



AGENDA

Tuesday, June 14, 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 Sunshine Acres
 - i. **Applicant:** Gerald Miles
 - ii. **Location:** 200 & 196 E Oak Road, Wheatland, Wyoming
 - II. **Request:** Simple Subdivision to create four 8-15 acre parcels from approximately 558 acres
 - i. **Applicant:** Darin and Candy Geringer
 - ii. **Location:** 208 Casa Road, Glendo, Wyoming
 - III. **Request:** Simple Subdivision to create one approximately 8-acre parcel from approximately 159 acres
 - i. **Applicant:** Dale and Donna Dawson
 - ii. **Location:** W Fairview Road and Red Fox Road, Wheatland, Wyoming
 - IV. **Request:** Re-plat of Moxley Simple Subdivision
 - i. **Applicant:** William Moxley
 - ii. **Location:** S1/2 and NW1/4 of Section 25, Township 21 North, Range 66 West
- E. Approval of minutes from the May 10, 2022 Regular Meeting
- F. Board Discussion (if any)
 - I. Floodplain delineation requirements within and for Simple Subdivision requests. – County Engineer Hutchinson
- G. Adjournment



Meeting Dates: Planning and Zoning, Tuesday, June 14, 2022, at 7:00 PM
County Commissioners, Tuesday, June 17, 2022, at 10:00 AM

Applicant: Gerald Miles

Request: Re-plat of the Sunshine Acres Subdivision

Location: in the SW4SE4 of Section 7, Township 24 North, Range 67 West, Platte County, Wyoming

Request Details:

Gerald Miles has filed an application to request a Re-plat of the Sunshine Acres Simple Subdivision located in the SW4SE4 of Section 7, Township 24 North, Range 67 West, Platte County, Wyoming, from a three-parcel subdivision to a two-parcel subdivision.

Neighbor Comments:

None received.

Agency Comments:

None received.

Analysis:

Gerald Miles' to request a Re-plat of the Sunshine Acres Simple Subdivision located in the SW4SE4 of Section 7, Township 24 North, Range 67 West, Platte County, Wyoming. Is a simple request and results in larger parcels within the subdivision. Due to the replat encompassing all of Sunshine Acres, a vacation plat will need to accompany the re-plat. A vacation plat is the currently recorded plat with "VACATED" noted across the subdivision with both the owners' acknowledgement and certificates of approval.

The Planning Office recommends approval of Gerald Miles' to request a Re-plat of the Sunshine Acres Simple Subdivision located in the SW4SE4 of Section 7, Township 24 North, Range 67 West, Platte County, Wyoming, from a three-parcel subdivision to a two-parcel subdivision.

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.

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.

LEGEND
 FOUND 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 3910"
 FOUND 3/4" ALUMINUM CAP STAMPED "P.L.S. 3911"
 FOUND 3/4" NIPAR

NOTES
 BASIS OF MEASUREMENTS: 1983 LINE OF SURVEY
 ALL MEASUREMENTS ARE TO THE CENTERLINE OF THE CANAL
 SURVEY IS 2' ON (TWO FEET) PLUS 10 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO POINTS BEING COMPARED).

REAL ESTATE DISCLOSURE STATEMENTS
 NO PROPOSED CENTRALIZED SEWAGE SYSTEM. HIGH WINDS MAY CAUSE BLOWING OF FARM RESIDUE ON THE SUBDIVISION.
 LOCAL RISK: FIRE PROTECTION AND AMBULANCE SERVICES CAN BE DISRUPTED.
 LOT OWNER IS REQUIRED TO OBTAIN PERMITS FOR WASTEWATER DISPOSAL SYSTEMS FROM THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION. PERMITS ISSUED BY AUTHORITY OF WY DEQ OFFICE IN CHEYENNE.
 WATER DEPLETION FOR ANY SIGNIFICANT DEVELOPMENT ON THE LOT WHICH WOULD MEASURABLY INCREASE STORM WATER FLOWS ESTIMATED FROM THE 100 YEAR DESIGN LOT OWNER WILL ADHERE TO ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, skill and belief, that the platting 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 measurements found or set are as shown.

OWNERS' ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF PLATTE }
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022
 BY GERALD S. WILES AND SHARON LEE WILES, HUSBAND AND WIFE

NOTARY PUBLIC, PLATTE COUNTY, WYOMING
 MY COMMISSION EXPIRES: _____

OWNERS' ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF PLATTE }
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2022
 BY CASSY E. LOWER AND KORI A. LOWER HUSBAND AND WIFE

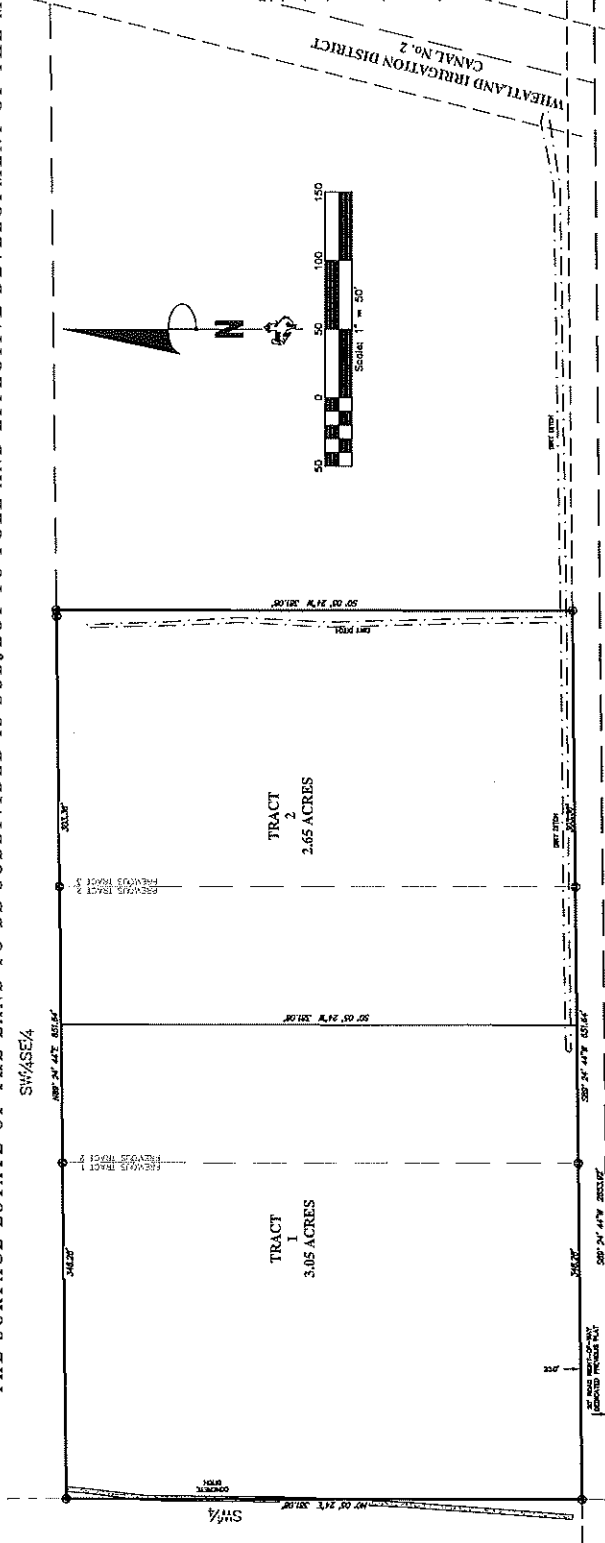
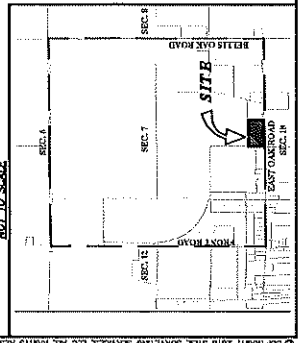
NOTARY PUBLIC, PLATTE COUNTY, WYOMING
 MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Gerald S. Wiles and Sharon Lee Wiles, and Cassy E. Lower and Kori A. Lower, husband and wife, of Platte County, Wyoming, containing 170 square feet of land, has caused the same to be surveyed, and that as it appears on this plat to be the true and correct survey and that the same shall be subject to the same and hereby grants the easements for the purposes indicated herein.
 Witness my hand this _____ day of _____ 2022.

Gerald S. Wiles
 Sharon Lee Wiles
 Cassy E. Lower
 Kori A. Lower

VICINITY MAP
 NOT TO SCALE



CERTIFICATES OF APPROVAL

APPROVAL BY THE PLATTE COUNTY ENGINEER THIS _____ DAY OF _____ 2022.
 ENGINEER: HAL K. RUTENFRAN P.E.
 APPROVAL BY THE PLATTE COUNTY PLANNING DIRECTOR THIS _____ DAY OF _____ 2022.
 PLANNING DIRECTOR: AMY CLARK
 APPROVAL BY THE PLATTE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2022.
 PLANNING & ZONING CHAIRMAN: MARY STEPHANO
 APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____ 2022.
 COUNTY COMMISSIONER: CHRISTIAN STEVE SPOCKLEY

MEET HERE FOR

**SUNSHINE ACRES
 SIMPLE
 SUBDIVISION**

A RE-PLAT OF TRACTS 1 THRU 3, SUNSHINE ACRES, SITUATED IN A PORTION OF THE SW¼4 SECTION 7, T.24N., R.67W. OF THE 6TH P.M., PLATTE COUNTY, WYOMING
 PREPARED March, 2022



STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY 82001 • (307) 634-7273
 756 GILCERST ST. WHEATLAND, WY 82201 • (307) 822-9789
 www.SteelSurvey.com • info@SteelSurvey.com

REVISED: 3/16/2022
 W22016 SMP SUBDIVING



Meeting Dates: Planning and Zoning, Tuesday, June 14, 2022, at 7:00 PM
County Commissioners, Tuesday, June 17, 2022, at 10:00 AM

Applicant: Candy and Darin Geringer

Request: Simple Subdivision to create four 8+ acre parcels and zone Class I Residential

Location: part of the SE4 of Section 2, Township 28 North, Range 68 West, Platte County, Wyoming

Request Details:

Darin and Candy Geringer have filed an application for a Simple Subdivision to create four 8+ acre parcels located in part of the SE4 of Section 2, Township 28 North, Range 68 West, Platte County, Wyoming, and zone Class I Residential.

Neighbor Comments:

None received.

Agency Comments:

Commercial Leasing Manager Seno with Wyoming Office of State Lands and Investments - The Office of State Lands and Investments is in receipt of your letter regarding a Simple Subdivision to create four 8+ acre parcels located in part of the SE4 of Section 2, Township 28 North, Range 68 West, Platte County, Wyoming, and zone Class I Residential. Based on the information provided, the site's location is near or adjacent to state-owned land. We note any access across or work performed on state lands will require prior authorization from the state. Apart from this, we have no further comment as the activities are not proposed for lands owned by the state. As always, do not hesitate to contact me with further questions.

Road Name Comments:

EMS Coordinator Stevenson – I don't see any conflicting names.

Police Chief Willadsen – Looks good to me.

Town of Glendo – The Town of Glendo has no objections.

County Assessor Eppel – Not that I can think of right off hand.

Analysis:

Darin and Candy Geringer's request to create a Simple Subdivision to create four 8+ acre parcels located in part of the SE4 of Section 2, Township 28 North, Range 68 West, Platte County, Wyoming, and zone Class I Residential meets the requirements for a Simple Subdivision per Platte County Rules and Regulations. Mr. and Mrs. Geringer have submitted draft covenants for their proposed simple subdivision, and these covenants are included in this packet.

The Planning Office recommends approval of Mr. and Mrs. Geringer's request to create a Simple Subdivision to create four 8+ acre parcels located in part of the SE4 of Section 2, Township 28 North, Range 68 West, Platte County, Wyoming, and zone Class I Residential with the following condition, within one year, submit the final plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval.

Planning and Zoning 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.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

These Covenants, Conditions, and Restrictions for the Twin Springs Ranch Simple Subdivision located in part of Southeast Quarter of Section 2, Township 28N, North, Range 68 West of the 6th PM, Platte County Wyoming.

WHEREAS the said landowners of Twin Springs Ranch Simple Subdivision agree to the Covenants, Conditions, and Restrictions contained herein:

The purpose of these covenants, conditions, and restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community and thereby to secure to each landowner the full benefit and enjoyment of their home with no greater restriction of the free and undisturbed use of their land than is necessary to insure the same advantages to the other lot owners.

1. No building, except a private single-family dwelling, with the necessary outbuildings, shall be erected, placed, or permitted on the described premises or any part thereof. All residences shall be finished prior to occupancy.
2. All buildings are to be constructed in a good and workmanlike manner and kept in proper repair. The construction of all buildings and structures must be completed within 1.5 years of commencement of such construction and all excess materials and construction debris shall be promptly removed.
3. No mobile home or trailer house shall be allowed to set up on the above-described property.
4. All buildings and structures erected or constructed within the subdivision shall be of new construction. No old buildings shall be moved/relocated onto any lot. This includes steel storage containers/CONEX.
5. No tent, shack, garage, barn, lean-to, or other outbuilding shall be erected on any lot in the above-described properties with the intent to be used as a residence, temporarily or permanently. No outbuildings shall be used as or rented for residential use, temporary or permanent.
6. The principal dwelling shall have a minimum, fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces, and garage, of one thousand (1,000) square feet; except that where the said principal dwelling is a 1-1/2-2 story dwelling, the minimum may be reduced to eight hundred (800) square feet of ground floor area, providing that the total living area of the 1-1/2-2 stories is not less than one thousand two hundred (1,200) square feet.
7. Sewage shall be disposed of only by and through a septic system of adequate dimension and capacity and of a type approved by the State of Wyoming Department of Environmental Quality (DEQ). No septic tank or field system shall be nearer than fifty (50) feet to any building lot line except with the consent of the appropriate Department of Environmental quality officials. No sewage, waste, wastewater, trash, garbage, or other debris shall be emptied, discharged or permitted to drain into any body of water in or adjacent to the subdivision. No outside toilets or privies shall be permitted on any lot in the subdivision. All outside toilet facilities must be part of the residence or garage and shall be a modern flush-type and connected to the proper septic tank system.
8. No person owning any lot within the subdivision shall keep, maintain, or allow to be kept on said lot; any vehicle in disrepair or without current licenses, any scrap iron or materials saved for "future" use, or any refuse or junk. Trash, garbage, or other waste shall not be kept except in sanitary containers; all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and suitably screened from view of the roadways.

9. No livestock except horses shall be allowed or permitted on any lot within the subdivision. Livestock as used herein shall include, but is not limited to cows, pigs, sheep, goats, bison, llamas, alpacas, peacocks, emus, and ostriches.

a. Any horses kept within the subdivision shall be kept in a permanent corral attached to a stable. The corral on any one lot cannot be larger than 100 feet by 100 feet (100'X100') or 10,000 square feet.

10. Fences erected on any lot within the subdivision must be done with wildlife friendly fencing consisting of three (3) wires. The fence must be no taller than thirty-eight (38) inches with a fourteen (14) inch separation between top and middle wire. The bottom wire must be barb-less and at least sixteen (16) inches off of the ground. All corner braces must be constructed of six (6) inch or larger rounds treated posts. All line posts must be four (4) inch or larger round treated posts. No steel T-posts will be allowed.

11. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

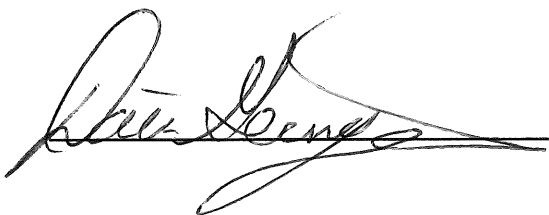
12. The invalidation of any one or more of these covenants, conditions, or restrictions by judgement or court order shall in no way effect any other provisions contained herein, which shall remain in full force and affect.

13. EASEMENTS AND RIGHTS-OF WAYS are hereby reserved in this subdivision for poles, wires, pipes and conduits for heating, lighting, electricity, gas, telephone, internet, sewer, water or any other public or quasi-public utility service purposes, together with the right of ingress and egress for the purpose of further construction shall be restricted to roadway and property lines, where possible.

14. The owner(s) of any lot within the subdivision shall have the right to enforce, by any proceeding at law or in equity, all covenants, conditions, and restrictions imposed by the provisions contained herein. The failure of any owner to enforce any covenant, condition, or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

15. The covenants, conditions, and restrictions of this declaration shall run with and bind to the land for a term of thirty (30) years from the date this declaration is recorded, after which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years from the date unless an instrument signed by a majority of the owners of the lots has been recorded agreeing to change said covenants, conditions, and restrictions may be amended by recording an instrument signed by a majority of the owners of the lots.

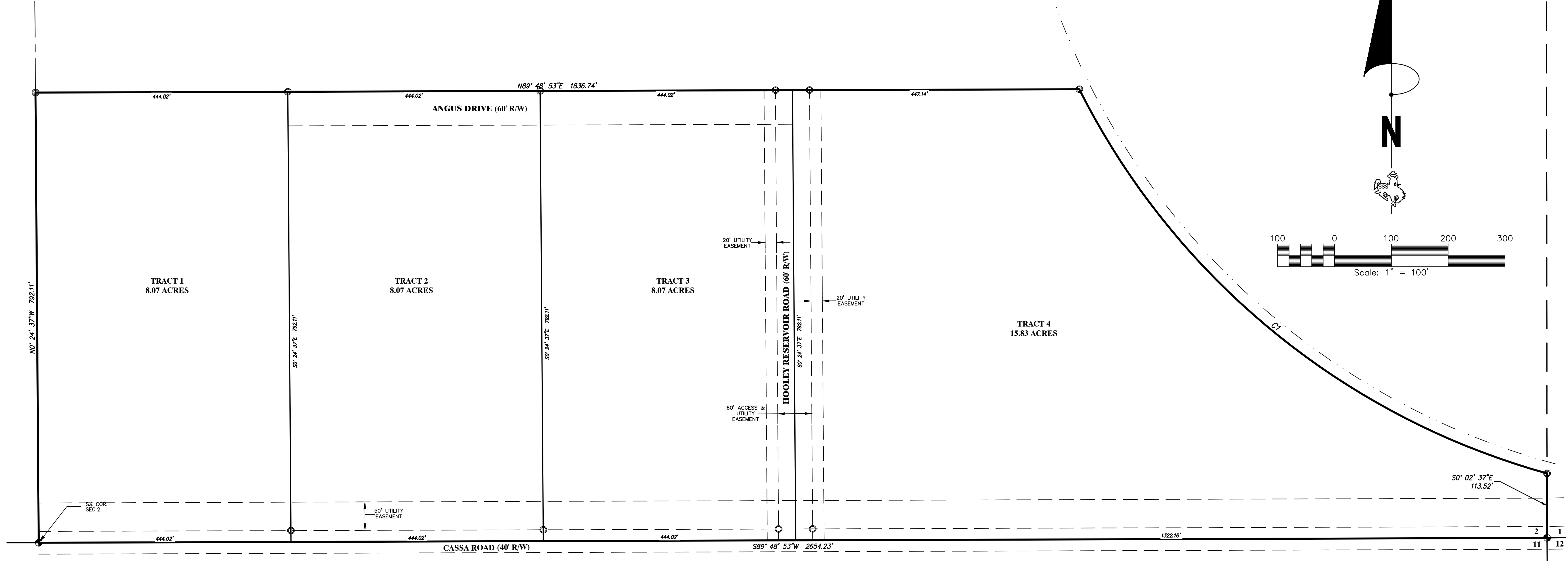
IN WITNESS THEREOF, this Declaration of Covenants, Conditions, and Restrictions has been executed this ___ Day of _____, 2022.



Owner

Darin L. Geringer,

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 PERSONS BY THESE PRESENTS THAT: Darin Geringer and C. Candy Geringer, Husband and Wife owners in fee simple of: A tract of land situated in a portion of the SE¼ of Section 2, Township 28 North, Range 68 West of the 6th p.m., Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Southeast Corner (SE) corner of said Section 2; thence S.89°48'53"W., along the South line of Said Section 2, a distance of 2654.23 feet; thence N.0°24'37"W., a distance of 792.11 feet; thence N.89°48'53"E., a distance of 1836.74; thence 1096.61 feet along on a curve to the right, said curve having a delta of 47°49'27", a radius of 1313.79 feet, and whose long chord bears S.50°36'24"E., a distance of 1065.05 feet; thence S.0°02'37"E., a distance of 113.52 feet; to the point of beginning. Containing 40.1 acres, more or less, and subject to easements, covenants or restrictions of record.

Has caused the same to be surveyed, platted and known as: TWIN SPRINGS RANCH, 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 do furthermore dedicate the easements as shown hereon for the purposes indicated.

Darin Geringer C. Candy Geringer

OWNERS' ACKNOWLEDGEMENT

STATE OF WYOMING)
 COUNTY OF PLATTE)SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022

BY DARIN GERINGER AND C. CANDY GERINGER, HUSBAND AND WIFE

NOTARY PUBLIC, PLATTE COUNTY, WYOMING

MY COMMISSION EXPIRES: _____

CERTIFICATES OF APPROVAL

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

ENGINEER HAL H. HUTCHINSON P.E.

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

PLANNING DIRECTOR AMY CLARK

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

PLANNING & ZONING CHAIRMAN MARTY SHEPARD

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

COUNTY COMMISSIONER CHAIRMAN STEVE SHOCKLEY

CERTIFICATE OF SURVEYOR

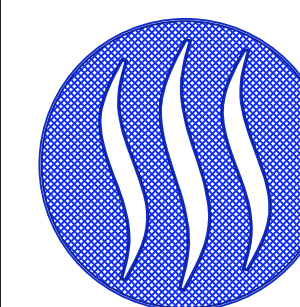
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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

TWIN SPRINGS RANCH SIMPLE SUBDIVISION

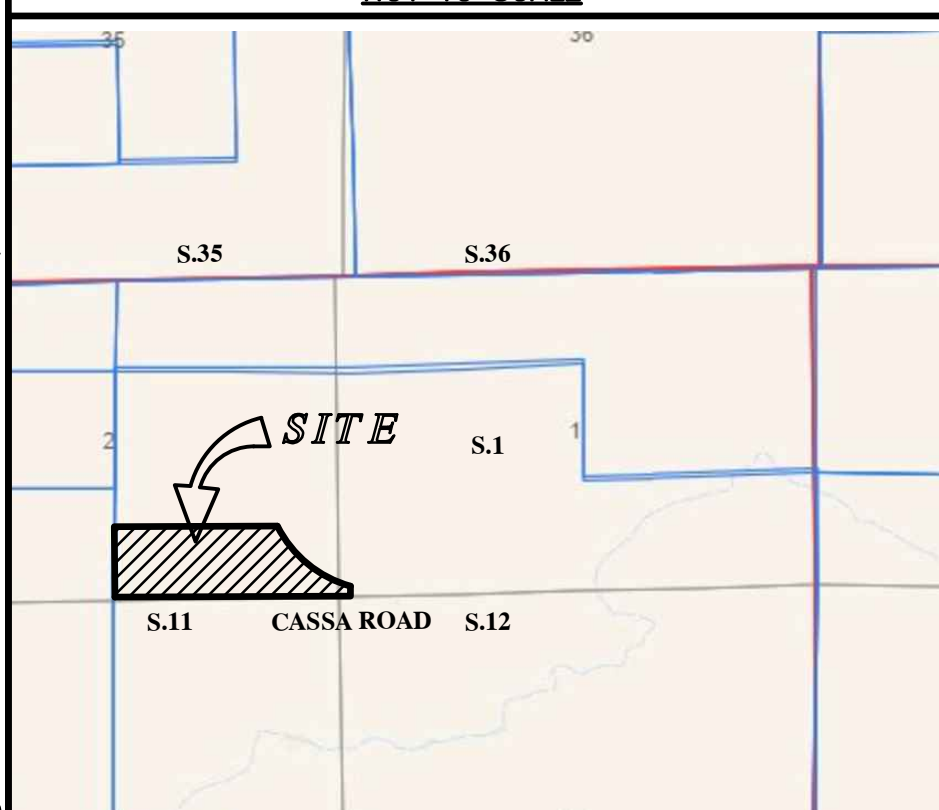
SITUATED IN A PORTION OF THE SE¼ OF SECTION 2, T.28N., R.68W., OF THE 6TH P.M., PLATTE COUNTY, WYOMING

PREPARED April, 2022

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
 www.SteilSurvey.com ○ info@SteilSurvey.com



VICINITY MAP
 NOT TO SCALE



NOTES

BASIS OF BEARINGS: SOUTH LINE OF SE¼ SECTION 2 BEING S89° 48' 53"W, 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).

LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 3/4" BRASS CAP STAMPED "L.S. 6010"

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.
- TRACT OWNER IS 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.
- LOT OWNER 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.
- LOT OWNER WILL ADHERE TO ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD
- ALL TRACT OWNERS ARE REQUIRED TO OBTAIN PERMITS FOR AND REGISTER WITH THE WYOMING STATE ENGINEER, CONCERNING WELL(S) FOR ONSITE WATER AS REQUIRED BY THE STATE OF WYOMING ENGINEER.

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	47° 49' 27"	1313.79'	S50° 36' 24"E	1065.05'	1096.61'

REVISED: 4/7/2022
 22070 SIMP SUB TR 1-4.DWG



Meeting Dates: Planning and Zoning, Tuesday, June 14, 2022, at 7:00 PM
County Commissioners, Tuesday, June 17, 2022, at 10:00 AM

Applicant: Dale and Donna Dawson

Request: Simple Subdivision to create one approximately 8-acre parcel and zone Class I Residential

Location: part of the NW4 of Section 1, Township 24 North, Range 68 West, Platte County, Wyoming

Request Details:

Dale and Donna Dawson have filed an application for a Simple Subdivision to create one approximately 8-acre parcel located in part of the NW4 of Section 1, Township 24 North, Range 68 West, Platte County, Wyoming and zone Class I Residential.

Neighbor Comments:

None received.

Agency Comments:

Commercial Leasing Manager Seno with Wyoming Office of State Lands and Investments - The Office of State Lands and Investments is in receipt of your letter regarding a Simple Subdivision to create one approximately 8-acre parcel located in part of the NW4 of Section 1, Township 24 North, Range 68 West, Platte County, Wyoming and zone Class I Residential. Based on the information provided, the site's location is near or adjacent to state-owned land. We note any access across or work performed on state lands will require prior authorization from the state. Apart from this, we have no further comment as the activities are not proposed for lands owned by the state. As always, do not hesitate to contact me with further questions.

Wheatland Irrigation District Office Assistant Whitney - I just spoke with Dale Dawson. The acreage I have for Huey Dawson is 88, which is his pivot and does not include the acreage that is being given/sold to Dale.

Analysis:

Dale and Donna Dawson's request for a Simple Subdivision to create one approximately 8-acre parcel located in part of the NW4 of Section 1, Township 24 North, Range 68 West, Platte County, Wyoming and zone Class I Residential meets the requirements for a Simple Subdivision per Platte County Rules and Regulations.

The Planning Office recommends approval of Mr. and Mrs. Dawson's request for a Simple Subdivision to create one approximately 8-acre parcel located in part of the NW4 of Section 1, Township 24 North, Range 68 West, Platte County, Wyoming and zone Class I Residential with the following condition, within one year, submit the final plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval.

Planning and Zoning Options:

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- 1) Approve the request as proposed;
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- 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.

16 March, 2022

To Whom It May Concern:

Huey A. Dawson and Lena M. Dawson, Trustees of
Dawson Family Trust convey to Dale and
Donna Dawson 8.06 +/- acres of Dawson Family
Trust property for \$1.00 dollar.

Huey A. Dawson, Trustee

Dawson

Piper Whitney <p.whitney@wheatlandirrigation.org>

Mon 3/7/2022 9:32 AM

To: Planner <planner@plattecountywyoing.com>

Good Morning,

I just spoke with Dale Dawson. The acreage I have for Huey Dawson is 88, which is his pivot and does not include the acreage that is being given/sold to Dale.

Thank you and Happy Monday!

Piper Whitney

Office Assistant

Wheatland Irrigation District

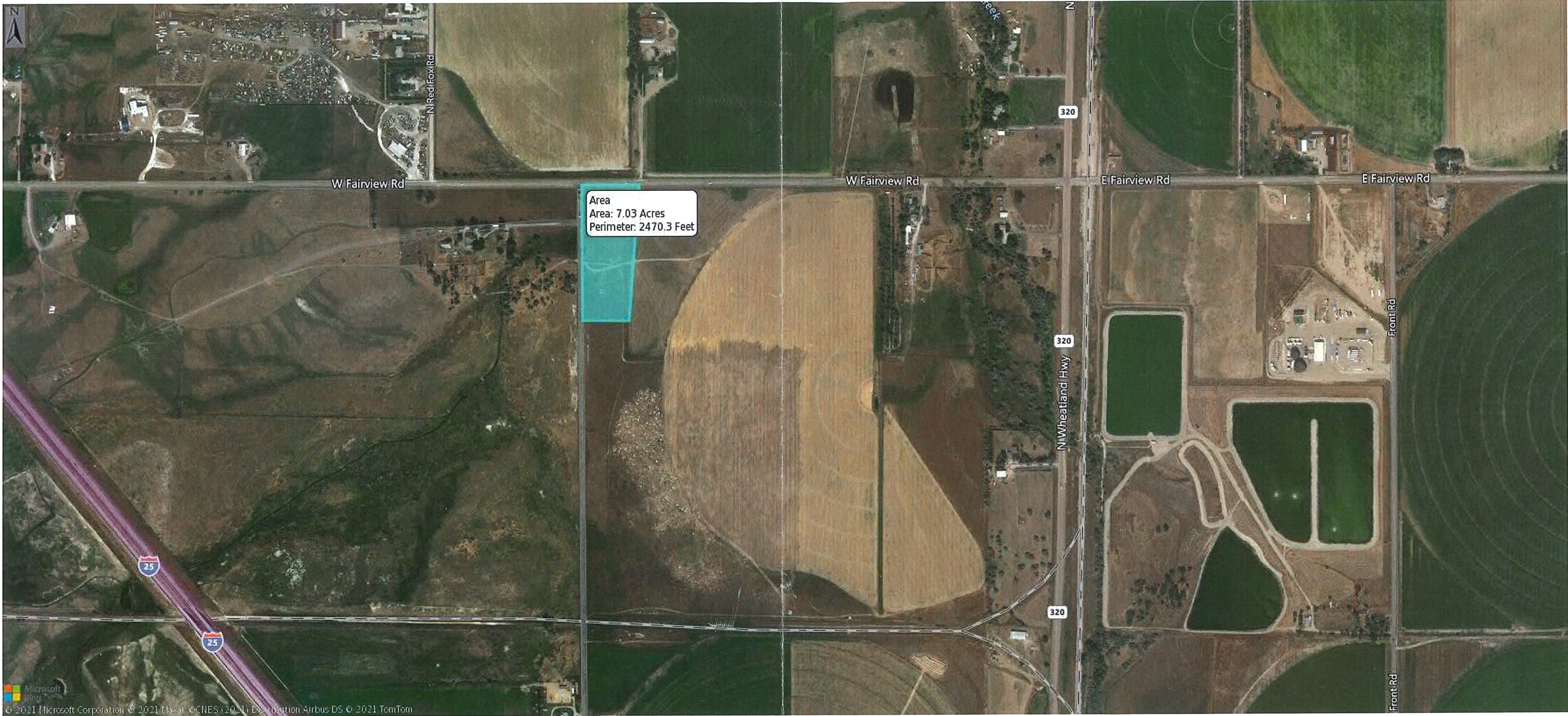
30 W Frontage Rd

Wheatland WY 82201

307-322-2740

307-322-1749 FAX

Division Example





Meeting Dates: Planning and Zoning, Tuesday, June 14, 2022, at 7:00 PM
County Commissioners, Tuesday, June 17, 2022, at 10:00 AM

Applicant: William Moxley

Request: Re-plat of the Moxley Simple Subdivision

Location: in the S1/2 and NW ¼ of Section 25, Township 21 North, Range 66 West, Platte County, Wyoming

Request Details:

William Moxley has filed an application to request to re-plat the Moxley Simple Subdivision located in the S1/2 and NW ¼ of Section 25, Township 21 North, Range 66 West, Platte County, Wyoming.

Neighbor Comments:

None received.

Agency Comments:

Commercial Leasing Manager Seno with Wyoming Office of State Lands and Investments - The Office of State Lands and Investments is in receipt of your letter regarding an application to request to re-plat the Moxley Simple Subdivision located in the S1/2 and NW ¼ of Section 25, Township 21 North, Range 66 West, Platte County Wyoming. Based on the information provided, the site's location is near or adjacent to state-owned land. We note any access across or work performed on state lands will require prior authorization from the state. Apart from this, we have no further comment as the activities are not proposed for lands owned by the state. As always, do not hesitate to contact me with further questions.

Analysis:

William Moxley's request to re-plat the Moxley Simple Subdivision located in the S1/2 and NW ¼ of Section 25, Township 21 North, Range 66 West, Platte County, Wyoming is a simple request and will allow for the single parcel subdivision to adjust its boundaries while maintaining or surpassing the required minimum of five acres in size. Due to the re-plat encompassing all the Moxley Simple Subdivision, a vacation plat will need to accompany the re-plat. A vacation plat is the currently recorded plat with "VACATED" noted across the simple subdivision with both the owner's acknowledgements and certificates of approval.

The Planning Office recommends approval of Mr. Moxley's request to re-plat the Moxley Simple Subdivision located in the S1/2 and NW ¼ of Section 25, Township 21 North, Range 66 West, Platte County, Wyoming to allow for adjustments to the boundary lines.

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.

William Moxley
6017 Weaver Road
Cheyenne, Wyoming 82009

May 3, 2022

Platte County Planning & Zoning
600 9th Street
Wheatland, Wyoming 82201

Attn: Amy Clark

Re: Replat of Moxley Single Subdivision

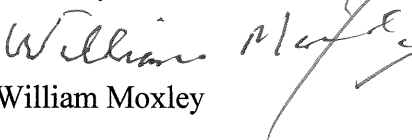
Dear Sir or Madam:

The subject plat was filed February 3, 2017. On March 30, 2021, the subdivision was sold to Jason Parker. At the time the plat was filed, the large building just north of the subdivision was being used to store farm equipment by neighbors Dan Kennedy and Rob Hellbaum. However, in the ensuing five years, plans have changed and those gentlemen are no longer using the building and will not be using it in the future.

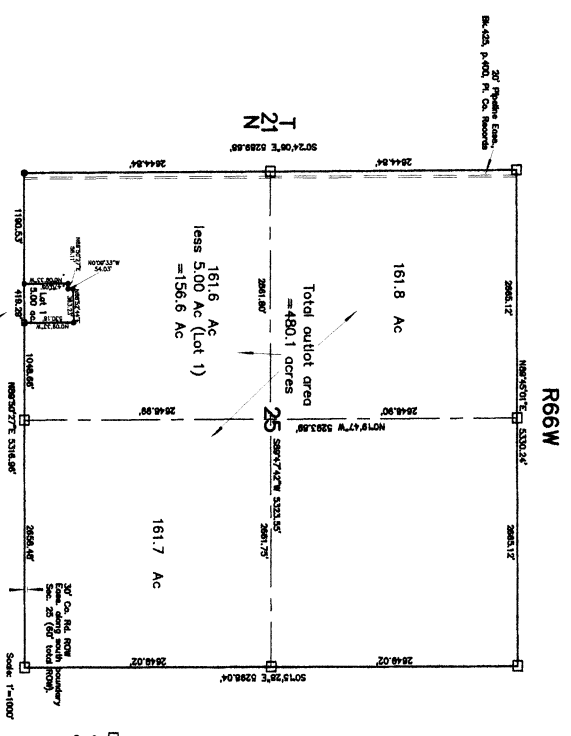
As such, Jason Parker would like to have the building included in the subdivision. Therefore, I am requesting the subdivision be revised to include said building. This can be done by moving the west border of subdivision into the east and expanding the north border to the north which still leaves the required five acres to be included in the subdivision.

Thank you for your consideration of this request.

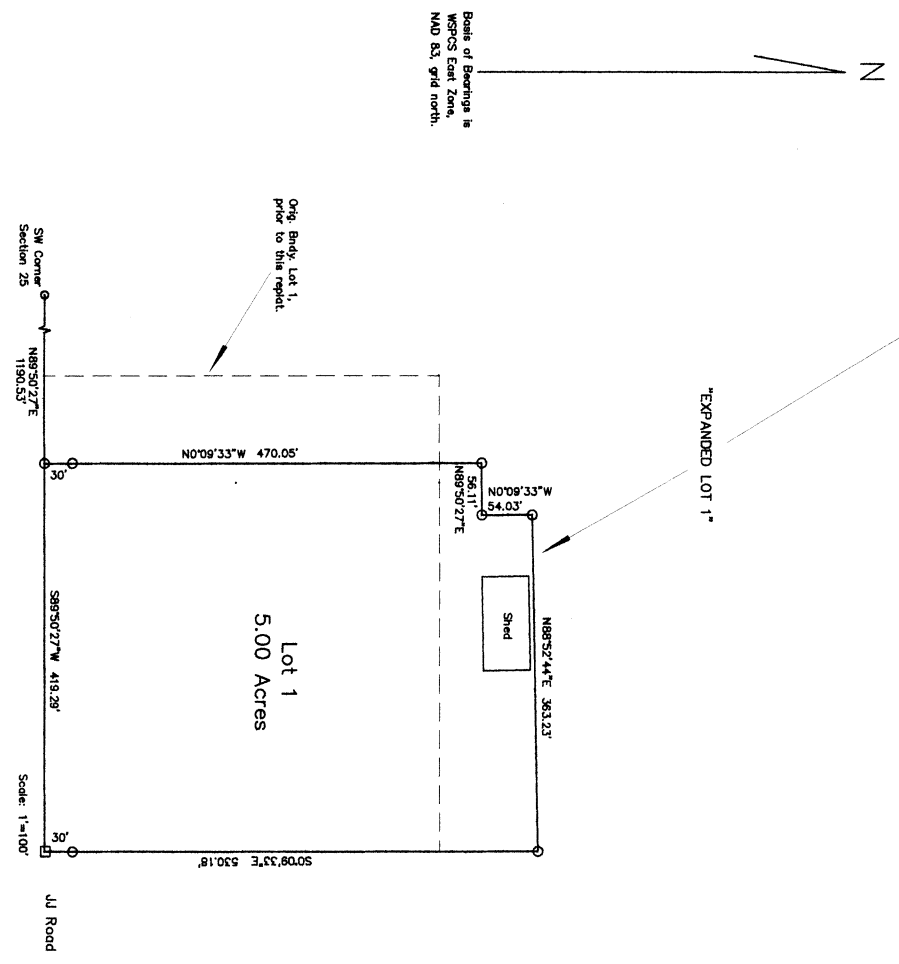
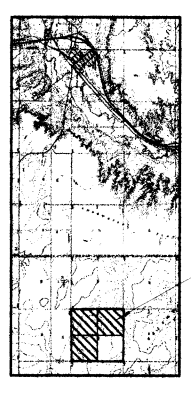
Sincerely,


William Moxley

**REPLAT OF THE
MOXLEY SIMPLE SUBDIVISION**
FOR ONE LOT AND AN OUT-LOT IN THE
S/2 AND THE NW/4 OF SECTION 25, T21N, R66W, OF THE 6th P.M.,
PLATTE COUNTY, WYOMING



- Rebar and cap mkd. PELS 4495, set in 2016
- Rebar and cap mkd. PELS 4495, set this survey
- Found rebar and cap mkd. LS 601



REAL ESTATE DISCLOSURE STATEMENTS

- High winds may cause blowing of farm residue on the Subdivision
- No proposed centralized sewage system
- No proposed centralized water system
- All proposed and expanded to state permits for new septic systems as per Water Quality Rules and Regulations. Septic system permits issued only by Wyoming DED office in Cheyenne.
- Only normal rural fire protection and ambulance service can be expected.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Known all men by these presents that the undersigned are the owners in fee simple of the property encompassed by the REPLAT OF THE MOXLEY SIMPLE SUBDIVISION as shown hereon, and that the boundary of the property included in this subdivision is shown hereon and is further described as follows:

The S1/2 and the NW1/4 of Section 25, T21N, R66W, of the 6th P.M., Platte County, Wyoming, containing 485.1 acres, more or less.

The subdivision of the property shown hereon and named the REPLAT OF THE MOXLEY SIMPLE SUBDIVISION is with the free consent and in accordance with the desires of the undersigned owners. The undersigned owners have by these presents laid out and platted the REPLAT OF THE MOXLEY SIMPLE SUBDIVISION and do hereby grant or acknowledge the easements for the purposes stated hereon.

WILLIAM JAMES MOXLEY _____ Date _____

Certificate of Acknowledgement
State of Wyoming SS
County of Platte
The foregoing instrument was acknowledged before me by William James Moxley this ____ day of _____, 2022.
Witness my hand and official seal.

Notary Public _____
My commission expires: _____

JASON PARKER _____ Date _____

Certificate of Acknowledgement
State of Wyoming SS
County of Platte
The foregoing instrument was acknowledged before me by Jason Parker this ____ day of _____, 2022.
Witness my hand and official seal.

Notary Public _____
My commission expires: _____

CERTIFICATE OF APPROVAL:
Platte County Engineer: _____ Date: _____

CERTIFICATE OF APPROVAL:
Platte Co. Planning and Zoning Commission: _____ Date: _____
Chairperson _____

CERTIFICATE OF APPROVAL:
Platte Co. Planning Director: _____ Date: _____
Director _____

CERTIFICATE OF APPROVAL:
Platte Co. Board of Commissioners: _____ Date: _____
Chairperson _____

CERTIFICATE OF SURVEYOR:
State of Wyoming) SS
County of Platte)

I, Daniel B. Kennedy, a duly registered civil engineer and land surveyor in the State of Wyoming, do hereby certify that the REPLAT OF THE MOXLEY SIMPLE SUBDIVISION as shown hereon does truly and correctly represent to the best of my belief the dimensions of the boundary and contents of the survey made by me in September of 2016 and April of 2022.

Daniel B. Kennedy
Wyo. PELS No. 4495



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

PLATTE COUNTY PLANNING & ZONING COMMISSION

RECORD OF PROCEEDINGS

MAY 10, 2022

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, May 10, 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

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 Re-plat of the Rivers Edge Subdivision

Planner Clark noted that 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. Lisa and Cory Bristow's request to re-plat the Rivers Edge Subdivision to make adjustments to lines 7 and 9 under the Real Estate Disclosures Draft 2 submitted to the Planning Office on April 25, 2022 shows the adjustment of lot lines on Lots 20 and 22. 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 25, 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 May 10, 2022, per the Platte County Assessor's Office, Mr. Tinsley is 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." 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 10, 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 additional 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, 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.

Lisa Bristow stated they have contacted Mr. Aagard with WYDOT, he came and did the approval for the access on Highway 26 and he came out to the job site after we had that done and gave us the approval. Even though the lot lines are changing all it is doing is changing the ownership and does not have anything to do with the highway. We have already obtained the quitclaim deed from Mr. Tinsley and Mr. Madsen with Premier Title took it to the courthouse on Friday. Basically, all we are doing is changing the ownership of what they called green space, which is basically the highway and barrow ditch. Nothing is going to change with Highway 26, if you look at draft 1 and draft 2 nothing is going to change, just the lots have changed and all that is doing is changing ownership out of Mr. Tinsley's name into ours. This was an oversight on our part, we are builders, we are not developers. When we started this project in 2020 we told the surveyor to go to the fence, unaware that someone is going to own the last little bit of land and no one wants it, thus we want it to go with the lots. Same thing with Line 7 and Line 9, we didn't know what we were doing and they were just oversights, the way the southern lots are laid out there is no way for us to meet the current required separation. Included was Engineer Wetstein's letter that the requirement did not have to be included. I am not sure on who the county engineer is, but it is my understanding that Mr. Wetstein is the engineer for the town of Wheatland. How long does it take the county engineer to review something, I feel like if he was given this information the middle of March that he has had adequate time to review and provide comments? If County Engineer Hutchinson doesn't have time, then are we as citizens just supposed to sit back and wait for another year to give him time to review the project? Chairman Shepard stated that the Planner is trying to go by the rules and regulations currently in place and as the Commission we are trying to get it figured out and be helpful to you folks as well. If I am understanding this correctly, Mr. Wetstein has provided comment, but the Planning Office is waiting on a response from County Engineer Hutchinson? Planner Clark stated that is correct, as I am not an engineer, this is something that the

engineer should be providing comment on. I do not know what his timelines are or if he has set timelines in his contract with the county. Mr. Hutchinson is contracted to Platte County and Mr. Wetstien is contracted to the town of Wheatland. Again, I am not an engineer and thus am not qualified to comment on engineering reports and information. Mrs. Bristow stated she appreciated that and everything the Planner has done; we feel that Engineer Hutchinson is not getting things done in a timely manner. We have people that have loans that they have qualified for and they only have a certain amount of time before they lose their interest rate, so we are kind of in a time crunch here, and I feel that Engineer Hutchinson has had almost two months to comment. Is Engineer Hutchinson accountable to anyone to review these projects and get them taken care of? Or does he get to complete them at his leisure? Planner Clark noted waiting on additional projects from Engineer Hutchinson and has made County Clerk Ervin aware of the delays, but is unsure of who Engineer Hutchinson reports to, whether it is County Clerk Ervin or directly to the County Commissioners. Mrs. Bristow added that we went to Engineer Wetstein and I realize that we should have Engineer Hutchinson comment on this, but if he doesn't have time to comment it shouldn't hold up our project, and I don't know why we can't take the word of another qualified engineer. Chairman Shepard stated that I have to agree with that comment, with agreement from the other Commission Members. Commission Member Brockman asked how did the town of Wheatland engineer get involved in this project? Mrs. Bristow stated that they had hired Engineer Wetstein and upon hiring him had found out that he is also the contract engineer for the town and he stated that he had worked with Planner Clark previously. Commission Member Brockman asked for some clarification on the plat and lot adjustments. Planner Clark and Commission Member Lockhart provided clarification. Mrs. Bristow added that when they first started this project they did their own perc testing and obviously didn't know what they were doing, since we have had Aaron with A&A Earthworks come out and do the perc testing correctly and the tests have come back good. At that point we went back to Engineer Wetstein with the updated perc test information to obtain the recommendations from him for the requested adjustments. Merlin Hitt with Platte County Economic Development stated I think this should be passed as fast as possible, there is a housing shortage in the Guernsey area and that PCED is for getting this project completed.

Commission Member Lockhart motioned, second by Commission Member Brockman to approve Lisa and Cory Bristow's request to re-plat the Rivers Edge Subdivision as shown on draft 2 included in the meeting packet.

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

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

Planner Clark noted that each application will require a separate motion, but these requests are being presented in the interest of time and that these requests are coming before the Commission

due to not being included in the original Communication Tower Project Special Use Permit. 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 apply 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. 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. 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. Additional fuel storage information was included in the meeting packet. 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. GPS 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.

Chairman Shepard asked how did they know they needed to obtain a special use permit to install a generator? Why would you ask to install a generator? I know of several people that have them and haven't come to us for a permit. Is there a threshold of diesel storage? Is there a threshold of size? What triggered the request? Planner Clark noted that the request is for an addition to a communications tower project, which requires special use permits in Chapter 8 of the Platte County Rules and Regulations RAM District. Commission Member Lockhart asked why they will need this if the project already has a special use permit. Planner Clark noted that the original special use permits for these communication towers did not include the addition of the generator or fuel storage. This is why when I meet with new applicants, I recommend that they add everything wish list item to their initial special use permit request to cover and include as many future additions

and expansions as possible. The applicants may not have known that this addition was going to be part of the initial project. In addition, these require a building certificate due to their cost being above the \$50,000 threshold and the requirement of the additional DEQ permit. Commission Member Lockhart and Chairman Shepard agreed that they can understand that. Commission Member Klein asked if they talked about generators when they came before the Commission the first time? Chairman Shepard said he didn't remember them talking about generators. Commission Member Lockhart asked how many gallons of fuel they are going to store there. Planner Clark noted that the application states they are 300-gallon tanks. Commission Member Lockhart asked if the tanks are going to be above ground tanks. Commission Member Brockman stated that they usually put them inside those little concrete containments. Commission Member Lockhart noted the seven conditions recommended. Commissioner Member Brockman asked how someone could not know that there is a fuel tank there. Are they going to light up right there? Commissioner Member Lockhart added that requiring tank labeling is beneficial, what if there is a wild land fire or some other threat there? Commissioner Member Brockman asked if it is hooked to a generator, wouldn't someone know that could explode? Commissioner Member Lockhart added if it is in the containment someone might not see that it is connected. Planner Clark added that the placards or labeling of the tank itself is a request from Fire Chief Clark as they did have an issue with a tank exploding during the Brittana fire a few years ago. Commissioner Member Lockhart noted that having the signs is good if there is a wild land fire. Planner Clark added in addition, these towers are located on large acreage, and they have not requested to be issued a 911 address, thus the addition of the GPS coordinates to the gate would assist if EMS is called to the site. Chairman Shepard expressed concern of needing to permit a generator. There are several individuals that have generators and fuel tanks in the county that are not permitted, so where does the permitting requirement stop. Commissioner Member Lockhart stated that I think the tank should be labeled/placard and the fence should have a warning that an explosive/flammable material is inside. Chairman Shepard said he isn't opposed to the conditions, but where does the government regulation end. Commissioner Member Klein noted that the conditions are needed because this is a commercial operation. Commissioner Member Lockhart noted that this is a special use permit/project, therefore it has special rules. For the individuals that have personal generators for their house, if you don't have it wired in properly, that is their own problem, between you and your homeowners' insurance. Chairman Shepard stated he doesn't have an issue with the conditions, he wants to make sure they aren't going to affect private homeowners later.

Commission Member Brockman motioned, second by Commission Member Klein to approve Crafton Communications request for a Special Use Permit to install, maintain, and operate a standby generator with diesel storage located at 1176 S Glendo Highway (the portion of the acreage located east of the town of Glendo as shown on the site plan) with the seven conditions.

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 Brockman motioned, second by Commission Member Klein to approve Crafton Communications request for a Special Use Permit to install, maintain, and operate a standby generator with diesel storage located at 38 Slater Road, Wheatland, Wyoming with the seven conditions.

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 Brockman motioned, second by Commission Member Klein to approve Crafton Communications request for a Special Use Permit to install, maintain, and operate a standby generator with diesel storage located at 21 Pepper Road, Wheatland, Wyoming with the seven conditions.

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 – April 12, 2022

Motion by Commission Member Lockhart with a second by Commission Member Tiltrum was made to approve the minutes of the previous April 12, 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 June and July meeting and she will try to complete the recommended updates to the Subdivision Regulations before her departure next month.

Chairman Shepard adjourned the meeting at 8:42 PM.

Approve:

Attest:

DRAFT