



AGENDA

Tuesday, May 10, 2022
7:00 PM

Town Council Chambers
600 9th Street, Wheatland, Wyoming

- A. Call to Order – Roll Call
- B. Citizen Comments
- C. Declaration of Conflicts of Interest
- D. New Business
 - I. **Request:** Re-plat of the Rivers Edge Subdivision
 - i. **Applicant:** Lisa and Cory Bristow
 - ii. **Location:** located across the river to the west from the town of Guernsey in Section 34, Township 27 North, Range 66 West, Guernsey
 - II. **Request:** Special Use Permit to install, maintain, and operate a standby generator with diesel storage
 - i. **Applicant:** Crafton Communications
 - ii. **Location:** 1176 S Glendo Highway, Glendo, Wyoming
 - III. **Request:** Special Use Permit to install, maintain, and operate a standby generator with diesel storage
 - i. **Applicant:** Crafton Communications
 - ii. **Location:** 38 Slater Road, Wheatland, Wyoming
 - IV. **Request:** Special Use Permit to install, maintain, and operate a standby generator with diesel storage
 - i. **Applicant:** Crafton Communications
 - ii. **Location:** 21 Pepper Road, Wheatland, Wyoming
- E. Approval of minutes from the April 12, 2022 Regular Meeting
- F. Board Discussion (if any)
- G. Adjournment



Meeting Dates: Planning and Zoning, Tuesday, May 10, 2022, at 6:00 PM
County Commissioners, Tuesday, May 17, 2022, at 10:00 AM

Applicant: Cory and Lisa Bristow

Request: Re-plat of the Rivers Edge Subdivision

Location: across the river west of Guernsey and north of Hwy 26

Request Details:

Lisa and Cory Bristow have requested to re-plat the Rivers Edge Subdivision located across the river west of Guernsey and north of Hwy 26 to make adjustments to lines 7 and 9 under the Real Estate Disclosures. Line 7 they are requesting to add "only if perc testing is not in compliance with DEQ standards". Line 9 they are requesting to have removed as it does not pertain to the plat as currently laid out.

Neighbor Comments:

None received.

Agency Comments:

None received.

Analysis:

Lisa and Cory Bristow's request to re-plat the Rivers Edge Subdivision located across the river west of Guernsey and north of Hwy 26 to make adjustments to lines 7 and 9 under the Real Estate Disclosures is now showing the adjustment of lot lines on the updated draft plat received on April 25, 2022.

Mr. and Mrs. Bristow started construction of a dwelling on Lot 1 without first obtaining a Building Certificate and were notified by the Planning Office that they would be required to receive permission from the County Commissioners to apply for a building certificate during the re-plat process to continue construction. During this meeting Mrs. Bristow stated to the Commissioners that the re-plat request was for the adjustment of verbiage on the plat and that no lot lines were being adjusted. Draft two of the requested re-plat received by the Planning Office on April 24, 2022, showed adjustments to the lot lines of Lot 20 and Lot 22 to encompass the dedicated green

space within the WYDOT right-of-way. As of April 26, 2022, Mr. Tinsley was still the legal owner of this green space and thus will need to agree to and sign the final re-plat plat or ownership of this area needs to be transferred over to Mr. and Mrs. Bristow. When speaking with Mr. Tinsley, he is willing to sign the ownership over to Mr. and Mrs. Bristow for no additional charge but is waiting for them to complete and sign the paperwork.

Per the letter from John Wetstein with Engineering Associates; the Chapter 23 report does not require Real Estate Disclosure No. 9 to be included on the plat and Real Estate Disclosure No. 7 should be adjusted to state, "A one (1) foot thick layer of imported sand fill will be necessary if the percolation tests conducted during the design of an individual septic system indicates that the percolation rate of the receiving soil is faster than five (5) minutes per inch."

Per Platte County Rules and Regulations for Class I Single-Family Residential Classification Section 4.05.030 – Minimum Net Lot Area: Seven thousand (7,000) square feet with public water and wastewater systems. If individual water or wastewater systems are proposed, the lot area shall be of adequate size for the soil to handle the effluent without causing surface or groundwater pollution, but minimum lot area shall be one-half (1/2) acre. If both individual water and wastewater systems are proposed, the lot area shall then also depend on soil capability, but minimum lot area shall be one (1) acre.

On March 17, 2022, the Planning Office requested that Platte County Engineer Hutchinson review the information provided by Engineer Wetstein and on April 26, 2022 requested that District Traffic Engineer Aagard review the newly requested lot line adjustments to verify that the adjustment will not have any adverse effects on the Highway 26 right-of-way. The Planning Office has not received a response from either of these requests as of May 2, 2022.

The Planning Office recommends that Mr. and Mrs. Bristow's re-plat request be postponed indefinitely to allow for an adequate review and comment period for the addition of the requested lot line adjustments that have the potential to encroach on the WYDOT Highway 26 right-of-way and to allow Mr. and Mrs. Bristow time to obtain ownership of the green space area.

If approved; per Platte County Rules and Regulations, Mr. and Mrs. Bristow shall not construct any structures on the subdivision until the recording of the final re-plat draft, Lot 20 and Lot 22 lot lines shall not be adjusted until comments in relation to the requested change are received from WYDOT and ownership of the green space has been obtained. In addition, Mr. and Mrs. Bristow shall within one year, submit the final re-plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval.

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 will result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

Cory and Lisa Bristow
PO Box 511
Guernsey WY 82214

March 1, 2022

To Whom It May Concern:

We are asking for a re-plat of the River's Edge Subdivision located west of Guernsey.

The changes we would like to make are due to over sights when the original plat was produced. They are as follows:

Line 7 – add 'only if perc testing is not in compliance with WDEQ's standards'

Line 9 – remove as this does not pertain to the plat as currently laid out

For Lines 7 and 9 please see letter sent by Jon Wetstein of Engineering Associates for further clarification.

Thank you,

Cory and Lisa Bristow



February 14, 2022

Platte County Planning and Zoning Office
600 9th Street
Wheatland, Wyoming 82201
Sent via email (planner@townofwheatlandwy.org)

Attn: Ms. Amy Clark

RE: River Property Subdivision
Final Plat Corrections
Project No. 19018.00

Dear Amy:

From recent discussions with Ms. Lisa Bristow, it appears that there are two requirements listed on the final plat for the above referenced subdivision which do not accurately reflect my findings during the Chapter 23 study. My obligation for the Bristow's was to prepare and submit to the Wyoming Department of Environmental Quality a Chapter 23 study. As such I did not see the final plat that was presented to you and, therefore, was not aware of these inconsistencies until now.

The first inconsistency concerns the statement on the plat that the leach fields need to be located a minimum distance of 200 feet from the subdivision and/or lot boundaries. Generally, a statement like this is generated as a result of the Adequacy of Separation Distance and Nitrate Levels investigation as part of the Chapter 23 study. Based on this language it appears that this was a note left over from a previous subdivision plat where the distance associated with the two-year travel time of the leachate after it entered the groundwater was 200 feet. In the River Property Subdivision, our investigation determined that there was no water table aquifer present, and, therefore, the Adequacy of Separation Distance and Nitrate Levels investigation was not conducted. The actual wording in the Chapter 23 reports is:

Due to the absence of a water table aquifer, the minimum isolation distance between the proposed on-lot leach fields and down gradient wells and/or property boundaries as described in Section 7(d)(viii)(A) – Adequacy of Separation Distance and Nitrate Levels was not applicable.

The requirement that the leach fields be located a minimum of 200 feet from a lot or the subdivision boundary should not apply to the subdivision in question.

The second inconsistency concerns the language requiring that an imported sand fill of one foot should be placed beneath every absorption system in the subdivision. During our Chapter 23 investigation, it was noted that most of the percolation tests had percolation rates faster



ENGINEERING ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS

than 5 minutes per inch. Therefore, in the Chapter 23 report it was stated "*due to the relatively fast percolation rates (< 5 minutes per inch) it is recommended that the owner place a one-foot layer of loamy sand below the constructed soil absorption system.*" However, the Chapter 23 report further states that "*Future landowners will be required to perform additional percolation tests prior to the construction of their wastewater systems in order to properly size the system for the soil conditions in the immediate area of their proposed leach field.*" Leach fields constructed on soils with percolation rates faster than 5 minutes per inch fall outside of WDEQ's percolation standards which correspond to a maximum percolation rate of 5 minutes per inch and a minimum percolation rate of 60 minutes per inch. Those that are quicker than 5 minutes per inch are required to import a soil with a percolation rate that is within WDEQ's standard. However, if in the River Property Subdivision, the percolation tests conducted for an individual's septic system are found to be in compliance with WDEQ's standards, then the requirement to import the 1 foot sand layer is unnecessary. The wording on the plat should have been qualified by stating a 1 foot thick layer of imported sand fill will be necessary if the percolation tests conducted during the design of an individual septic system indicates that the percolation rate of the receiving soil is faster than 5 minutes per inch.

If you have any questions concerning this letter, please give me a call or email me.

Sincerely,

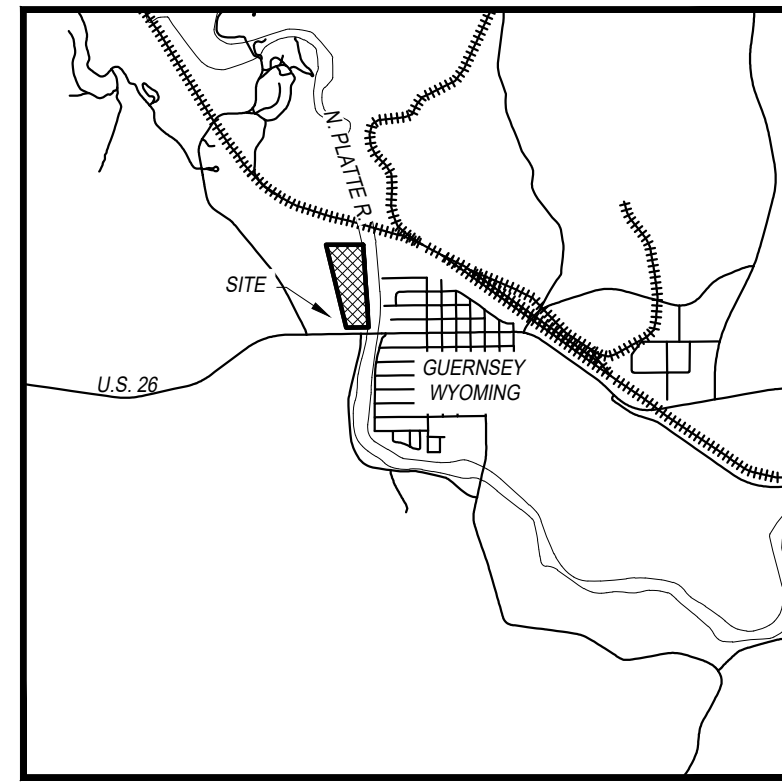
Engineering Associates

John Wetstein

Cc: via email – Ms. Lisa Bristow

**-NO PROPOSED CENTRALIZED WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM-
RIVERS EDGE SUBDIVISION, REPLAT NO. 1
A SUBDIVISION OF A PARCEL OF LAND, BEING PART OF THE NORTHEAST ONE-QUARTER OF SECTION 34,
TOWNSHIP 27 NORTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF PLATTE, STATE OF WYOMING**

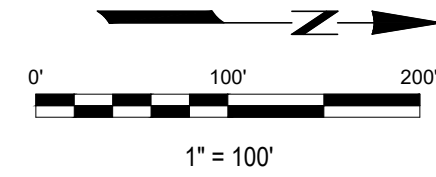
Draft #2



VICINITY MAP
N.T.S.

LEGEND

- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP PLS #13345
- △ SET #5 REBAR WITH 1 1/2" ALUMINUM CAP REFERENCE MONUMENT "RM" PLS #13345
- FOUND REBAR WITH 1 1/2" ALUMINUM CAP PLS #3511
- ◆ FOUND REBAR WITH 1 1/2" ALUMINUM CAP PLS #3891
- ⊙ FOUND WITNESS CORNER (100')
- ⊙ FOUND SECTION CORNER AS NOTED
- PROPOSED 60' PRIVATE ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINES
- - - EASEMENT
- - - QUARTER LINE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



PLAT NOTES

- THIS REPLAT IS INTENDED TO MODIFY THE DEFINITION OF LOTS 20 AND 22 SHOWN HEREON TO EXTEND TO THE LIMITS OF THE VESTING OWNERSHIP OF THE PARCEL "B".

REAL ESTATE DISCLOSURE NOTES

- NO PROPOSED CENTRALIZED SEWER SYSTEM.
- NO PROPOSED CENTRALIZED POTABLE WATER SYSTEM.
- HIGH WINDS MAY CAUSE BLOWING FARM RESIDUE AND DEBRIS.
- NOT PART OF A FIRE DISTRICT AND FIRE PROTECTIONS IS NOT OTHERWISE PROVIDED.
- ALL LOT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR WASTEWATER DISPOSAL SYSTEMS AS PER RECOMMENDATIONS AND REQUIREMENTS BY THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY. PERMITS ISSUED BY THE AUTHORITY OF THE WYDOE OFFICE IN CHEYENNE.
- ALL LOT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR AND REGISTER WITH THE WYOMING STATE ENGINEER, WELL(S) FOR ONSITE WATER AS REQUIRED BY THE STATE OF WYOMING ENGINEER.
- EACH LOT OWNER MUST PLACE A ONE-FOOT LAYER OF SOIL WITH A PERCOLATION RATE VALUE OF 15 MINUTES PER INCH BELOW THE CONSTRUCTED SOIL ABSORPTION SYSTEM IF APPLICABLE BY CODE.
- IT IS RECOMMENDED THAT EACH LOT OWNER HAVE THEIR WELL WATER ANALYZED FOR ARSENIC. IF THE LEVELS EXCEED THE MCL, IT IS RECOMMENDED THAT A REVERSE OSMOSIS SYSTEM BE INSTALLED TO FILTER OUT THE ARSENIC FROM THE DRINKING WATER.
- INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ONSITE STORMWATER RETENTION FOR ANY SIGNIFICANT DEVELOPMENT ON THE LOT WHICH WOULD MEASURABLY INCREASE STORMWATER RUN OFF ESTIMATED FROM THE 100-YEAR DESIGN STORM EVENT.
- SUBDIVISION COVENANTS RECORDED WITH THE PLATTE COUNTY RECORDER'S OFFICE ON BOOK 545 PAGE 911.

ROAD DISCLOSURE NOTES:

EAST CODY DRIVE IS INTENDED TO BE A PERMANENT, PRIVATE, NON-EXCLUSIVE ACCESS AND UTILITY EASEMENTS. SAID EASEMENTS ARE 60 FEET WIDE, 30 FEET ON EACH SIDE OF THE CENTER LINE AS SHOWN HEREON. THE SIDE LINES OF SAID EASEMENTS SHALL BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS.

NO PUBLIC MAINTENANCE OF ROADS - PLATTE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF EAST CODY DRIVE. PRIVATE ROAD MAINTENANCE SHALL BE PROVIDED BY "SOUTH RIVERS EDGE" LOT OWNERS.

BOTH CODY DRIVE AND EAST CODY DRIVE START AT AND ARE CONTIGUOUS TO AND PROVIDE ACCESS TO THE LOTS SHOWN HEREON FROM WY STATE HWY 26, A WYOMING PUBLIC HIGHWAY.

CERTIFICATES OF APPROVAL

APPROVAL BY THE PLATTE COUNTY ENGINEER THIS _____ DAY OF _____, 2022

COUNTY ENGINEER HUTCHINSON P.E.

APPROVAL BY THE PLATTE COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____, 2022

PLANNING DIRECTOR CLARK

APPROVAL BY THE PLATTE COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2022

PLANNING AND ZONING CHAIRMAN SHEPARD

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2022

COUNTY COMMISSIONER CHAIRMAN SHOCKLEY

RECORDING BLOCK

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER IN FEE SIMPLE TO THE PROPERTY ENCOMPASSED BY THE "RIVERS EDGE SUBDIVISION, REPLAT NO. 1" AS SHOWN HEREON. THE BOUNDARY OF THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SHOWN ON THE MAP HEREON, HAVING BEEN PREVIOUSLY PLATTED AS RIVERS EDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE PLAT RECORDS OF PLATTE COUNTY, WYOMING IN BOOK 3 AT PAGE 410, HAVING BEEN CONVEYED TO THE UNDERSIGNED BY BOOK 546, AT PAGE 48 AND BOOK _____ AT PAGE _____ AND COINCIDES WITH THE PROPERTY BOUNDARIES DESCRIBED BELOW:

ALL OF PARCELS "A" AND "B" AS DESCRIBED IN WARRANTY DEED TO DELTON TINSLEY, FILED FOR RECORD MARCH 2, 2018 IN THE OFFICE OF THE PLATTE COUNTY CLERK AND RECORDER AT INSTRUMENT NO. 657692, SAID PARCEL LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PLATTE, STATE OF WYOMING DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE NORTH EAST CORNER OF SAID SECTION 34, BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 550, FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34, BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 801 BEARS SOUTH 89°22'27" WEST (BASIS OF BEARINGS) A DISTANCE OF 2881.69 FEET, THENCE SOUTH 34°59'26" WEST A DISTANCE OF 854.37 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID PARCEL "A", BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 3891 AND THE POINT OF BEGINNING;

THENCE SOUTH 03°40'34" EAST, ALONG THE EAST LINE OF SAID PARCELS "A" AND "B", PASSING, AT A DISTANCE OF 2056.58 FEET, MORE OR LESS, A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 26, BEING A 1.5 INCH ALUMINUM CAP MARKED WITNESS, PLS 3891 AND CONTINUING A TOTAL DISTANCE OF 2156.72 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE SOUTH 89°18'15" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 581.56 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE NORTH 13°46'30" WEST, ALONG THE WEST LINE OF SAID PARCELS "B" AND "A", PASSING, AT A DISTANCE OF 102.67 FEET, MORE OR LESS, A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 26, BEING A 1.5 INCH ALUMINUM CAP MARKED WITNESS, PLS 3891 AND CONTINUING A TOTAL DISTANCE OF 2222.02 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL "A"; BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 3891;

THENCE NORTH 89°55'38" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 972.32 FEET TO THE POINT OF BEGINNING CONTAINING 38.471 ACRES (1675801 SQUARE FEET) OF LAND, MORE OR LESS.

WITNESS MY HAND THIS _____ DAY OF _____, 2022

BY DELTON TINSLEY, OWNER

NOTARY PUBLIC, PLATTE COUNTY, WYOMING

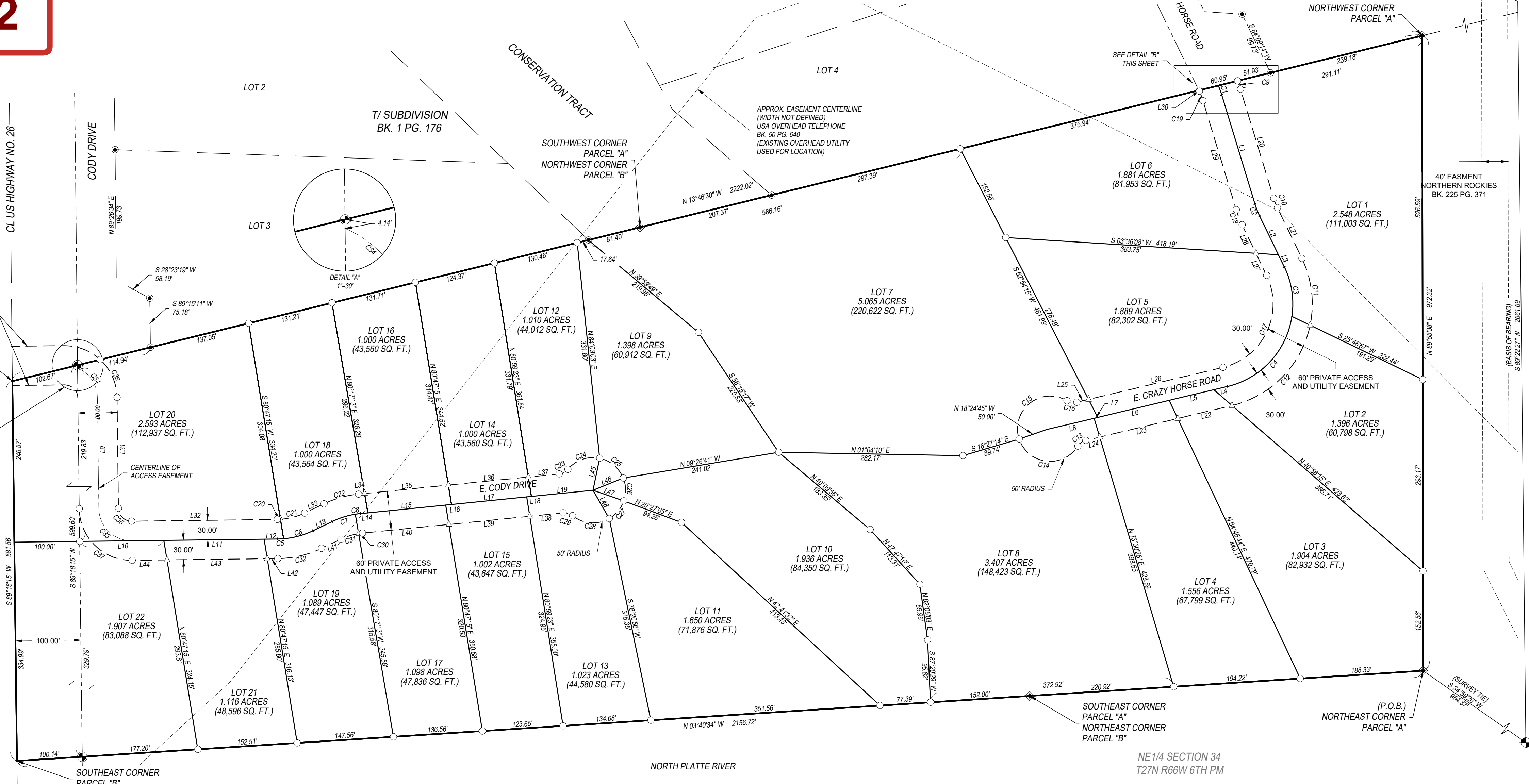
MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS _____ DAY OF _____, 2022

BY DELTON TINSLEY, OWNER

NOTARY PUBLIC, PLATTE COUNTY, WYOMING

MY COMMISSION EXPIRES: _____



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 73°02'26" W	174.57	L17	S 05°45'07" E	115.67	L33	N 25°30'45" W	32.82
L2	S 64°11'11" W	65.39	L18	S 05°45'07" E	7.25	L34	N 05°45'07" W	9.33
L3	S 64°11'11" W	20.76	L19	S 05°45'07" E	94.66	L35	N 05°45'07" W	128.84
L4	N 13°25'05" W	21.51	L20	S 73°02'56" W	174.57	L36	S 05°45'07" E	123.03
L5	N 13°25'05" W	70.27	L21	S 64°11'11" W	86.15	L37	S 05°45'07" E	47.38
L6	N 13°25'05" W	112.42	L22	N 13°25'05" W	85.51	L38	N 05°45'07" W	51.21
L7	S 13°25'05" E	5.69	L23	N 13°25'05" W	122.77	L39	N 05°45'07" W	124.45
L8	N 13°25'05" W	74.42	L24	N 13°25'05" W	21.87	L40	N 05°45'07" W	133.02
L9	S 89°18'15" W	169.83	L25	S 13°25'05" E	18.65	L41	S 25°30'45" E	32.82
L10	N 00°41'45" W	128.96	L26	S 13°25'05" E	211.51	L42	N 00°41'45" W	15.88
L11	N 00°41'45" W	153.49	L27	S 64°11'11" W	37.68	L43	N 00°41'45" W	153.49
L12	N 00°41'45" W	20.48	L28	N 64°11'11" E	48.48	L44	N 00°41'45" W	53.45
L13	N 25°30'45" W	32.82	L29	N 73°02'56" E	174.57	L45	S 78°10'45" E	50.00
L14	S 05°45'07" E	11.41	L30	N 64°11'11" E	1.56	L46	N 21°51'00" W	50.00
L15	N 05°45'07" W	119.79	L31	S 89°18'15" W	169.83	L47	N 19°07'28" E	50.00
L16	S 05°45'07" E	8.88	L32	S 00°41'45" E	222.92	L48	S 60°05'57" W	50.00

CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.00'	15.29'	6°44'20"	S 89°40'46" W	15.28'
C2	130.00'	20.11'	8°51'45"	N 68°37'03" E	20.09'
C3	130.00'	77.74'	34°15'41"	S 81°10'01" W	78.58'
C4	130.00'	154.59'	68°18'03"	N 47°29'07" W	145.64'
C5	130.00'	9.38'	4°08'01"	N 102°45'46" E	9.38'
C6	130.00'	46.83'	20°40'58"	S 15°10'16" E	46.87'
C7	130.00'	36.86'	16°14'40"	S 17°23'25" E	36.73'
C8	130.00'	7.88'	3°30'56"	N 07°30'36" W	7.88'
C9	160.00'	13.59'	4°51'58"	N 70°33'58" E	13.58'
C10	100.00'	15.47'	8°51'45"	N 68°37'03" E	15.45'
C11	160.00'	104.96'	37°33'11"	S 82°58'46" W	103.09'
C12	160.00'	180.98'	64°48'33"	N 45°49'22" W	171.49'
C13	20.00'	15.50'	44°24'55"	S 35°37'33" E	15.12'
C14	50.00'	112.94'	129°25'16"	N 05°25'16" E	90.42'
C15	50.00'	121.66'	139°24'35"	S 38°42'28" E	93.79'
C16	20.00'	15.50'	44°24'55"	N 08°47'22" E	15.12'
C17	100.00'	178.71'	102°23'44"	S 64°36'57" E	155.86'
C18	100.00'	24.75'	8°51'45"	N 68°37'03" E	24.72'
C19	100.00'	15.47'	8°51'45"	N 68°37'03" E	15.45'
C20	100.00'	4.91'	2°48'54"	N 02°06'13" W	4.91'
C21	100.00'	38.40'	22°00'06"	N 14°30'42" W	38.16'
C22	160.00'	55.18'	19°45'38"	S 15°37'56" E	54.91'
C23	20.00'	15.50'	44°24'55"	S 27°57'35" E	15.12'
C24	50.00'	54.09'	61°59'14"	N 01°02'36" W	51.49'
C25	50.00'	49.16'	58°19'48"	N 39°59'06" E	47.20'
C26	50.00'	35.76'	40°58'29"	S 88°38'14" W	35.00'
C27	50.00'	35.76'	40°58'29"	S 50°23'17" E	35.00'
C28	50.00'	59.83'	68°33'51"	S 04°22'26" W	56.33'
C29	100.00'	15.50'	44°24'55"	N 10°22'20" E	15.12'
C30	100.00'	5.90'	3°22'57"	N 07°26'35" W	5.90'
C31	100.00'	28.59'	16°22'41"	N 17°19'25" W	28.49'
C32	160.00'	69.30'	24°49'00"	N 13°06'15" W	68.76'
C33	50.00'	78.54'	90°00'00"	S 44°18'15" W	70.71'
C34	50.00'	57.99'	66°25'19"	S 50°05'36" W	54.77'
C35	20.00'	31.42'	90°00'00"	S 44°18'15" W	28.38'
C36	80.00'	65.02'	46°34'11"	S 60°01'09" W	63.25'
C37	80.00'	54.01'	38°40'56"	S 69°57'47" W	52.99'

- SURVEY NOTES:**
- DATE(S) OF FIELD SURVEY: 08/17/2018 THROUGH 08/20/18 AND 02/17/2020 THROUGH 02/22/2020
 - THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ACKLAM, INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
 - BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND/OR THE ONLINE POSITIONING USER SERVICE OFFERED BY THE N.G.S. AND PROJECTED TO "WYOMING COORDINATE SYSTEM OF 1983, EAST ZONE".
 - DISTANCES SHOWN HEREON ARE IN US SURVEY FEET GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999742842
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST ONE-QUARTER SECTION 34, TOWNSHIP 27 NORTH, RANGE 66 WEST OF THE 6TH P.M., SAID LINE BEING MONUMENTED ON THE WEST BY THE NORTH ONE-QUARTER CORNER OF SAID SECTION 34, BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 801 AND ON THE EAST BY THE NORTHEAST CORNER OF SAID SECTION 34, BEING A 1.5 INCH ALUMINUM CAP MARKED PLS 550 AND BEARS SOUTH 89°22'27" WEST.
 - THE ERROR OF CLOSURE FOR THE PROPERTY SHOWN HEREON IS: 0.007'

SURVEYING CERTIFICATE:
I, DOUGLAS W. CHINN, A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF WYOMING HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ON THE DATE OF MY SIGNATURE, THE ATTACHED PLAT OF THE RIVERS EDGE SUBDIVISION ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE. THE DATE OF PREPARATION OF THIS PLAT IS FEBRUARY 2020

FOR AND BEHIND ME:
ACKLAM, INC.
133 S. 27TH AVENUE, BRIGHTON, CO 80601

SCALE: 1"=200'	CLIENT NAME: BRISTOW BUILT CONSTRUCTION	SHEET:
DATE: 04/11/2022	REV # REVISION DATE	
JOB NO.: 189036	ACKLAM, INC.	1 OF 1
JOB NAME: RIVERS EDGE SUBD.	133 S. 27TH Avenue	
DRAWN: JMC	Brighton CO, 80601	
REV:		
APP NO.:		

FOR INTERNAL SUBMITTAL



Meeting Dates: Planning and Zoning, Tuesday, May 10, 2022, at 6:00 PM
County Commissioners, Tuesday, May 17, 2022, at 10:00 AM

Applicant: Crafton Communications

Request: Request for three Special Use Permits to install, maintain, and operate a standby generator with diesel storage at the following cellular tower locations

Location: 1176 S Glendo Highway (the portion of the acreage located east of the town of Glendo), 38 Slater Road, and 21 Pepper Road

Request Details:

Crafton Communications have filed three applications to request three Special Use Permits to install, maintain, and operate a standby generator with diesel storage at the following cellular tower locations: 1176 S Glendo Highway (the portion of the acreage located east of the town of Glendo), 38 Slater Road, and 21 Pepper Road. Per the letters of justification, Crafton Communications proposed project is to install an optional standby generator system, automatic transfer switch, generator auxiliary power distribution, and remote monitoring communications circuitry for their communication tower tenant. These are existing and permitted cell tower sites and there will not be any work in the right-of-way for the duration of this project.

Crafton Communications requested that these Special Use Permits be administratively approved due to the following: As mentioned in the scope of work, our proposed project seeks to add a 6' x 8' back-up generator to an existing cell tower. We do not believe our projects meets the criteria for a hearing. Per the FCC interpretation (attached), "a state or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." President Obama signed into law the Middle Class Tax Relief and Job Creation Act of 2012 which, among other things, said in Section 6409(a) that jurisdictions, "may not deny, and shall approve" a collocation which does not substantially change the dimensions of the tower. A copy of this law is attached; see page 78 (126 STAT. 232). The FCC defined "substantially change" in the attached Public Notice as not more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet. ATC would qualify under Section 6409(a) for administrative review and approval as this project does not substantially

change the dimensions of the tower. As mentioned, ATC would gladly submit an application for zoning approval and would expect that the City would Administratively approve the application. Or, if we should proceed straight to building permit that would be fine too. I look forward to receiving your response as time is of the essence.

This request and information were presented to the Platte County Commissioners, on April 5, 2022 during the regular Platte County Commissioners meeting, the Platte County Commissioners decided to move forward with the adopted meeting procedure for the special use permits. Platte County Special Use Permits are contingent upon the approval of the corresponding required State of Wyoming permits. Per the Air Quality District Engineer with the State of Wyoming Department of Environmental Quality, Crafton Communications has not yet applied for air quality permits for these projects. This information was transmitted to Crafton Communications on April 5, 2022.

Neighbor Comments:

None received.

Agency Comments:

Agencies contacted were Platte County Road and Bridge, WYDOT, Platte County Engineer, Platte County Fire, Platte County EMS, Platte County Assessor, Wyoming Department of Environmental Quality, State of Wyoming Engineer's Office, Platte County School District, Platte County Public Health, USPS, Platte County Resource District, Wyoming Office of State Lands & Investments, Wheatland Rural Electric Association, Platte County Sheriff's Office

DEQ Air Quality Division, District Engineer Bohlmann: Chapter 6, Section 2 of the Wyoming Air Quality Standards and Regulations (WAQSR) requires an air quality permit be issued on any new source of emissions prior to the construction of that source within the borders of Wyoming. You can view and download a copy of the regulations from this website <https://rules.wyo.gov/>. As such, this link <https://deq.wyoming.gov/aqd/new-source-review/> will take you to the AQD's New Source Review webpage where applications for the construction of the generators can be downloaded. These forms need to be completed for each of the three (3) proposed communications towers, and mailed into the AQD in order to start the air permitting process. Please contact NSR Program Manager with any further air permitting questions.

Platte County Emergency Management Coordinator Stevenson: Regarding the reporting threshold for diesel under EPCRA Tier II, it is 10,000 pounds. That comes out to about 1,250 gallons. Since the anticipated capacity of diesel at each location is less than that, then there is no concern regarding Tier II hazardous material reporting.

Platte County Fire Warden Clark: In response to your earlier question, I think it would be useful if the permits were conditioned to require that they comply with applicable regulations of the Department of Environmental Quality and Wyoming State Fire Marshall and that the tanks be marked on all visible sides with the following: FLAMMABLE-KEEP FIRE AND FLAME AWAY. That will allow our folks to know what they've got to deal with. Also, it would be good if signage could

be placed on the gates with a 24-hour emergency contact number. Thanks for giving us an opportunity to weigh in on these permits. Any time someone is proposing to store fuel it would be good to add these conditions

Analysis:

Crafton Communications' request for three Special Use Permits to install, maintain, and operate a standby generator with diesel storage at the following cellular tower locations: 1176 S Glendo Highway (the portion of the acreage located east of the town of Glendo), 38 Slater Road, and 21 Pepper Road.

Installing an additional backup/alternate power source is essential for keeping communications within the serviced area operational. Minimizing downtime of communications is a priority for EMS services.

Fuel storage of any type should be properly labeled and/or placard with these labels and or placards being maintained in good readable condition. In addition, signs on the access gate that include the GPS location and Company Emergency contact information are extremely helpful in the event of an emergency. Especially, because these towers are located on larger acreage and have not been requested to be assigned their own individual addresses. Although, 300 gallons is not a significant amount of fuel, the requirement for containment around the tank should be considered. Spill prevention, control, and countermeasures are required by Section 311(j)(1)(C) of the Clean Water Act as amended by the Oil Pollution Act of 1990. Above-ground fuel tanks can present significant loss exposures in the form of fires, explosion, pollution, and theft. Double walled tanks are preferable to single-wall tanks. The outer or exterior tank protects the inner tank from sun, rain, and punctures. Should the inner tank leak, the fuel will be contained within the outer tank. If there's a leak, leak detectors inserted between the inner and outer tanks will begin to float, initiating an audible or visual alarm. Single-wall tanks are more susceptible to corrosion and leaks than double-walled tanks. Single-wall tanks are required to be in a diked area that will contain 110% of the largest tank's capacity in accordance with NFPA30. A diked area typically consists of a concrete containment that retains fuel to a depth greater than one inch. All containment devices should be inspected regularly to identify and correct potential problems. Standing rainwater decreases the volume of released fuel the containment can hold and procedures for the regular removal must be implemented.

Additional requirement for all fuel tanks may include:

- A. Visible labels indicating the contents and associated hazards.
 - a. Labels should include hazard warnings, material stored within the tank, storage capacity, and tank ID number.
 - b. Flammable = "No Smoking" signs posted in both English and Spanish.
- B. Monthly inspections of storage tanks for leaks, corrosion, and other damage.
 - a. Documentation of inspections should be kept for three years, based on federal law.
- C. Deficiencies noted during monthly inspections must be corrected as soon as possible.

- D. OSHA 1910.106 (b)(2)(ii)(a) requires a minimum separation of three feet for flammable storage tanks.
- E. Tanks should not be closer than 25 feet from any building, per best practice recommendations followed by West Bend Mutual Insurance Company.
- F. Prevention of fuel spills and leaks is the most important management tactic in minimizing pollution liability.
- G. Barriers must be installed to protect the tank. Barriers can include piping, wood framing, concrete pillars, and/or concrete wheel stops. Curbing can be used for controlling vehicle placement near tanks. Pipe bollards are commonly installed around fuel tanks.

Physical requirements for above ground storage tanks may include:

- A. Secondary containment
- B. Overfill protection
- C. Leak detection
- D. Standard and emergency vent
- E. Liquid level gauge (clock type is preferred)
- F. Adequate lighting (for nighttime detection of leaks)
- G. Spill kit

Along with these recommendations, Crafton Communications should check the local fire fuels and regulations (State Fire Marshall), as well as any rules and regulations the Environmental Protection Agency (EPA) and the Platte County Department of Natural Resources (DNR) may have in place.

If approved; Crafton Communications' request for three Special Use Permits to install, maintain, and operate a standby generator with diesel storage at the following cellular tower locations: 1176 S Glendo Highway (the portion of the acreage located east of the town of Glendo), 38 Slater Road, and 21 Pepper Road, Platte County; shall be subject to the following conditions:

1. Obtain the required DEQ Air Quality Permit before installation
2. Placard the tank with the corresponding fuel placard.
3. Label with a sign or paint: FLAMMABLE-KEEP FIRE AND FLAME AWAY
4. Signs to be posted on the access gate(s):
 - a. Flammable = "No Smoking" signs posted in both English and Spanish.
 - b. GSP Coordinates and Company Emergency Contact Information
5. Check with other agencies for additional requirements (EPA, DNR, State Fire Marshall)
6. Tanks to have adequate containment for spill prevention, control, and countermeasures
7. Review upon a complaint basis

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 will result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



March 18, 2022

TO WHOM IT MAY CONCERN-

The scope of the project to be completed at **1176 S Glendo Hwy** will be as follows:

THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM, AUTOMATIC TRANSFER SWITCH, GENERATOR AUXILIARY POWER DISTRIBUTION, AND REMOTE MONITORING COMMUNICATIONS CIRCUITRY FOR A COMMUNICATION TOWER TENANT.

This is an existing cell tower site. There will not be any work in the right of way for the duration of this project.

Regards,

Julia Creech



March 18, 2022

TO WHOM IT MAY CONCERN-

The scope of the project to be completed at **38 Slater Rd** will be as follows:

THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM, AUTOMATIC TRANSFER SWITCH, GENERATOR AUXILIARY POWER DISTRIBUTION, AND REMOTE MONITORING COMMUNICATIONS CIRCUITRY FOR A COMMUNICATION TOWER TENANT.

This is an existing cell tower site. There will not be any work in the right of way for the duration of this project.

Regards,

Julia Creech



March 18, 2022

TO WHOM IT MAY CONCERN-

The scope of the project to be completed at **21 Pepper Rd** will be as follows:

THE PROPOSED PROJECT INSTALLS AN OPTIONAL STANDBY GENERATOR SYSTEM, AUTOMATIC TRANSFER SWITCH, GENERATOR AUXILIARY POWER DISTRIBUTION, AND REMOTE MONITORING COMMUNICATIONS CIRCUITRY FOR A COMMUNICATION TOWER TENANT.

This is an existing cell tower site. There will not be any work in the right of way for the duration of this project.

Regards,

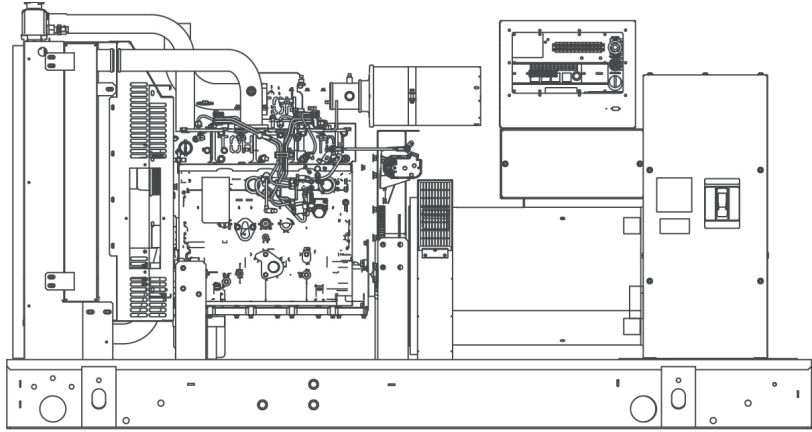
Julia Creech

STANDBY POWER RATING

80 kW, 100 kVA, 60 Hz

PRIME POWER RATING*

72 kW, 90 kVA, 60 Hz



*Built in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the U.S. or its Territories.


Image used for illustration purposes only

**Certain options or customization may not hold certification valid.


CODES AND STANDARDS

Generac products are designed to the following standards:

 UL2200, UL508, UL142, UL498

 NFPA70, 99, 110, 37

 NEC700, 701, 702, 708

 ISO9001, 8528, 3046, 7637, Pluses #2b, 4

 NEMA ICS10, MG1, 250, ICS6, AB1

 **ANSI**
 American National Standards Institute
 ANSI C62.41

POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

STANDARD FEATURES

ENGINE SYSTEM

General

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel flexible exhaust connection
- Critical Exhaust Silencer (enclosed only)
- Factory Filled Oil
- Radiator Duct Adapter (open set only)

Fuel System

- Fuel lockoff solenoid
- Primary fuel filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone resistant hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene glycol antifreeze
- 120 VAC Coolant Heater

Engine Electrical System

- Battery charging alternator
- Battery cables
- Battery tray
- Solenoid activated starter motor
- Rubber-booted engine electrical connections

ALTERNATOR SYSTEM

- UL2200 GENprotect™
- 12 leads (3-phase, non 600 V)
- Class H insulation material
- Vented rotor
- 2/3 pitch
- Skewed stator
- Auxiliary voltage regulator power winding
- Amortisseur winding
- Brushless Excitation
- Sealed Bearings
- Automated manufacturing (winding, insertion, lacing, varnishing)
- Rotor dynamically spin balanced
- Full load capacity alternator
- Protective thermal switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of circuits - high/low voltage
- Separation of circuits - multiple breakers
- Silencer Heat Shield
- Wrapped Exhaust Piping
- Silencer housed in discharge hood (enclosed only)
- Standard Factory Testing
- 2 Year Limited Warranty (Standby rated Units)
- 1 Year Limited Warranty (Prime rated Units)
- Silencer mounted in the discharge hood (enclosed only)

ENCLOSURE (IF SELECTED)

- Rust-proof fasteners with nylon washers to protect finish
- High performance sound-absorbing material
- Gasketed doors
- Stamped air-intake louvers
- Air discharge hoods for radiator-upward pointing
- Stainless steel lift off door hinges
- Stainless steel lockable handles
- Rhino Coat™ - Textured polyester powder coat

TANKS (IF SELECTED)

- UL 142
- Double wall
- Vents
- Sloped top
- Sloped bottom
- Factory pressure tested (2 psi)
- Rupture basin alarm
- Fuel level
- Check valve in supply and return lines
- Rhino Coat™ - Textured polyester powder coat
- Stainless hardware

CONTROL SYSTEM



Control Panel

- Digital H Control Panel - Dual 4x20 Display
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable PLC
- RS-232/485
- All-Phase Sensing DVR
- Full System Status
- Utility Monitoring
- Low Fuel Pressure Indication
- 2-Wire Start Compatible
- Power Output (kW)

- Power Factor
- kW Hours, Total & Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus protocol
- Predictive Maintenance algorithm
- Sealed Boards
- Password parameter adjustment protection

- Single point ground
- 15 channel data logging
- 0.2 msec high speed data logging
- Alarm information automatically comes up on the display

Alarms

- Oil Pressure (Pre-programmable Low Pressure Shutdown)
- Coolant Temperature (Pre-programmed High Temp Shutdown)
- Coolant Level (Pre-programmed Low Level Shutdown)
- Low Fuel Pressure Alarm
- Engine Speed (Pre-programmed Over speed Shutdown)
- Battery Voltage Warning
- Alarms & warnings time and date stamped
- Alarms & warnings for transient and steady state conditions
- Snap shots of key operation parameters during alarms & warnings
- Alarms and warnings spelled out (no alarm codes)

CONFIGURABLE OPTIONS

ENGINE SYSTEM

General

- Oil Heater
- Industrial Exhaust Silencer

Fuel System

- Flexible fuel lines
- Primary fuel filter

Engine Electrical System

- 10A UL battery charger
- 2.5A UL battery charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical coating
- Permanent Magnet Excitation

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breaker

GENERATOR SET

- Gen-Link Communications Software (English Only)
- IBC Seismic Certification
- 8 Position Load Center
- 2 Year Extended Warranty
- 5 Year Warranty
- 5 Year Extended Warranty

ENCLOSURE

- Weather Protected
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Steel Enclosure
- Aluminum Enclosure
- 150 MPH Wind Kit
- 12 VDC Enclosure Lighting Kit
- 120 VAC Enclosure Lighting Kit
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch

TANKS (Size on last page)

- Electrical Fuel Level
- Mechanical Fuel Level
- 8" Fill Extension
- 13" Fill Extension
- 19" Fill Extension

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- Oil Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication - Modem
- Remote Communication - Ethernet
- 10A Run Relay
- Ground Fault Indication and Protection Functions

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant heater ball valves
- Block Heaters
- Fluid containment pans

ALTERNATOR SYSTEM

- 3rd Breaker Systems

CONTROL SYSTEM

- Spare inputs (x4) / outputs (x4) - H Panel Only
- Battery Disconnect Switch

GENERATOR SET

- Special Testing

ENCLOSURE

- Motorized Dampers
- Door switched for intrusion alert
- Enclosure ambient heaters

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Stainless Steel Tank
- Special Fuel Tanks (MIDEQ and FL DEP/DERM, etc.)
- Vent Extensions

RATING DEFINITIONS

Standby - Applicable for a varying emergency load for the duration of a utility power outage with no overload capability.

Prime - Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. A 10% overload capacity is available for 1 out of every 12 hours. The Prime Power option is only available on International applications. Power ratings in accordance with ISO 8528-1, Second Edition

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	4
Type	In-Line
Displacement - L (cu In)	4.5 (274.6)
Bore - mm (in)	105 (4.1)
Stroke - mm (in)	132 (5.2)
Compression Ratio	17.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head Type	2 Valve
Piston Type	Aluminium
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	+/- 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	13.6 (14.4)

Cooling System

Cooling System Type	Closed
Water Pump	Belt Driven Centrifugal
Fan Type	Pusher
Fan Speed (rpm)	2538
Fan Diameter mm (in)	660.4 (26)
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120 V /240 V

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Injection	Stanadyne
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line mm (in)	12.7 (0.5) NPT
Fuel Return Line mm (in)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	12 VDC
Battery Charging Alternator	20 A
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<3%
Telephone Interference Factor (TIF)	<50

Standard Excitation	Synchronous Brushless
Bearings	One-Pre Lubed & Sealed
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	3
Regulation Accuracy (Steady State)	± 0.25%

OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	80 kW	Amps: 333
Three-Phase 120/208 VAC @0.8pf	80 kW	Amps: 278
Three-Phase 120/240 VAC @0.8pf	80 kW	Amps: 241
Three-Phase 277/480 VAC @0.8pf	80 kW	Amps: 120
Three-Phase 346/600 VAC @0.8pf	80 kW	Amps: 96

STARTING CAPABILITIES (sKVA)

		sKVA vs. Voltage Dip											
		480 VAC						208/240 VAC					
Alternator	kW	10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	80	59	88	117	147	176	205	44	66	88	110	132	154
Upsize 1	100	79	118	157	197	236	275	59	89	118	148	177	206
Upsize 2	130	116	174	232	290	348	406	87	131	174	218	261	305

FUEL CONSUMPTION RATES*

		Diesel - gal/hr (l/hr)	
Fuel Pump Lift - ft (m)		Percent Load	Standby
3 (1)		25%	2.1 (7.9)
		50%	3.7 (14.0)
Total Fuel Pump Flow (Combustion + Return)		75%	5.2 (19.7)
13.6 gal/hr		100%	6.3 (23.8)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow per Minute	gal/min (l/min)	32.7 (123.8)
Coolant System Capacity	gal (L)	4.5 (17.44)
Heat Rejection to Coolant	BTU/hr	232,270
Inlet Air	cfm (m³/hr)	6360 (180)
Max. Operating Radiator Air Temp	F° (C°)	122 (50)
Max. Ambient Temperature (before derate)	F° (C°)	104 (40)
Maximum Radiator Backpressure	in H ₂ O	0.5

COMBUSTION AIR REQUIREMENTS

		Standby
Flow at Rated Power	cfm (m³/min)	306 (8.67)

ENGINE

		Standby
Rated Engine Speed	rpm	1800
Horsepower at Rated kW**	hp	131
Piston Speed	ft/min (m/min)	1559 (475)
BMEP	psi	210

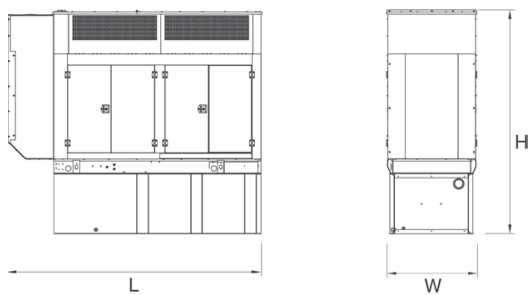
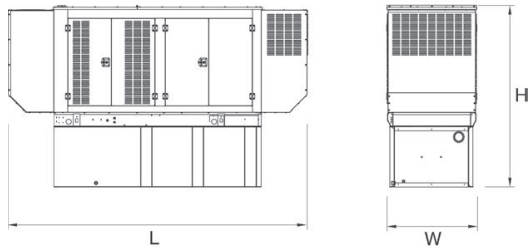
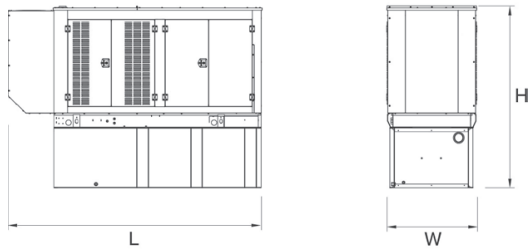
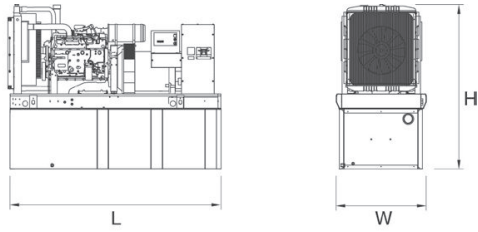
EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m³/min)	782 (22.14)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output)	°F (°C)	887 (475)
Exhaust Outlet Size (Open Set)	mm (in)	76.2 (3.0)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

DIMENSIONS AND WEIGHTS*



YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

OPEN SET

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Tank & Open Set	
			Steel	Aluminum
NO TANK	-	93 (2362.2) x 40 (1016) x 49 (1244.6)	2425 (1100)	
13	79 (299)	93 (2362.2) x 40 (1016) x 62 (1574.8)	2947 (1201)	
30	189 (715.4)	93 (2362.2) x 40 (1016) x 74 (1879.6)	3183 (1444)	
48	300 (1135.6)	93 (2362.2) x 40 (1016) x 86 (2184.4)	3407 (1545)	
56	350 (1325)	110 (2794) x 40 (1016) x 86 (2184.4)	NA	
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 86 (2184.4)	3790 (1719)	
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 86 (2184.4)	4269 (1936)	

STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 56 (1422.4)		
13	79 (299)	112 (2844.8) x 41 (1041.4) x 69 (1752.6)		
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 81 (2057.4)		
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)	425 (193)	155 (70)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 93 (2362.2)		
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 93 (2362.2)		
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 93 (2362.2)		

LEVEL 1 ACOUSTIC ENCLOSURE

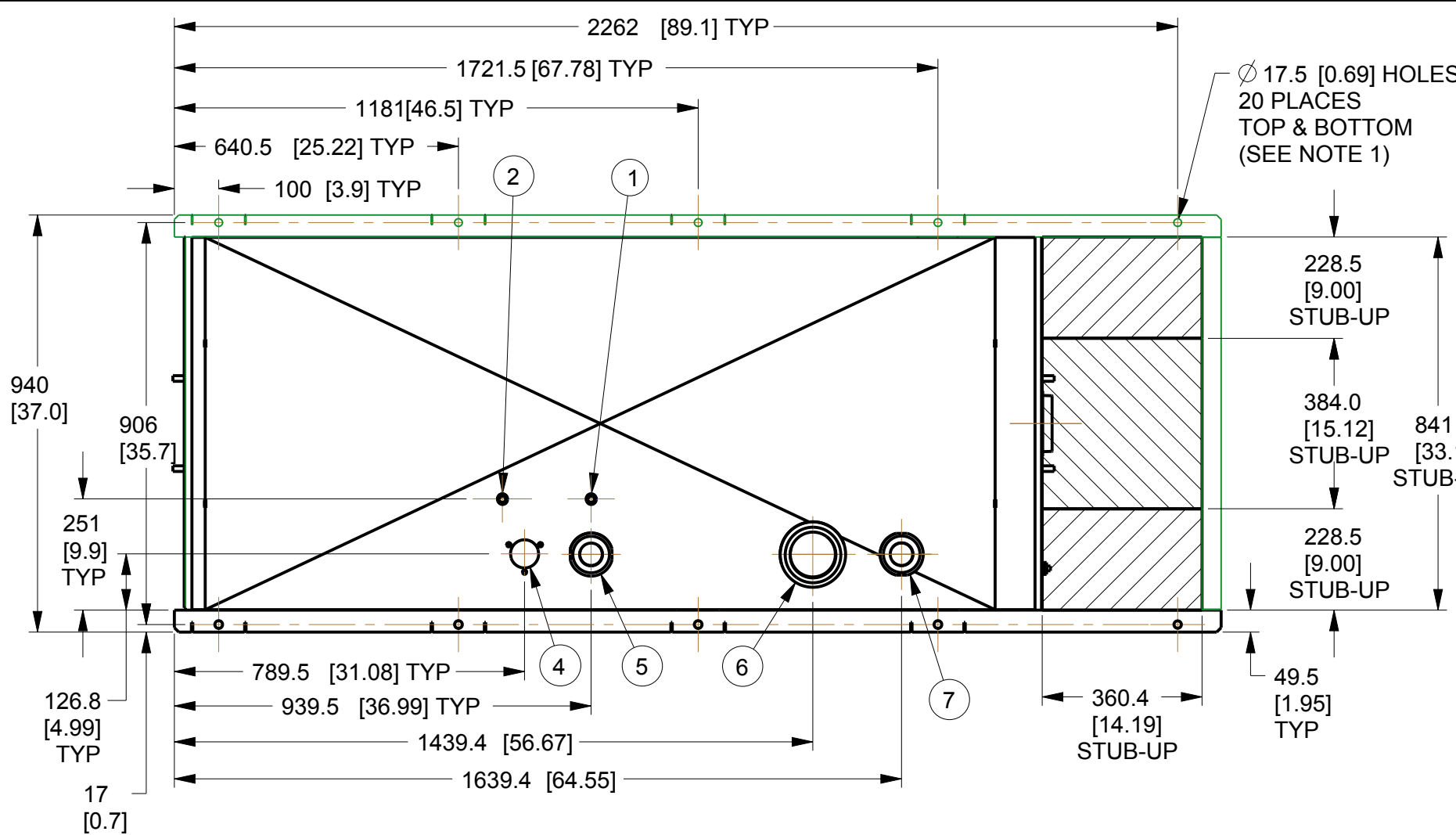
RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	130 (3302) x 41 (1041.4) x 56 (1422.4)		
13	79 (299)	130 (3302) x 41 (1041.4) x 69 (1752.6)		
30	189 (715.4)	130 (3302) x 41 (1041.4) x 81 (2057.4)		
48	300 (1135.6)	130 (3302) x 41 (1041.4) x 93 (2362.2)	450 (204)	285 (129)
56	350 (1325)	130 (3302) x 41 (1041.4) x 93 (2362.2)		
81	510 (1930.5)	130 (3302) x 47 (1193.8) x 93 (2362.2)		
93	589 (2229.6)	130 (3302) x 49 (1244.6) x 93 (2362.2)		

LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY GAL (L)	L x W x H in (mm)	WT lbs (kg) - Enclosure Only	
			Steel	Aluminum
NO TANK	-	112 (2844.8) x 41 (1041.4) x 69 (1752.6)		
13	79 (299)	112 (2844.8) x 41 (1041.4) x 82 (2082.8)		
30	189 (715.4)	112 (2844.8) x 41 (1041.4) x 94 (2387.6)		
48	300 (1135.6)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)	625 (284)	395 (180)
56	350 (1325)	112 (2844.8) x 41 (1041.4) x 106 (2692.4)		
81	510 (1930.5)	117 (2971.8) x 47 (1193.8) x 106 (2692.4)		
93	589 (2229.6)	128 (3251.2) x 49 (1244.6) x 106 (2692.4)		

*All measurements are approximate and for estimation purposes only. Sound dBA can be found on the sound data sheet. Enclosure Only weight is added to Tank & Open Set weight to determine total weight.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

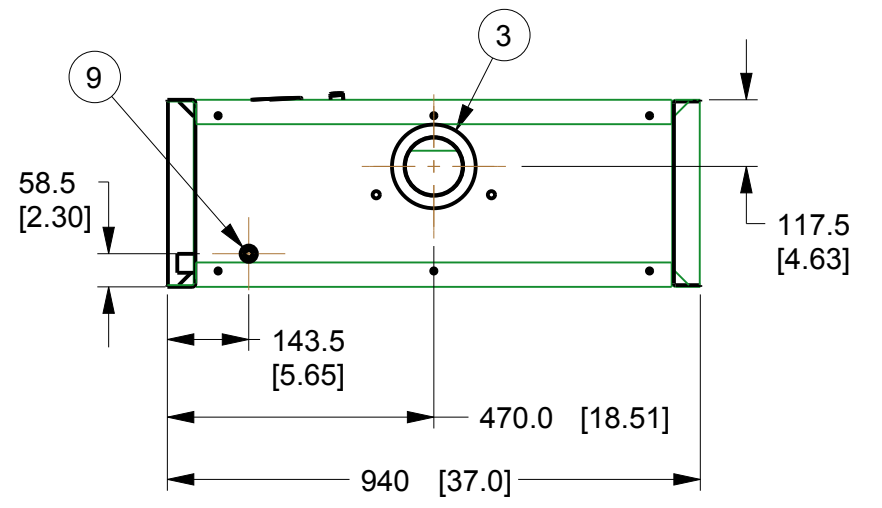
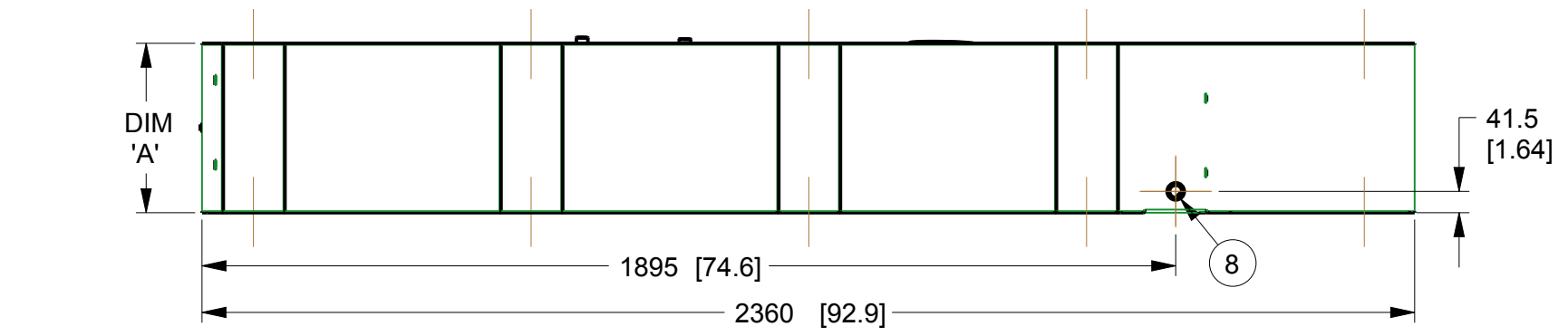


I/N	TANK FITTING	FUNCTION
1	3/8" NPT COUPLING	FUEL SUPPLY
2	3/8" NPT COUPLING	FUEL RETURN
3	4" NPT WELD FLANGE	EMERGENCY VENT
4		FUEL VENT
5	2" NPT WELD FLANGE	FUEL FILL
6	4" NPT WELD FLANGE	EMERGENCY VENT (INNER)
7	2" NPT WELD FLANGE	VENT
8	3/4" NPT COUPLING	DRAIN
9	Ø 22 MM HOLE	LEAK DETECTOR

CAPACITY SHOWN: LITER [GALLONS]
 WEIGHT SHOWN: KILOGRAMS [POUNDS]
 LENGTH SHOWN: MM [INCH]
 UL #142 LISTED
 ULC-S601 LISTED

NOTES:
 1. MOUNTING BOLTS OR STUDS TO MOUNT BASETANK TO CONCRETE SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS)

LOW VOLTAGE STUB-UP
 HIGH VOLTAGE STUB-UP



TANK P/N	0J18430ST03	0J18440ST03	0J18450ST03
DIM 'A'	330 [13]	635 [25]	940 [37]
TOTAL TANK CAPACITY	318 [84]	734 [194]	1154 [305]
USABLE TANK CAPACITY	299 [79]	716 [189]	1134 [300]
DRY WEIGHT (EST)	237 [522]	344 [758]	445 [982]

DRAWING CREATED FROM PRO/ENGINEER 3D FILE. ECO MODIFICATION TO BE APPLIED TO SOLID MODEL ONLY.

GENERAC

TITLE
 INSTALL B-GROUP BASETANKS

ISSUE DATE: 02/04/11

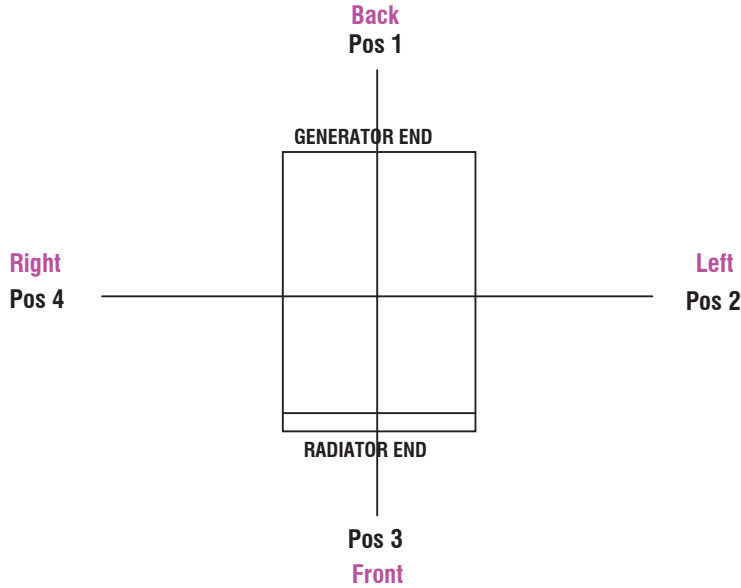
SIZE B	CAGE NO N/A	DWG NO 0J4211	REV D
SCALE 0.075	WT-KG 240.954	SHEET 1 of 1	

INSTALLATION DRAWING

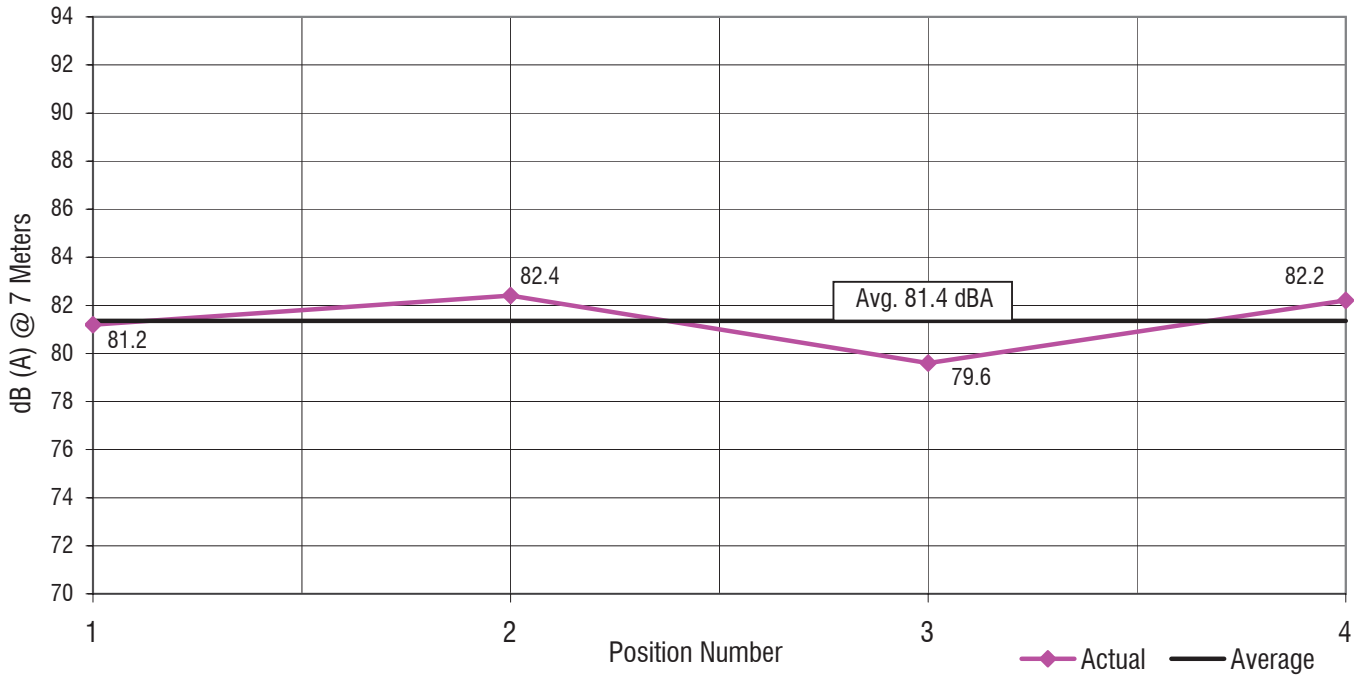
GENERAC POWER SYSTEMS OWNS THE COPYRIGHT OF THIS DRAWING WHICH IS SUPPLIED IN CONFIDENCE AND MUST NOT BE USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SUPPLIED WITHOUT THE EXPRESS WRITTEN CONSENT OF GENERAC POWER SYSTEMS. ©GENERAC POWER SYSTEMS 2013

ELECTRONICALLY APPROVED
 INSIDE WINDCHILL

STANDARD ENCLOSURE SD80 4.5L IVECO



Measured Sound Levels - 60 Hz



Notes:

1. All positions 23 ft (7M) from side faces of generator set.
2. Generator operating at full load.
3. Test conducted on a 100 foot diameter asphalt surface.
4. Non-enclosed sets do not include exhaust sound during testing.



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

PLATTE COUNTY PLANNING & ZONING COMMISSION

RECORD OF PROCEEDINGS

APRIL 12, 2022

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 12, 2022, by Chairman Shepard in the Wheatland Town Council Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Tiltrum, Vice Chairman Klein, Commission Member Brockman (joined at 6:05 pm)

Members Absent: none

Staff Present: Planning Director 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 for a Simple Subdivision to divide approximately 40 acres into 4 approximately 10-acre parcels by Richard and Melissa Houdek and Simple Subdivision to divide approximately 40 acres into three parcels by Brandon and Beth Wittrock

Planner Clark noted that the two Simple Subdivisions are being presented together being that they are next to each other and will share a road. The Simple Subdivisions although presented together will require two separate motions by the Commission.

Richard and Melissa Houdek have submitted a request for a Simple Subdivision to divide approximately 40 acres into 4 approximately 10-acre parcels located in the E2W2SW4 of Section 21, Township 30 North, Range 68, West, Glendo, Platte County, Wyoming. Per the letter of justification, Mr. and Mrs. Houdek enjoy the lake and the recreation that it provides, however, they do not need 40-acres and would like to allow other families the opportunity to enjoy not only the lake, but also be part of an established friendly community. They plan to develop the northern most tract and sell the remaining tracts.

Brandon and Beth Wittrock have submitted a request for a Simple Subdivision to divide approximately 40 acres into three parcels located in the W2W2SW4 of Section 21, Township 30 North, Range 68, West, Glendo, Platte County, Wyoming. Per the letter of justification, Mr. and Mrs.

Wittrock enjoy the lake and want to divide to give others the opportunity to enjoy the town and lake as much as they do.

Commission Member Brockman joined the meeting. Chairman Shepard paused the meeting to ask if Commission Member Brockman had any conflicts of interest with any of the agenda items. Commission Member Brockman had no conflicts.

Planner Clark continued, no agency comments were received all of the agencies that were sent a request for comment are included in the packet. Neighbor comments with pictures were included in the meeting packet. Additional comments received from George Eppler: The same rules that applied when they army corps of engineers designed and built Glendo reservoir. Should apply now, they moved everybody out of the floodplain for a reason. Those rules should still apply. Another thing when I looked at the plot map today it shows that Eppler Lane is off of state parks road. It's actually off of Duff road so they have it marked incorrectly. The one they have marked as Eppler Lane I don't believe is a road it's a trail. Paul Bauder forwarded the Planning Office an email from Saturday, February 6, 2010 with attachments from an Informational Meeting held by the US Department of the Interior Bureau of Reclamation. John Bauder called today and stated that his son Paul Bauder had sent an email and wanted to verify that it was received by the Planning Office – John is not in agreement with what is in Mr. and Mrs. Houdek's letter of intent, he feels that they have lied to the neighbors about their intentions and wants to point out that the report clearly shows how the southerly lots are within the floodplain and should not be developed. Planner Clark provided the Commission with the following additional information: WYDOT email in relation to the access in the WYDOT right-of-way, FEMA floodplain information, an existing well location map, Informational Meeting slides from the 2010 meeting held by the US Department of the Interior Bureau of Reclamation, and information related to the National Flood Insurance Program. The proposed road name was submitted to the Assessor's Office, EMS, and other municipalities to verify that it is not a duplicate and does not conflict with any existing road names. Mr. and Mrs. Houdek's request to divide approximately 40-acres into four approximately 10-acre parcels meets the requirements of a Simple Subdivision. Mr. and Mrs. Houdek are aware of the floodplain area and will add the following disclosure to the final plat, "Tracts 1-3 are located in an area of special flood hazard and are subject to Platte County Floodplain Development Regulations as described in Platte County Resolution #2001-04, Resolution Applying for Flood Insurance, and FEMA Title 44, Chapter 1, Code 60.3(b), as documented in the Platte County Clerk and Recorder's Office." to show this encumbrance. Water and wastewater systems are permitted through the State of Wyoming. Mr. and Mrs. Wittrock's request to divide approximately 40-acres into three parcels meets the requirements of a Simple Subdivision. Mr. and Mrs. Wittrock are aware of the floodplain area and will add the following disclosure to the final plat, "These lands are located in an area of special flood hazard and are subject to Platte County Floodplain Development Regulations as described in Platte County Resolution #2001-04, Resolution Applying for Flood Insurance, and FEMA Title 44, Chapter 1, Code 60.3(b), as documented in the Platte County Clerk and Recorder's Office." to show this encumbrance. Water and wastewater systems are permitted through the State of Wyoming. The applicants went through the process of securing legal access from the WYDOT right-of-way to their properties on Duff Road. Most owners along Duff Road do not have recorded access to their properties from the WYDOT right-of-way. WYDOT confirmed that the Duff Road

access off North Glendo Highway is a commercial access and the portion of Duff Road that is within the WYDOT right-of-way is public access by all the public. Neighbors have voiced concerns about developing within a floodplain. Within the peninsula there are two existing simple subdivisions, one subdivision, and two small acreage parcels created by exemption. (Red Canyon View Lots Subdivision, Go-Boat Simple Subdivision, Bayview Simple Subdivision) A copy of Platte County Resolution 2001-04 was included in the meeting packet and explains developing within a floodplain. There are several areas within Platte County that have been developed within a floodplain. Platte County participates in the FEMA National Flood Insurance Program (NFIP), the Planning Office provided the Commission with information from the NFIP Floodplain Management study guide and desk reference for local officials (5). FEMA designates structures as pre- and post-FIRM and the flood insurance rates are adjusted accordingly. As you can see from the FEMA floodplain information there is very little data for this area. The Platte County GIS system has a layer from 2014 that does not show any data in this area at all. Several neighbors have stated this area has flooded a few times in the past and anyone that builds should expect to flood every ten years or so. The applicants have requested that the new parcels be zoned Class I Single-Family Residential Classification and have included draft covenants with their application. Residential Classification would be a good fit for the proposed future use of these parcels and pairs well with the proposed covenants of both simple subdivisions. Both simple subdivision requests meet the requirements for a simple subdivision per the Platte County Subdivision Regulations.

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

Richard Houdek attended by phone and had the following comments: in relation to the packet, the documents that are provided show that sever flooding occurs very rarely in the area and when doing some research on this topic, the area has had significant flooding one time in 40 years. The time frame in which this particular flooding occurred during a time that torrential rainfall was occurring throughout the Midwest, and this was not the only area that was affected and this was not an isolated event during this time. We have addressed the flooding issue in the real estate disclosure on the plat thus informing buyers of what they are purchasing. At the time of development, potential buyers will have the opportunity to mitigate the potential for flooding. There are homes that can be built that are more resistant to flooding. In relation to the wells, while doing research on this topic, I found information on how tall the casing needs to be, how the well needs to be constructed, processes for decontamination if needed, and steps to minimize damage if a major flood event was to occur. Eddie Gitthens, I have lived out there since 2005, and he was talking about well casings. If someone purchases this ground will the well casings be above ten feet to prevent water from coming in? In looking at the photos that we sent, you can see it on the fence the water was about four feet deep and the land going north slopes down. How would the casings be up so high? Mr. Houdek answered that the well casings do not need to be ten feet in the air and the top can be sealed to prevent contamination. If one does fail, from the research I did, the contamination stays within the individual well, does not spread to other wells, and the decontamination mitigation can be completed by the landowner themselves. Mr. Gitthens asked if one well was contaminated would it spread to the aquifer and contaminate the aquifer, thus

affecting everyone's wells? Mr. Houdek answered there are wells here next to the landfill and they have mitigated to pass and have the well. There are other areas that have wells within flood prone areas and this is not a new concept. From the research that I have done shows that if contamination does occur it is isolated to only that well. In addition, septic systems are required to be one hundred feet from a well and the water is filtrated and then released into the ground and then seeps into the ground and down into the aquifer and does not affect the aquifer.

Mr. Gitthens asked how are you going to keep the septic systems from coming up when they are covered with water. Mr. Houdek replied that he is not an expert in this area, but there are engineers that can design systems for flood prone areas. Chairman Shepard stated he thinks Mr. Gitthens is worried about his well getting contaminated asked for Commission Member Brockman's opinion on the subject. Commission Member Brockman noted that this Commission can regulate drawing lines on a property, the State Engineer regulates the water, and DEQ regulates the septic systems and their designs. Chairman Shepard noted that as long as the applicants abide by Platte County's rules and regulations its going to be hard for use to say no, and the landowner has to get DEQ, the state engineer, and whatever other agency to get all the permits in place before developing. Mr. Gitthens added that he isn't against people building out there, because the area plotted to build on during the 2010 flood had the whole are four feet from being an island out there. I would be heartsick for someone to build in this area and then in a few years down the road they've got six feet of water in their house, because there is no way you can dam that up to stop water from coming in there. I think it is the wrong area for development for what I have seen since I have lived there. Chairman Shepard added I can appreciate where Mr. Gitthens is coming from, but at the same time, if they choose to build there, it's all disclosed, they build there, and then they get flooded, it isn't your worry. Mr. Gitthens added they aren't against development, we're against the area, because I don't know how anyone could get flood insurance. Chairman Shepard added that he does not know that either, but that is not this Commission's concern. Beth Wittrock, I am a real estate agent in Douglas and am licensed in the State of Wyoming, all you have to do is disclose in the listing contract that it is in a floodplain and we will be doing this. You can get flood insurance, my sister-in-law is an insurance agent in Douglas, it is pricy, but you can get it. When we list the properties we will make it known that yes it is in a floodplain, you are choosing to build in a floodplain, just like we are choosing to build our house in a floodplain, we are ok with it, and we will go through all the proper steps that will be noted within the listing. You have to go through all of the rules and regulations when developing. You have to have a special floodplain development permit through the county. We plan on disclosing this information to everyone. Commission Member Tiltrum added that Platte County has regulations in place that you are required to follow and if you meet all of those regulations then we really can not say no. Commission Member Klein added that the first sale will not be an issue it will be the second sale, because they aren't going to know all the details. Chairman Shepard asked if the disclosures follow the property? Commission Member Brockman noted that not only does the real estate commission require the information to be disclosed, but it is also required by state statute to be disclosed. I agree with Chairman Shepard that the Commission Member Brockman noted the Commission is limited to the topic of subdividing the property, because when it comes to building, to wells, to septic, that there are other governmental entities that have the authority. And asked how much scrutiny does the County give to building in the floodplain? Planner Clark noted that is why Platte County adopted Resolution 2001-04 to establish a process for building within a

floodplain and because Platte County is part of the National Flood Insurance Program (NFIP). The FEMA National Flood Insurance Program study guide and reference for local officials includes a lot of information on different ways to mitigate flooding and building options. Commission Member Klein noted that he couldn't think of anything in our regulations about floodplains and not being able to develop them, so as long as they meet all of the regulations and it is on the plat that they are in a floodplain, buyer beware. Planner Clark added that there is a portion of the regulations that states the Commission can mitigate risks, but if they are going to be required to go through the process of obtaining a floodplain development permit that is a way of mitigating the risk. Chairman Shepard noted that is going to be pretty mitigated, there are going to be pretty regulated. Mrs. Wittrock added that they plan on building out there and working with the Planning Office to do whatever is required to build out there and because there are laws, we will be disclosing to everyone else this is what you have to do. Commission members discussed the likelihood of another flood and it could be four years it could be lots of years before it happens again, if it happens again. Commission Member Lockhart added that 2008 was when the area had its 100 year flood event with swelled creeks and that the Bureau of Reclamation has control over the lake. Planner Clark noted that the FEMA flood maps for Platte County are from the 1970s and when speaking with FEMA/Department of Homeland Security in Cheyenne, Platte County's maps may be updated in the next five to nine years. Commission Member Lockhart asked for clarification on the legal road access. Planner Clark noted that they do have legal road access from the North Glendo Highway across the WYDOT right-of-way, across the neighbor to the west and through both areas requested for simple subdivision. Not all landowners along Duff Road have legal access to their properties, but the applicants went through the process of obtaining legal access that is transferrable. Mrs. Wittrock explained going through the process of obtaining legal access via court order from the WYDOT right-of-way through the property to the west and then from themselves to the Houdek's to give everyone within the proposed simple subdivisions legal insurable access that will transfer with the land moving forward. Commission Member Brockman asked if Duff Road was a legal road. Mrs. Wittrock confirmed that they have legal access on Duff Road through to the proposed simple subdivisions. Planner Clark noted that not all landowners on Duff Road have legal access and is unsure if legal access was verified for the existing simple subdivisions that utilize Duff Road. Chairman Shepard stated that all the tracts within the simple subdivisions will have legal access and that is not an option. Mrs. Wittrock confirmed that they already do and that she had the title company read over the easement and verify that they would have insurable titles to them and yes, they have legal access. Commission Member Brockman stated that they have a perpetual easement to these two pieces of ground. Mrs. Wittrock added that because the easement states "by the land" and is for the heirs, successors, and whoever it transfers with the land.

Commission Member Lockhart motioned, second by Commission Member Tiltrum to approve Mr. and Mrs. Houdek's request for a Simple Subdivision to divide approximately 40 acres into 4 approximately 10-acre parcels and to be zoned Residential.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

Commission Member Tiltrum motioned, second by Commission Member Klein to approve Mr. and Mrs. Wittrock's request for a Simple Subdivision to divide approximately 40 acres into three parcels and to be zoned Residential.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – March 8, 2022

Motion by Commission Member Lockhart with a second by Commission Member Klein was made to approve the minutes of the previous March 8, 2022, meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

Board Discussion

Planner Clark noted that there will be a May meeting with a re-plat request and three special use permits and a June meeting with simple subdivisions and a replat on the agendas.

Chairman Shepard adjourned the meeting at 6:51 PM.

Approve:

Attest:

Chairman Planning & Zoning Commission

Planning Director Clark