

# PLATTE COUNTY



## WYOMING

### Planning & Zoning Commission

## AGENDA

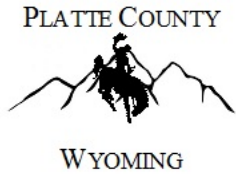
Wednesday, March 11, 2020 at 6:00 PM  
Platte County Commissioners Chambers  
800 9<sup>th</sup> Street, Wheatland, WY

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- A. Call to Order - Roll Call
- B. Approval of minutes from the January 15, 2020 Regular Meeting
- C. Declaration of Conflicts of Interest
- D. New Business
  - a. **Request:** A request for a Simple Subdivision to divide approximately 13.15 acres out of 40 acres
    - i. **Applicant:** Jim Kumelos
    - ii. **Location:** 110 Swanson Road, Wheatland, Wyoming
    - iii. **Action:** To recommend approval or disapproval of the request
  - b. **Request:** A request for a Subdivision to divide approximately 5.19 acres into two parcels out of 35.7 acres
    - i. **Applicant:** Seth Brockman
    - ii. **Location:** 134 Antelope Gap Road, Wheatland, Wyoming
    - iii. **Action:** To recommend approval or disapproval of the request
- E. Board discussion (If any)
- F. Adjournment

**Next Planning & Zoning meeting: April 15, 2020 at 6:00 p.m.**

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



# Planning & Zoning

600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307) 322-2962

PLATTE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF PROCEEDINGS  
WEDNESDAY, JANUARY 15, 2020

## 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 Wednesday, January 15, 2020, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Brockman, Commission Member Klein (via phone), Commission Member Warner (late arrival)

Members Absent: Commission Member Lockhart

Staff Present: Planner Clark

## Approval of Minutes

### Approval of Minutes – December 11, 2019

Motion by Commission Member Brockman with a second by Commission Member Klein was made to approve the minutes of the previous December 11, 2019 meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Chairman Shepard, Commission Member Klein, Commission Member Brockman

NO: Commission Member Warner, Commission Member Lockhart

MOTION DECLARED CARRIED

## New Business

### Request for a Simple Subdivision

A request for a Simple Subdivision to divide approximately 10.5 acres out of 105.4 acres located at 1176 Hightower Road

Planner Clark presented a request made by Mr. Hedstrom to divide approximately 10.5 acres out of 105.4 acres located at 1176 Hightower Road.

Planner Clark asked for verification from Mr. Hedstrom to confirm that the division would indeed only create two parcels and not three as the corner of the 10.5 acres looked to be very close to one of the boundaries of the existing 105.4 acres. Mr. Hedstrom confirmed that the division would result in the creation of two parcels of land.

Planner Clark reviewed the questions from Attorney Weaver in relations to access and easements. Access to the 10.5 acres is already established off of Hightower Road and the 10.5 acres will retain the 1176 Hightower Road address. The remaining acreage has access off of Highway 34 and will retain the 4745 Highway 34 address. Planner Clark noted that she confirmed with Mr. Wright with

REA that the needed utility easements were in place on the property and that the Wheatland Irrigation District had approved of the division of land.

Planner Clark recommended if the Simple Subdivision is approved that Mr. Hedstrom have the parcel surveyed. According to Platte County Regulations, a full plat is not required, but a Record of Survey is and will need to be recorded with the Platte County Recorder's Office. However, a plat is preferred and has been requested for past Simple Subdivisions.

Mr. Hedstrom stated that he has already has a survey, but will consider ordering a full plat.

Commission Member Brockman recommended that Mr. Hedstrom spend the money for a full plat as it would help with documentation and possible resale in the future.

No public comment.

Motion by Commission Member Brockman was seconded by Commission Member Klein, to recommend approval of the request for a Simple Subdivision to divide approximately 10.5 acres out of 105.4 acres located at 1176 Hightower Road.

Upon roll call the vote on the MOTION was:

YES: Commission Member Brockman, Commission Member Klein, Chairman Shepard

NO: Commission Member Warner, Commission Member Lockhart

MOTION DECLARED CARRIED

### **Board Discussion**

Planner Clark updated the commission that the new county website should be going live sometime in January and once it was live a notice would be sent for all to review.

Planner Clark reviewed the update made to Chapter IV Joint Town/County Meetings in the Town Planning and Zoning By-laws and made a recommendation to update the County Planning and Zoning By-laws to match. The update to the Town Planning and Zoning By-laws was reviewed by Attorney Weaver and also outlines the current procedures used by the Town of Wheatland and Platte County for reviewing subdivisions within one mile of town limits. Chairman Shepard and Commission Member Warner agreed.

Planner Clark reminded the commission of the invitation to the commission to attend the Town of Wheatland Planning and Zoning workshop on January 22, 2020 to discuss planning and zoning on and around the Wheatland Airport.

Chairman Shepard adjourned the meeting at 6:45 PM.

Approve:

Attest:

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Chairman Planning & Zoning Commission

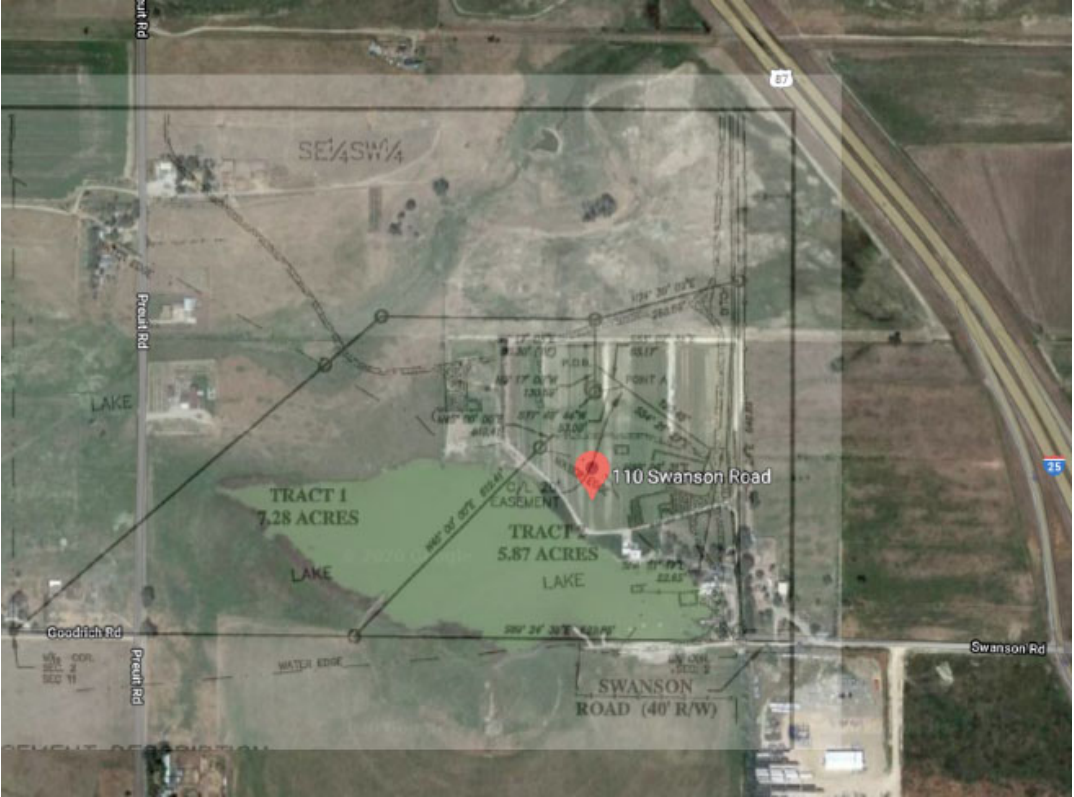
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Joint Planner Clark



# Platte County Planning & Zoning

600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307)322-2962

MEETING DATE & TIME:	Town of Wheatland Planning and Zoning Thursday, March 5, 2020 at 5:30 PM Town of Wheatland Council Monday, March 9, 2020 at 7:00 PM Platte County Planning & Zoning, Wednesday, January 15, 2020 at 6:00 PM Platte County Commissioners, Tuesday, January 21, 2020 at 10:00 AM
APPLICANT:	Jim Kumelos
REQUEST:	A Simple Subdivision to divide approximately 13.15 acres out of 40 acres located at 110 Swanson Road, Wheatland, Wyoming
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	<p>40 Acres <i>Legal address</i> – 110 Swanson Road, part of the SE4SW4 of Section 2 T24N, R68W, Wheatland, Wyoming</p> 
SUMMARY:	Approval of this Simple Subdivision Request will allow Mr. Kumelos to better prepare for the future of his estate.

### Background and Proposal Details:

Mr. Kumelos has applied for a Simple Subdivision of his 40 acre property located at 110 Swanson Road, Wheatland, Wyoming. Mr. Kumelos is wanting to subdivide 13.15 acres to allow him additional estate planning 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. Kumelos will need to have the parcel surveyed. According to Platte County Regulations, he does not have to create a full plat, but he will 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, and whereas; Mr. Kumelos has already started the platting process with a surveyor for this simple subdivision I would ask that the Mr. Kumelos have a plat created outlining the Simple Subdivision, if this request is approved.

This request was approved by the Wheatland Irrigation District on September 17, 2019.

### Neighbor comments:

None

### Agency Comments:

Mr. Wright with REA: No issues.

### Analysis:

This request does qualify for as a Simple Subdivision and should be approved. The proposed Tract 2 with the residence will retain the 110 Swanson Road address. Access to the remainder of the acreage is already established and is addressed in easements and is not a concern.

### Staff Recommendations:

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

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- 1) That a final plat be prepared and recorded with the Platte County Recorder's Office within one year of Platte County Commissioners' 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) disapprove 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. REA Mr. Wright email
-

1) Letter of Intent:

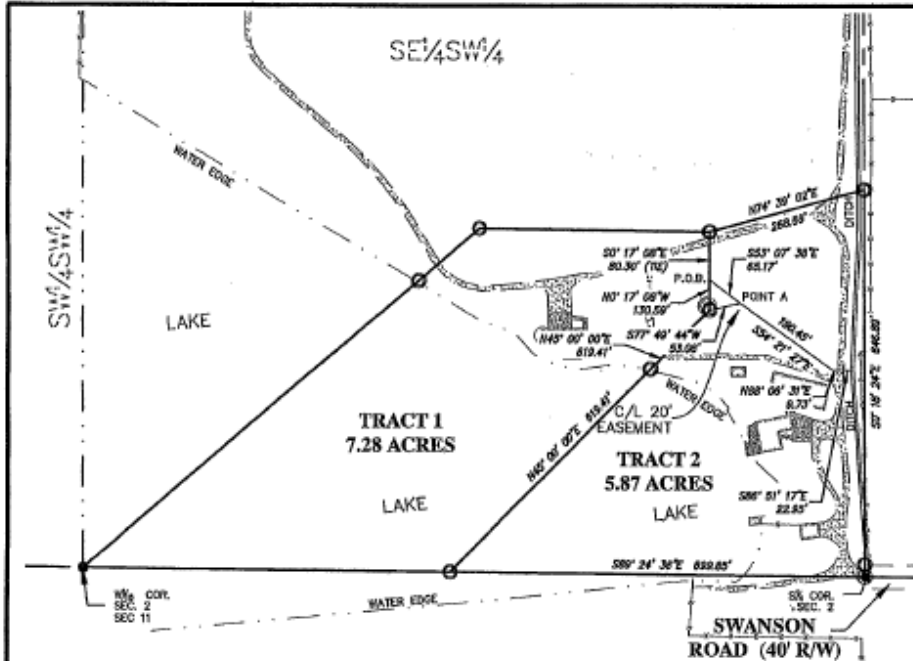
Letter of Justification

When I die my house (property)  
can be sold seperately from  
the rest of the property

22  
J. Smith



### 3) Easement Survey:



#### EASEMENT DESCRIPTION

An 20 foot easement for irrigation purposes, across a portion of Tract 2 of Sky Acres, Platte County, Wyoming, said easement being 10 feet each side of the following described centerline;

Beginning at a point on the West line of said Tract 2 from which the Northwest corner of Tract 2 of said Sky Acres, bears N0°17'08"W, a distance of 80.30 feet; thence S53°07'38"E, a distance of 65.17 feet to here—into after referred to as Point A; thence S54°21'27"E, a distance of 190.45 feet; thence N88°06'31"E, a distance of 9.73 feet; thence S86°51'17"E, a distance of 22.95 feet to the center of the Irrigation ditch as it exist today; and said easement there terminates.

AND

Beginning at here—into before referred to as Point A, with said easement being 20 feet wide, being 10 feet on each side of the following described centerline, thence S77°49'44"W, a distance of 53.08 feet to a point on the West line of Tract 2 of said Sky Acres; and said easement there terminates.

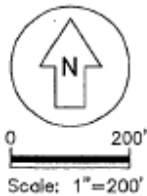


#### LEGEND

- SET ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED PLS 2927
- ⊕ EXISTING WELL
- ⊙ EXISTING SANITARY SEWER MANHOLE
- x- EXISTING FENCE LINE
- ▨ EXISTING CONCRETE SURFACE
- ▩ EXISTING GRAVEL SURFACE

IRRIGATION EASEMENT EXHIBIT  
FOR  
TRACT 2,  
SKY ACRES,  
TOWN OF WHEATLAND, PLATTE  
COUNTY, WYOMING.

Date prepared: 8.19.19  
Date of survey: 8.12.19



REVISED: 8/21/2019  
W18068 52-24-68 ESMT.DWG

**STEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
2308 WEST 1818 ST., CHEYENNE, WY. 82001 • (307) 634-7273  
755 OLLIGHEAST ST., WHEATLAND, WY. 82203 • (307) 268-9789  
www.stellsurvey.com • info@stellsurvey.com

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: Sky Acres

Name of Developer: Celeste Humalos

Address: 112 Swanson Rd, Wheatland WY 82201

Telephone: 307-331-3754

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:

- a. Executed Authorization for Detachment of Water Rights form;
- b. Proof of Ownership; and
- c. Map prepared by a licensed surveyor showing:
  - i. location of lands from which the water right is being removed;
  - ii. all ditches, pipelines and other means of conveyance;
  - iii. location of all points of diversion and pivot points for circular sprinklers;
  - iv. landmarks and physical features such as highways, railroads, streams, etc.;and
- v. 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:

- a. 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);
- b. The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded);
- c. Easement agreements necessary to deliver water to the subdivided parcels;
- d. An Agreement with the District regarding water ordering and delivery; and
- e. 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. A petition for change of place of use to the Wyoming State Board of Control;
- b. Consent form signed by the District's Board of Commissioners;
- c. Proof of Ownership; and
- d. Map prepared by a licensed surveyor showing:
  - i. location of lands from which the water right is being removed;
  - ii. all ditches, pipelines and other means of conveyance;
  - iii. location of all points of diversion and pivot points for circular sprinklers;
  - iv. landmarks and physical features such as highways, railroads, streams, etc.;  
and
  - v. delineation of ownership boundaries of lands.

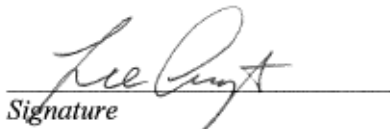
Please indicate the Option Selected:

1    2    3

  
Subdivider

1-23-20  
Date

Approved by the Wheatland Irrigation District:

  
Signature

9/17/19  
Date

Lee Arrington, Manager  
Print Name and Title

\_\_\_\_\_  
Attest


\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title



# Platte County Planning & Zoning

600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307)322-2962

MEETING DATE & TIME:	Town of Wheatland Planning and Zoning Thursday, March 5, 2020 at 5:30 PM Town of Wheatland Council Monday, March 9, 2020 at 7:00 PM Platte County Planning & Zoning, Wednesday, January 15, 2020 at 6:00 PM Platte County Commissioners, Tuesday, January 21, 2020 at 10:00 AM
APPLICANT:	Seth Brockman
REQUEST:	A Subdivision to divide approximately 5.19 acres into two parcels out of approximately 37.5 acres located at 134 Antelope Gap Road, Wheatland, Wyoming
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	37.5 Acres <i>Legal address</i> – 134 Antelope Gap Road, part of the NE4SE4 of Section 18 in T24N, R67W, Wheatland, Wyoming 
SUMMARY:	Approval of this Subdivision Request will allow Mr. Brockman to develop a portion of the raw land.

### Background and Proposal Details:

Mr. Brockman has applied for a Subdivision to divide approximately 5.19 acres into two parcels out of approximately 37.5 acres located at 134 Antelope Gap Road, Wheatland, Wyoming. Mr. Brockman is wanting to subdivide 5.19 acres to allow him additional raw land to develop.

A Subdivision is required in this situation, because the resulting parcels will be less than 5 acres in size.

There is currently access to future parcel 1 off of Antelope Gap Road and parcel 1 will retain the 134 Antelope Gap Road address as it is an established residence. Future parcel 2 will have the option of access off of Antelope Gap Road or Bellis Road.

When it comes time for the final plat, Mr. Brockman will need to have the parcels surveyed. According to Platte County Regulations, he does have to have a full plat recorded at the Platte County Recorder's Office.

Once approved by the Irrigation District a copy of the approval will be added to the file and the required irrigation verbiage will be included on the final plat.

### Neighbor comments:

None

### Agency Comments:

Mr. Wright with REA: No issues.

### Analysis:

Mr. Brockman's request to create a subdivision meets all the requirements of Platte County Planning and Zoning Rules and Regulations.

### Staff Recommendations:

This office believes that the Mr. Brockman's request to create a subdivision should be granted with the following conditions:

- 1) That a final plat be prepared and recorded with the Platte County Recorder's Office within one year of Platte County Commissioners' approval.
  - 2) Mr. Brockman coordinate with the Platte County Planner to have the draft plat reviewed before ordering the mylar print for recording.
-

## Planning & Zoning Commission's Options:

In reviewing the request for this 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) disapprove the preliminary plan (with or without prejudice).

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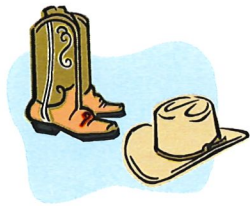
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  4. Agency input, available upon request
    - a. REA Mr. Wright email
-



From the Desk of Seth and Jalea Brockman  
114 Antelope Gap Road [no mail received here]  
PO Box 1407, Wheatland, Wyoming 82201  
Seth cell 1-307-331-0390 Jalea cell 1-406-690-0686

January 24, 2020

Ms. Amy Clark, Planner  
Platte County/Town of Wheatland Joint Planner  
Planning Office  
600 9<sup>th</sup> Street  
Wheatland, Wyoming 82201

Re: Request for a subdivision in Platte County, Wyoming

Dear Ms. Clark,

We are applying to your office and the Platte County Planning and Zoning Board and subsequently the Platte County Commissioners for a subdivision.

We own approximately 36 acres, bounded on the north by Antelope Gap Road and on the east by Bellis Road, and to the west by land we own an undivided one half interest and to the south by land owned by Sally and Jay Houx. The area is zoned Agriculture.

We wish to divide our property into 3 parcels, described as follows:

Parcel 1: This is where our home, outbuildings and corrals are located. If approved, we intend on selling this property. It is bounded on the north by Antelope Gap Road; on the west by Bill Parker; on the east by the west side of the Pitzer Irrigation Lateral, and on the south is land owned by us. Subject to a survey, this Parcel will be 3.64 acres.

Parcel 2: This is bounded on the north by Antelope Gap Road; on the east by Bellis Road; on the south by land owned by us; and on the west by the east side of the Pitzer Irrigation Lateral. Subject to a survey, this Parcel will be 1.55 acres. Our intent is that we may sell this site in the future, and it is across from Chugcreek Estates, a developed subdivision of 1 acre building sites, many improved with single family dwellings.

Parcel 3: The remaining acreage owned by us, 30.8 acres subject to survey, is bounded on the north by Parcels 1 and 2; on the east by Bellis Road; on the south by land owned by Jay and Sally Houx; and on the west by land owned by Keyhole Land Co. and Robert Brockman and Seth Brockman. As it is presently used, we will continue to operate this land in conjunction with the land to the west owned by Keyhole Land Co., Robert Brockman and Seth Brockman.

We appreciate your consideration. Should you require additional information or documents or have questions, please do not hesitate to contact us.

Respectfully submitted,



Seth Brockman



Jalea Brockman

# Seth and Jalea Brockman

Write a description for your map.



**Legend**

- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- selection (3).kml

Tract 1  
3.64 AC

Tract 2  
1.55 AC

316

Bellis Rd

Antelope Gap Rd

400 ft



# Seth and Jalea Brockman

Write a description for your map.



**Legend**

- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- selection (3).kml



Bellis Rd

Loretta Dr

Alex Dr

900 ft

Idonna Dr

316

Parcel 3

Parcel 1

Parcel 2