the plat with the Platte County Recorder's Office. If approved, the Planning Office recommends that the division be contingent upon the approval of the irrigation rights appropriation by the Wheatland Irrigation District.

Planning and Zoning Options:

In reviewing requests, the 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.

August 2, 2021

To whom it may concern,

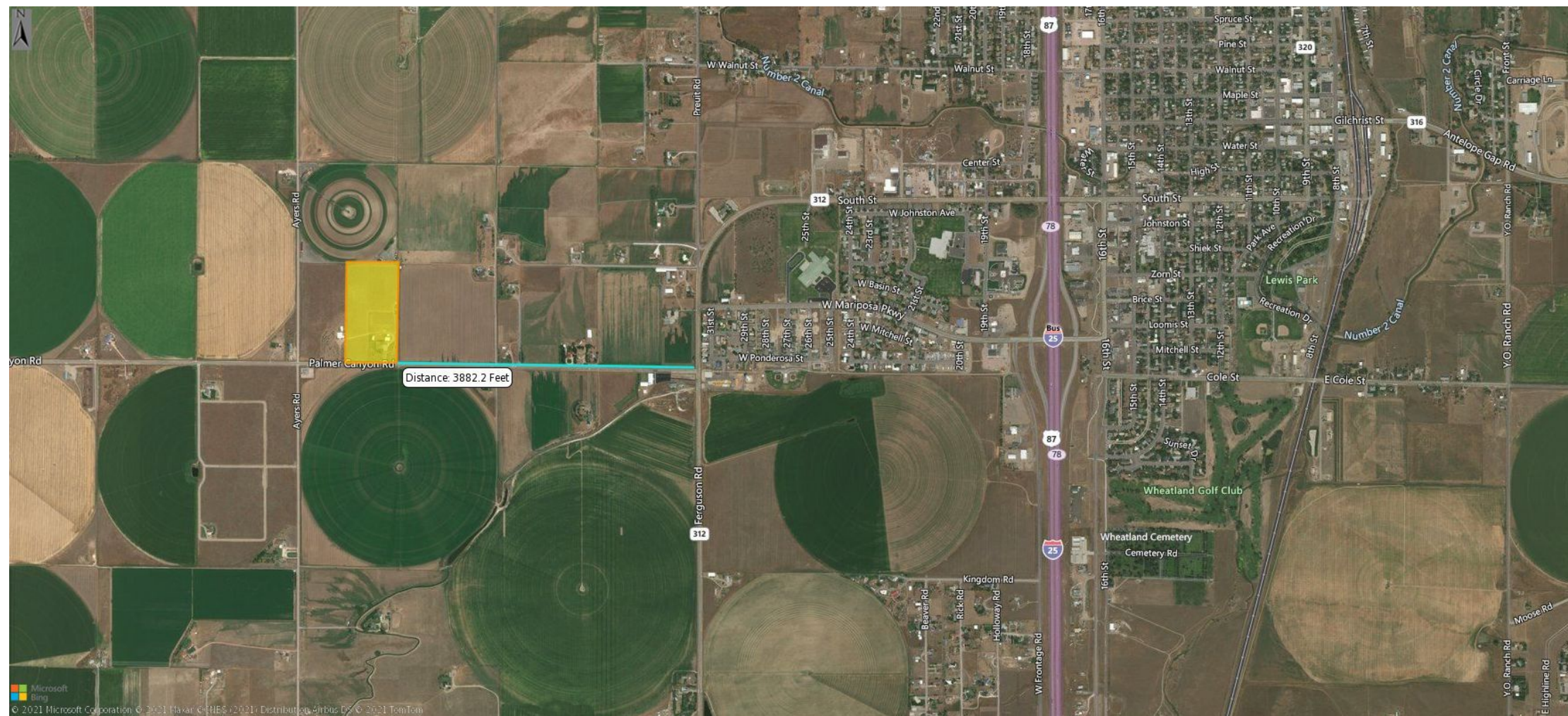
I, Carolyn Laffitte, am requesting this simple subdivision, because I wish to downsize to a smaller residence and be able to sell the other parcel with the existing single-family dwelling. My son lives next door to the new construction which will allow for easy access and estate planning as I age.

Kind regards,

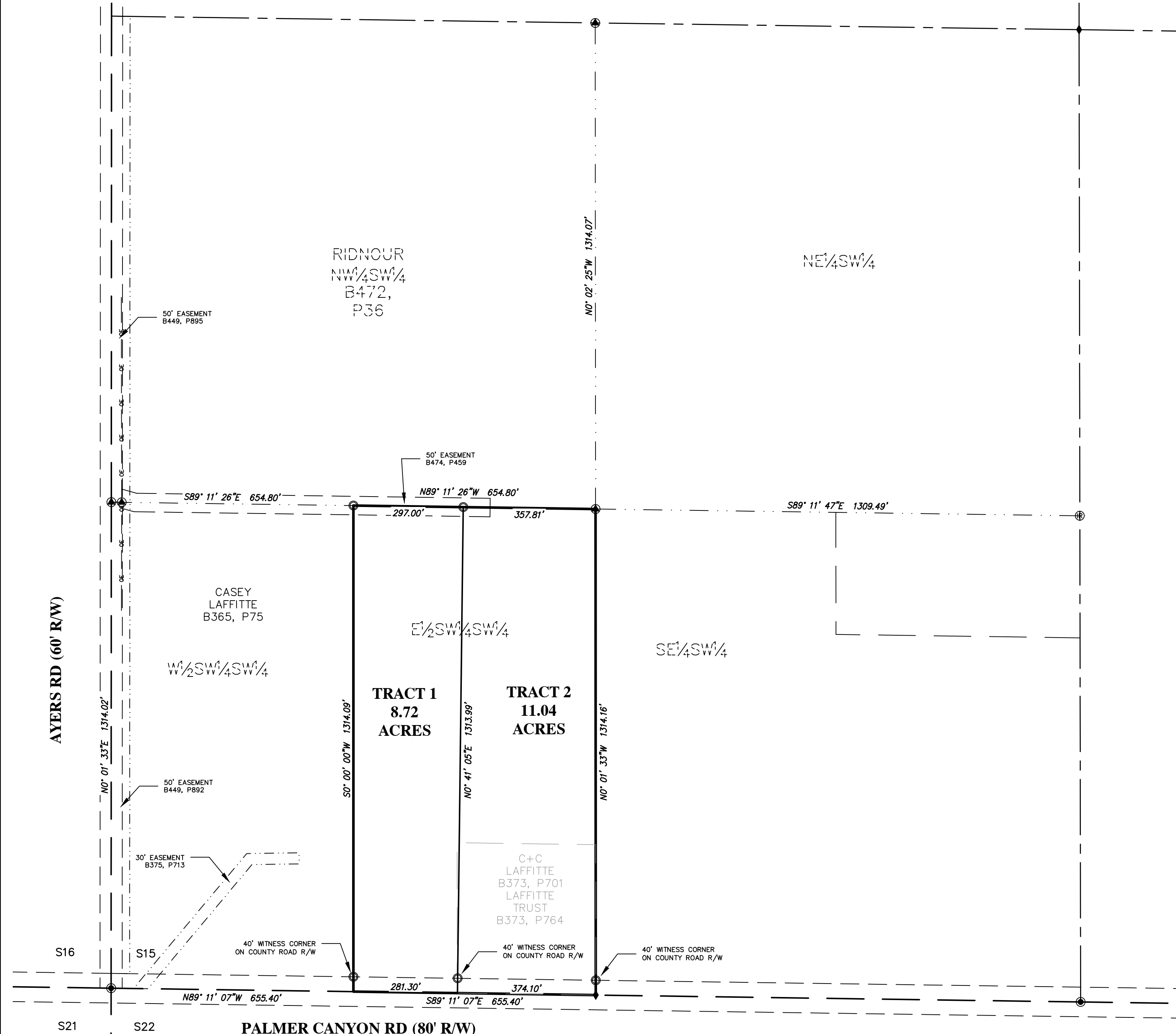
A handwritten signature in cursive script that reads "Carolyn Laffitte". The signature is written in black ink and is positioned above the printed name.

Carolyn Laffitte

Site Plan



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM
 FIRE PROTECTION TO BE PROVIDED BY PLATTE COUNTY
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Chris Laffitte and Carolyn Laffitte, owners in fee simple of the E1/2SW1/4SW1/4 of Section 15, Township 24 North, Range 68 West of the 6th P.M., Platte County, Wyoming, containing 19.76 acres, more or less.

Have caused the same to be surveyed, platted and known as LAFFITTE SIMPLE SUBDIVISION, and do hereby declare the subdivision of said land as it appears on this plat to be their free act and deed and in accordance with their desires and hereby grant the easements for the purposes indicated hereon.

Witness my hand this _____ day of _____, 2021.

CHRIS LAFFITTE CAROLYN LAFFITTE

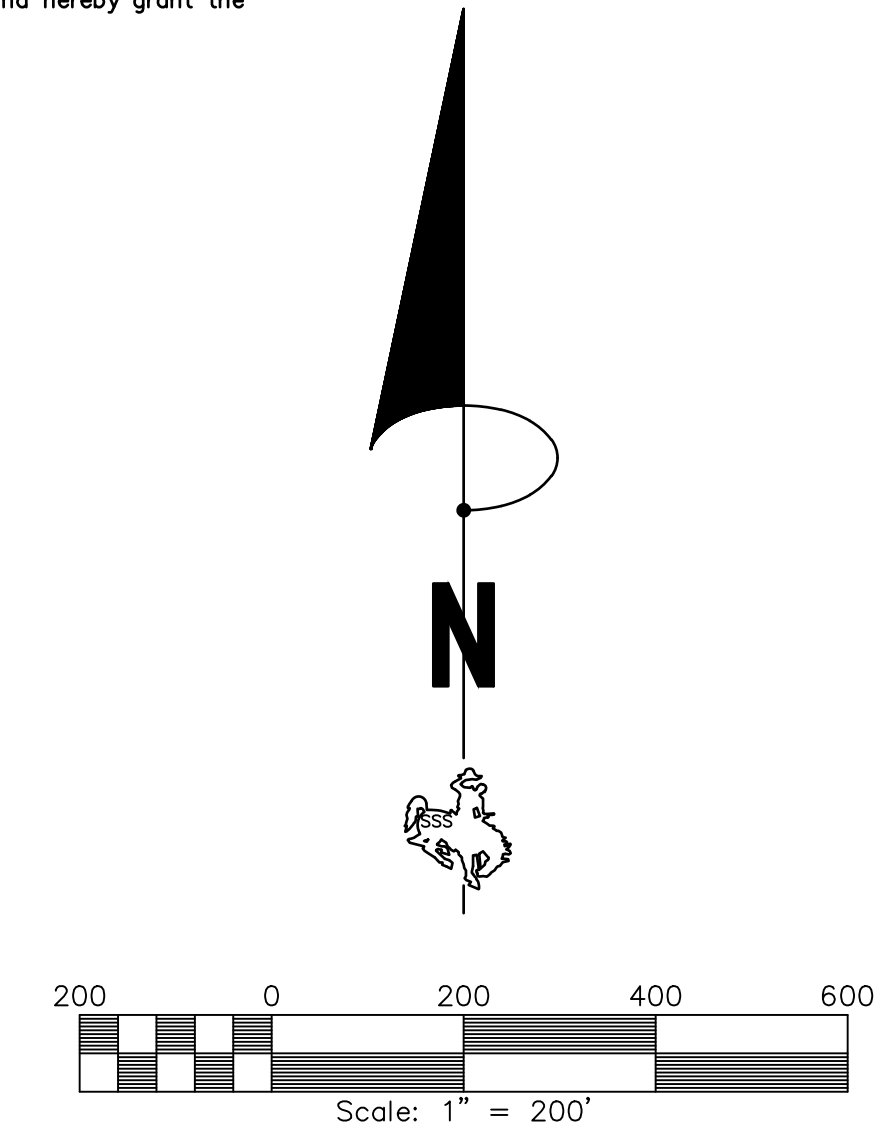
OWNER'S ACKNOWLEDGEMENT

STATE OF WYOMING)
)SS
 COUNTY OF PLATTE)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021
 BY CHRIS LAFFITTE and CAROLYN LAFFITTE

NOTARY PUBLIC, PLATTE COUNTY, WYOMING

MY COMMISSION EXPIRES: _____



CERTIFICATES OF APPROVAL

APPROVAL BY THE PLATTE COUNTY ENGINEER THIS _____ DAY OF _____, 2021.

ENGINEER HAL H. HUTCHINSON P.E.

APPROVAL BY THE PLATTE COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 2021.

PLANNING DIRECTOR AMY CLARK

APPROVAL BY THE PLATTE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

PLANNING & ZONING CHAIRMAN MARTY SHEPARD

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2021.

COUNTY COMMISSIONER CHAIRMAN

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED PELS 3511
- ⊙ FOUND ALUMINUM CAP STAMPED LS 601
- ⊙ FOUND 3/8" REBAR
- (R) DENOTES RECORD DATA PER DEEDS
- ◆ FOUND NAIL

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

FOR REVIEW

**LAFFITTE
 SIMPLE
 SUBDIVISION**

A TRACT OF LAND IN
 E1/2SW1/4SW1/4, SECTION 15
 T.24N., R.68W., 6TH P.M.,
 PLATTE COUNTY, WYOMING.

PREPARED June, 2021

VICINITY MAP



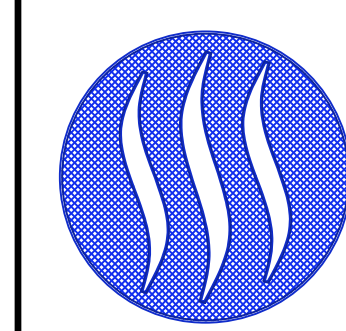
NOTES

BASIS OF BEARINGS: SOUTH LINE OF SW1/4 SECTION 15 BEING N89° 11' 07"W, BETWEEN FOUND MONUMENTS AS SHOWN.
 THE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY IS 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING COMPARED).

FILING RECORD

REAL ESTATE DISCLOSURE STATEMENTS

- NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- NO PROPOSED CENTRALIZED POTABLE WATER SYSTEM.
- HIGH WINDS MAY CAUSE BLOWING OF FARM RESIDUE ON THE SUBDIVISION.
- ONLY NORMAL RURAL FIRE PROTECTION AND AMBULANCE SERVICE CAN BE EXPECTED.
- ALL LOT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR WASTEWATER DISPOSAL SYSTEMS AS PER RECOMMENDATIONS AND REQUIREMENTS BY THE WYOMING DEQ WATER QUALITY DIVISION. PERMITS ISSUED BY AUTHORITY OF WY DEQ OFFICE IN CHEYENNE.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ON SITE STORM WATER DETENTION FOR ANY SIGNIFICANT DEVELOPMENT ON THE LOT WHICH WOULD MEASURABLY INCREASE STORM WATER RUNOFF ESTIMATED FROM THE 100 YEAR DESIGN STORM EVENT.
- ALL LANDOWNERS SHALL ABIDE BY THE POLICY OF THE WHEATLAND IRRIGATION DISTRICT AS ADOPTED BY PLATTE COUNTY RELATING TO ASSESSMENT AND ADMINISTRATION OF IRRIGATION WATERS.



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
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Planning & Zoning

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PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
TUESDAY, SEPTEMBER 14, 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, September 14, 2021, by Commission Member Brockman in the Platte County Commission Chambers.

Members Present: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Commission Member Klein

Members Absent: Chairman Shepard

Staff Present: County Clerk Ervin

Citizen Comments

Commission Member Brockman asked if there were any citizen comments for items not on tonight's agenda. No public comments.

Declaration of Conflicts of Interest

Commission Member Brockman asked if any of the Commission Members had any conflicts of interest to declare.

None noted.

New Business

Request to Rezone Approximately 5 Acres from Agricultural to Industrial

Clerk Ervin presented a request made by Colt Thayer to rezone approximately five acres at 860 Bordeaux Road, Wheatland. The property is described as part of the NW ¼ of Section 29 and 32, Township 23 North, Range 66 West, Platte County, Wyoming. Mr. Thayer's request to rezone from Agriculture to Industrial would provide for additional business opportunities and is needed for him to operate an on-site slaughtering option. Mr. Thayer has requested a special use permit in conjunction with this rezone request. No public comment was received at the meeting on the request.

Motion by Commission Member Klein was seconded by Commission Member Tiltrum to approve Mr. Thayer's request to Rezone from Agricultural to Industrial at 860 Bordeaux Road, Wheatland, Platte County, Wyoming.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Request for Special Use Permit to operate a small meat processing facility with on-site slaughtering
Clerk Ervin presented a request made by Colt Thayer for a special use permit to operate a commercial slaughtering permit on the same property referenced above. Mr. Thayer intends to seek United States Department of Agriculture (USDA) certification for his slaughtering operation. Discussion was had amongst board members and Mr. Thayer about what USDA certification is and what is entailed with that certification. Planner Clark recommended the request be approved with eight conditions. Motion by Commission Member Klein was seconded by Commission Member Tiltrum to approve Mr. Thayer's request for a Special Use Permit located at 860 Bordeaux Road, Wheatland, Platte County, Wyoming with the following conditions.

- 1) Mr. Thayer be responsible to meet all permitting requirements of the State of Wyoming and/or federal agencies which are applicable to the development;
- 2) Mr. Thayer provide the Planning Office with a copy of all federal and state licenses, certificates and permits as they are obtained;
- 3) Mr. Thayer obtain a Platte County building certificate before construction of the facility;
- 4) Permit to be reviewed on a complaint basis;
- 5) 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.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Final Plat Review of Kernan Simple Subdivision

Commission Members reviewed the plat and had no questions or concerns. The board instructed Clerk Ervin to ask Chairman Shepard to sign the plat at a later date due to his absence.

Approval of Minutes

Approval of Minutes – August 10, 2021

Motion by Commission Member Lockhart with a second by Commission Member Tiltrum was made to approve the minutes of the previous August 10, 2021, meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Board Discussion

Clerk Ervin mentioned that the agenda called for the board to schedule a subdivision workshop. Clerk Ervin encouraged the board to work with Planner Clark to schedule that workshop and to reschedule the workshop for solar energy facility regulations.



Planning & Zoning

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Chairman Shepard adjourned the meeting at 7:30 PM.

Approve:

Attest:

Chairman Planning & Zoning Commission

Planning Director Clark

DRAFT