

PLATTE COUNTY



WYOMING

Planning & Zoning Commission

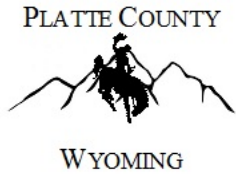
AGENDA

Wednesday, January 15, 2020 at 6:00 PM
Platte County Commissioners Chambers
800 9th Street, Wheatland, WY

- A. Call to Order - Roll Call
- B. Approval of minutes from the previous meeting
- C. Declaration of Conflicts of Interest
- D. New Business
 - a. **Request:** A request for a Simple Subdivision to divide approximately 10.5 acres out of 105.4 acres
 - i. **Applicant:** James Hedstrom
 - ii. **Location:** 1176 Hightower Road, Wheatland, Wyoming
 - iii. **Action:** To recommend approval or denial of the request
- E. Board discussion (If any)
- F. Adjournment

Next Planning & Zoning meeting: February 12, 2020 at 6:00 p.m.

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



Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
WEDNESDAY, DECEMBER 11, 2019

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 Wednesday, December 11, 2019, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Brockman, Commission Member Klein (attended via phone)

Members Absent: Commission Member Lockhart, Commission Member Warner

Staff Present: Joint Planner Clark

Approval of Minutes

Approval of Minutes – November 13, 2019

Motion by Chairman Shepard with a second by Commission Member Klein was made to approve the minutes of the previous November 13, 2019 meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Shepard, Klein, Brockman

MOTION DECLARED CARRIED

New Business

Request for a Special Use Permit

A request for a Special Use Permit to add an additional 6 RV/Travel Trailer rental spaces and continue the current utilization of his property located at 67 El Rancho Road.

Joint Planner Clark presented a request made by Delton (Del) Tinsley for a Special Use Permit to add an additional 6 RV/Travel Trailer rental spaces and continue the current utilization of his property located at 67 El Rancho Road. The purpose of the request is to continue the current utilization of his property. Mr. Tinsley currently has 4 RV/Travel Trailer rental spaces. Joint Planner Clark noted that Mr. Tinsley is aware that he needs to obtain a septic permit from DEQ to upgrade his septic system. Mr. Tinsley is hoping that having the Special Use Permit in place with the effective date being contingent upon DEQ issuing the septic permit will help with the DEQ approval process. In the future Mr. Tinsley wishes to add an additional common area for his guest to be able to play games, watch television, and possibly even do some laundry.

Merlin Hitt with Platte County Economic Development spoke in favor of the request from an economic standpoint; stating that the county is in need of short term options for traveling workers.

BJ Axford represented Mr. Tinsley and spoke in favor of the request.

None spoke in opposition of the request.

Motion by Commission Member Brockman was seconded by Commission Member Klein, to recommend approval of the request for a Special Use Permit to add 6 additional RV/Travel Trailer spaces contingent upon the approval of a septic permit from DEQ.

Upon roll call the vote on the MOTION was:

YES: Brockman, Klein, Shepard

MOTION DECLARED CARRIED

Board Discussion

Commission Members and Joint Planner Clark discussed updates needed for the new county website that is set to go live January 1, 2020.

Commission Members and Joint Planner Clark discussed the possibility of a public/private entity GIS sharing venture. Joint Planner Clark informed the Commission Members that the following entities are willing to share GIS mapping that is already completed; Planner Allred with the Town of Guernsey to share the map of Guernsey, Platte County Resource District GIS county map layers, WYDOT willing to share GIS map of state and county roads with mile marker locations, Camp Guernsey with approval would be willing to share non-classified GIS map layers, and Wyoming Pipeline Association is willing to share non-classified GIS map layers. Commission Member Brockman added that REA has an extensive GIS map of the area with locations of their power poles. Chairman Shepard noted that the Wheatland Irrigation district is looking into mapping all of their canals and laterals.

Chairman Shepard adjourned the meeting at 7:30 PM.

Approve:

Attest:

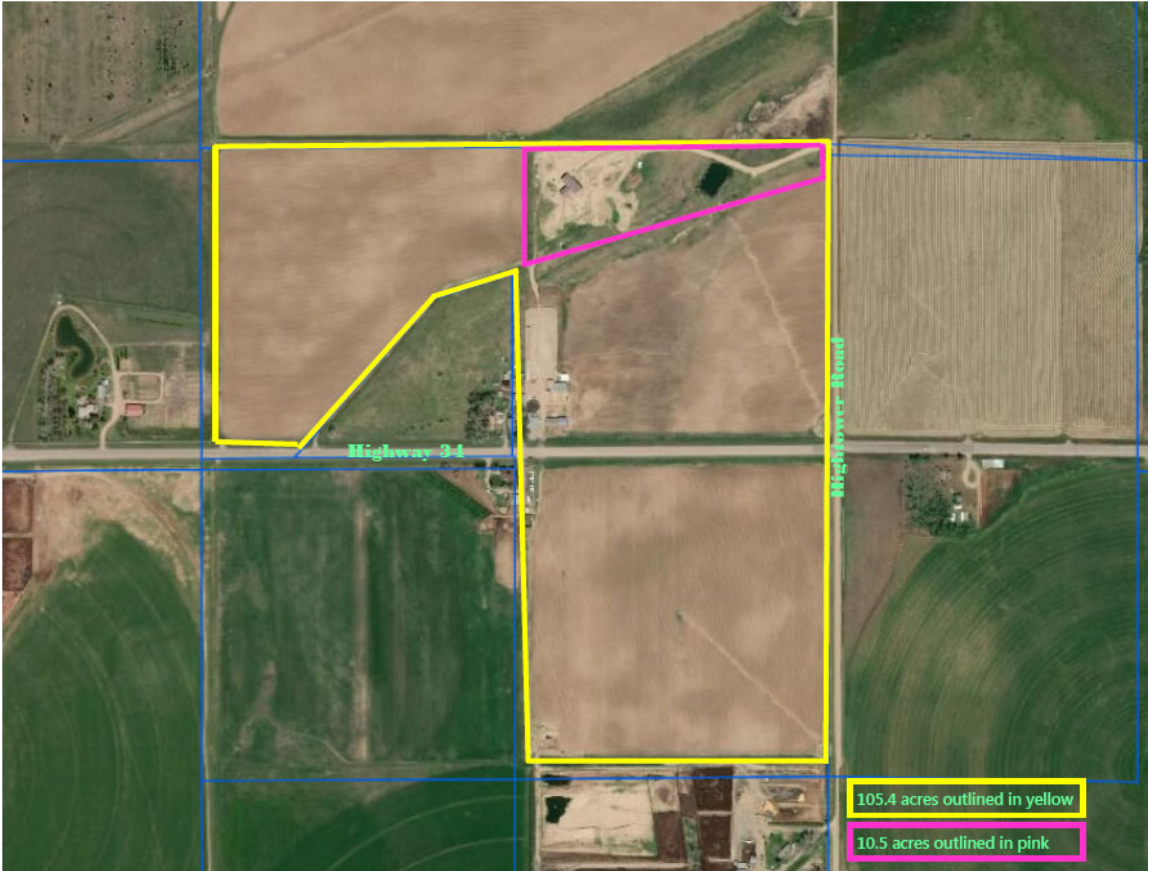
Chairman Planning & Zoning Commission

Joint Planner Clark



Platte County Planning & Zoning

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

MEETING DATE & TIME:	Platte County Planning & Zoning, Wednesday, January 15, 2020 at 6:00 PM Platte County Commissioners, Tuesday, January 21, 2020 at 10:00 AM
APPLICANT:	James Hedstrom
REQUEST:	A Simple Subdivision to create two parcels: one being approximately 10.5 acres with a house, and one being approximately 94.9 acres of farm-ground.
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	<p>105.4 Acres</p> <p><i>Legal address</i> – 1176 Hightower Road (4745 Highway 34)– Part of the SW4SE4 of Section 18, Part of NE4NE4 of Section 19, T23N, R68W, 6TH P.M. Platte County Wyoming.</p> 
NOTICE:	December 11, 2019
SUMMARY:	Approval of this Simple Subdivision Request will allow Mr. Hedstrom additional financing options.

Background and Proposal Details:

Mr. Hedstrom has applied for a Simple Subdivision of his 105.4 acre property located at 1176 Hightower Road (4745 Highway 34). Mr. Hedstrom purchased the property in 2014 and wanting to subdivide the 10.5 acre portion with the house on it to allow him access to additional financing options.

In order to qualify as a Simple Subdivision a few requirements must be met. If any of the following items are true, then this request will need to go through the full Subdivision process:

- 1) The subdivision will be served by a central sewage disposal system or central water supply system which is not owned or operated by a public entity;
- 2) The land to be subdivided is a parcel created by exempt division after July 1, 2001;
- 3) The land to be subdivided is within a platted subdivision, or record of survey;
- 4) The land to be subdivided is unsuitable for subdivision, or;
- 5) The land to be subdivided is contiguous to other land on which the same applicant has platted a subdivision.

When it comes time for the final plan, Mr. Hedstrom will need to have the parcel surveyed. According to Platte County Regulations, they do not have to create a full plat, but they do need to have a Record of Survey that is recorded at the Platte County Recorder's Office. However, a plat is always preferred to a Record of Survey. Therefore, I would ask that the Mr. Hedstrom have a plat created outlining the Simple Subdivision, if this request is approved.

This request was approved by the Wheatland Irrigation District on October 11, 2019.

Neighbor comments:

None

Agency Comments:

County Attorney Weaver: Asked about access to property after split and utility easements.

Mr. Wright with REA: No concerns and needed easements are in place.

Analysis:

This request does qualify for as a Simple Subdivision and should be approved. The 10.5 acre portion will retain the 1176 Hightower Road address with the remaining 94.9 acres retaining the 4745 Highway 34 address. Access to 1176 Hightower Road is already established off of Hightower Road and is not a concern.

Staff Recommendations:

This office believes that the Mr. Hedstrom's request to create two parcels should be granted with the following condition:

- 1) That a final plat be prepared and recorded with the Platte County Recorder's Office within one year of Commissioner approval.

Planning & Zoning Commission's Options:

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

- (1) approve the preliminary plan as proposed,
- (2) approve the preliminary plan with conditions,
- (3) continue the preliminary plan to a future meeting of the board until further review has been done, or
- (4) deny the preliminary plan (with or without prejudice).

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

Attachments:

Exhibits:

1. Letter of Intent
2. Site Plan
3. Provided Easement Survey
4. Irrigation District Approval

Appendix:

1. Notice of Hearing, available upon request
2. Neighbor letter & Neighbor list, available upon request
3. Routing Letter, available upon request
4. Agency input, available upon request
 - a. County Attorney Weaver email
 - b. REA Mr. Wright email

1) Letter of Intent:

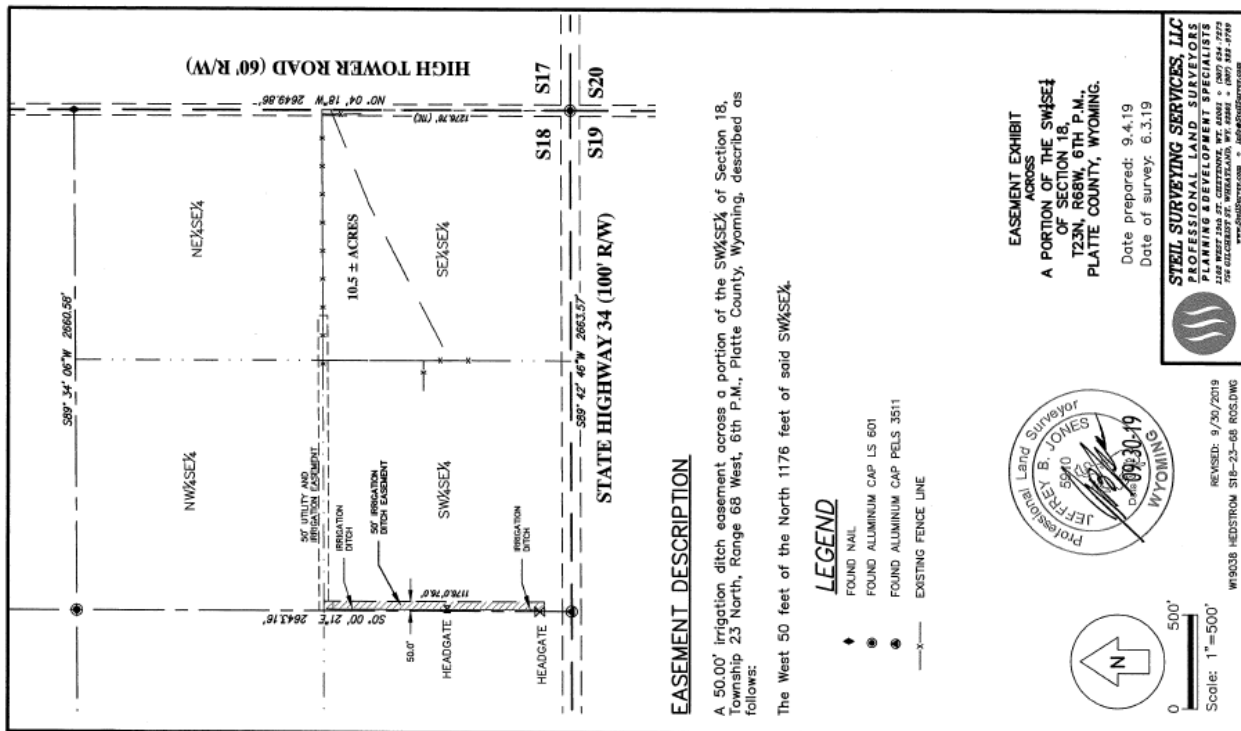
Subdividing the attached property for purposes of financing options.

[Handwritten signature]

2) Site Plan:



3) Easement Survey Provided:



4) Irrigation District Approval:

**Wheatland Irrigation District
 Water Plan Approval Form for Subdividers**
 Form Adopted by the Board on August 7, 2009
 Revised on September 12, 2019

Subdivision Name: Hedstrom House
 Name of Developer: Janis T. Hedstrom
 Address: 1176 Highway
 Telephone: 307-322-4124

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

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

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

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

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

- This process requires the following documents:
- An executed Authorization for Detachment of Water Rights form for all water rights under planned roads and structures (the form must be accompanied by the documents described in Option 1 above);
 - The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded);
 - Easement agreements necessary to deliver water to the subdivided parcels;
 - An Agreement with the District regarding water ordering and delivery; and
 - The subdivision plat must show the water distribution plan, including all private ditches, waste ditches, pipelines, easements (recorded and unrecorded), and measuring devices.

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

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

Please indicate the Option Selected: 1 2 3

[Signature] _____ 10/1/19 _____
 Subdivider Date

Approved by the Wheatland Irrigation District:
[Signature] _____ 10/11/19 _____
 Signature Date

Lee Annington Mgr.
 Print Name and Title

[Signature] _____ 10/11/19 _____
 Attest Date

Piper Whitney Secretary
 Print Name and Title