



Planning & Zoning Commission

AGENDA

Tuesday, September 8, 2020 at 7:00 PM
Platte County Commissioners Chambers
800 9th Street, Wheatland, WY

- A. Call to Order - Roll Call
- B. Citizen Comments
- C. Declaration of Conflicts of Interest
- D. New Business
 - a. **Request:** A request to rezone from agricultural to commercial at 1340 N Glendo Highway, Glendo, Wyoming
 - i. **Applicant:** Anthony & Judy Mills
 - ii. **Location:** 1340 N Glendo Highway, Glendo, Wyoming; part of the SW4SW4 of Section 33 of T30N and R68W
 - iii. **Action:** To recommend approval or disapproval of the request
 - b. **Request:** A request for a Simple Subdivision to divide approximately 5.4 acres from approximately 412 acres located in Section 24 of T26N R66W
 - i. **Applicant:** Sinclair Transportation Company
 - ii. **Location:** 412 acres located in Section 24 of T26N R66W Guernsey
 - iii. **Action:** To recommend approval or disapproval of the request
 - c. **Request:** A request for a Special Use Permit to operate a short-term horse holding facility north of Wheatland
 - i. **Applicant:** Brady Zimmerer
 - ii. **Location:** Section 26, Township 26 North, Range 68 West, Platte County
 - iii. **Action:** To recommend approval or disapproval of the request
- E. Approval of minutes from the July 15, 2020 Regular Meeting
- F. Board discussion (If any)
- G. Adjournment


Next Planning & Zoning meeting: October 13, 2020

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



Platte County Planning & Zoning

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

MEETING DATE & TIME:	Platte County Planning & Zoning, Tuesday, September 8, 2020 at 7:00 PM Platte County Commissioners, Tuesday, September 15, 2020 at 10:00 AM
APPLICANT:	Anthony & Judy Mills
REQUEST:	A rezone request to rezone 1340 N Glendo Hwy, Glendo, WY from agricultural to commercial.
JURISDICTION:	Platte County Planning & Zoning Commission, Platte County Commissioners
LOCATION AND AREA:	1340 N Glendo Highway, Glendo, Wyoming <i>Legal address</i> – 1340 N Glendo Highway, Glendo, Platte County, Wyoming, part of the SW4SW4 of Section 33 of T30N and R68W. 
PUBLIC NOTICE:	August 5, 2020 in the Platte County Record Times
SUMMARY:	Passage of this would rezone from agricultural to commercial.

Background and Proposal Details:

Anthony and Judy Mills were told when they purchased 1340 N Glendo Highway, Glendo, Wyoming that the location was zoned commercial and thus they have continued the commercial use. The property was previously home to the Glendo Bait Shop. Upon reviewing the zoning of the property only the small corner section where the bait shop was located was zoned commercial which should not have been done as a rezone is meant to affect the parcel as a whole and not just a section of the property. When putting in the RV Park, Mr. Mills requested approval from the Glendo Council to tap into the town's water system on December 7, 2011 and his request was granted and is on record in the Glendo Council Meeting Minutes for December 7, 2011. Mr. and Mrs. Mills have operated the location as an RV Park for several years. Mr. and Mrs. Mills do not have an approved septic system installed or on file with DEQ and thus require their customers to either dump at a dump station off site or individually hire a pump/vac truck to come in to empty their tanks onsite.

Anthony and Judy Mills are requesting to rezone 1340 N Glendo Highway, Glendo, Wyoming from an Agricultural zoning district to a Commercial zoning district. The purpose for the request is to be able to continue commercial use of this property.

Neighbor Comments:

Calls received in reference to concerns about the spacing of RVs and meeting fire safety standards.

Agency Comments:

None received.

Analysis & Recommendation:

The property in question has been utilized as a commercial property for a number of years. The property is boarded by both a commercial/industrial zoning district (airport) and an Agricultural zoning district. Rezoning to Commercial zoning would allow Mr. and Mrs. Mills to continue to operate their business without issue on the property and would conform to zoning standards. It is the opinion of the Planning Office that this request should be granted to clean up and correct the Platte County zoning map.

Planning & Zoning Commission's Options:

In reviewing requests for this Rezone request, the Planning and Zoning Commission may:

- 1) Approve the request as proposed;
- 2) Approve the request with conditions (if applicable);
- 3) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done (applicant would not need to reapply, certified mailing and public notice fees would be billed to the Town.);
- 4) Postpone Indefinitely – the request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting (applicant

would have to reapply and would pay the application fee, certified mailing fee, and public notice fee); or

5) Deny the request (with or without prejudice).

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

Attachments:

Exhibits:

1. Aerial view
2. Applicant's letter of intent
3. Site Plans

Appendix:

1. Notice of Hearing, available upon request
2. Neighbor letter & Neighbor list, available upon request
3. Routing Letter, available upon request

#1: Aerial View:



#2: Applicant's letter of intent:

June 30, 2020

Platte County Planning & Zoning Commission

This letter is to request to rezone the property at 1340 N Glendo Hwy, 30-68-33 PSW4SW4, from agricultural to commercial for the purpose of building a campground.

The plan is have 12-14 camp sites with ample safe space between campers, campers with slid outs and vehicles. There is no sewer or septic on the property.

There are two water sources, drinking water is town water, and a well for watering trees and the grass.

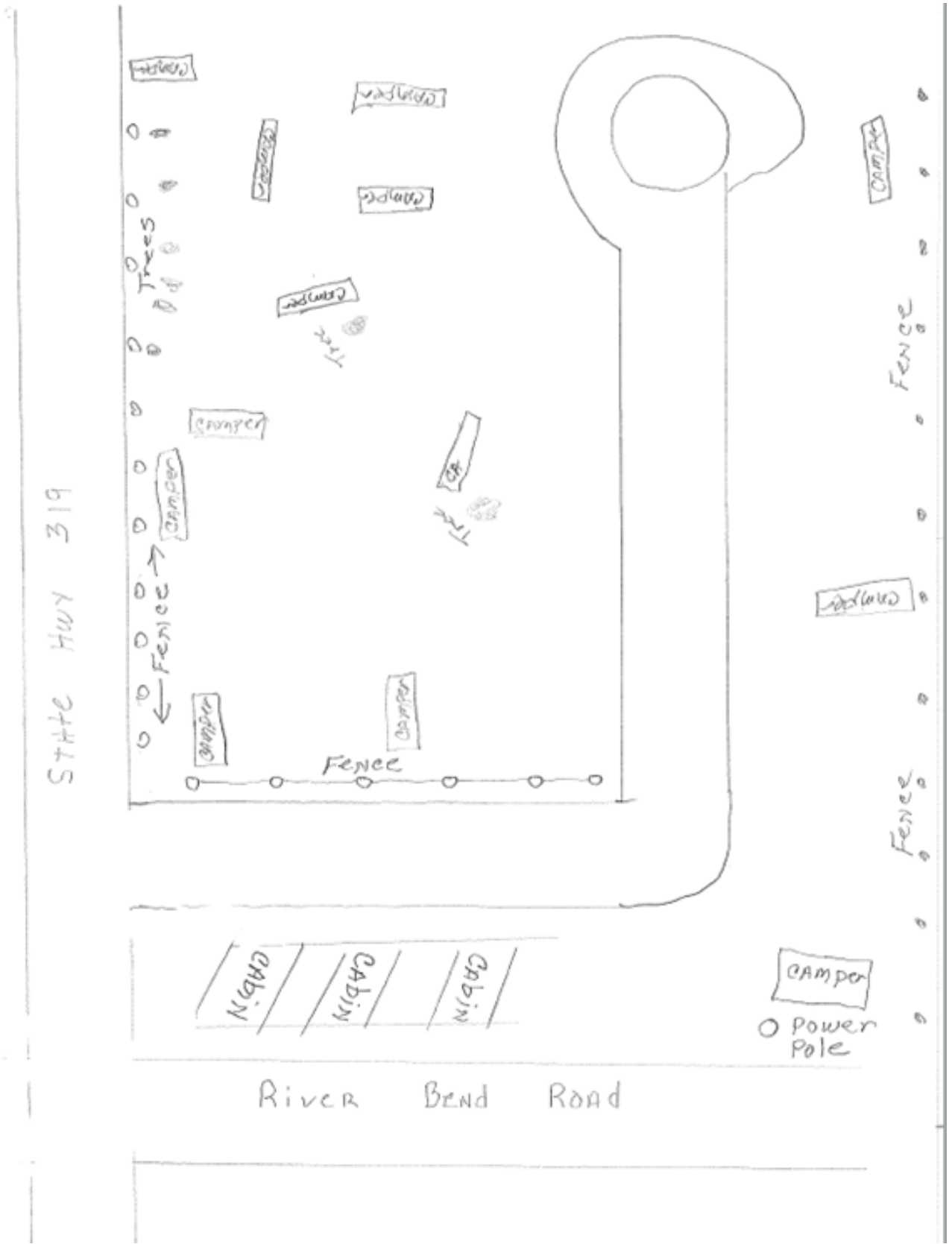
Thank you for your time.



Anthony & Judy Mills

#3: Site Plans:







Platte County Planning & Zoning

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MEETING DATE & TIME:	Platte County Planning & Zoning, Tuesday, September 8, 2020 at 7:00 PM Platte County Commissioners, Tuesday, September 15, 2020 at 10:00 AM
APPLICANT:	Sinclair Transportation Company
REQUEST:	A request for a Simple Subdivision to separate off one approximately 5-acre tract from approximately 406 acres located along White Rock Trace, Guernsey, Platte County, Wyoming
JURISDICTION:	Platte County Planning & Zoning Commission, Platte County Commissioners
LOCATION AND AREA:	along White Rock Trace, Guernsey, Platte County, Wyoming <i>Legal address</i> – 412 acres located in Section 24 of T26N R66W Guernsey, WY.
PUBLIC NOTICE:	August 5, 2020 in the Platte County Record Times
SUMMARY:	Passage of this would divide off approximately 5 acers from approximately 406 acres.

Background and Proposal Details:

Sinclair Transportation Company owns approximately 406 acres, noted as Parcels 1-4 on the site plan. Sinclair Transportation Company has combined these parcels into one parcel and has recorded the corresponding documents with the Platte County Recorder. Sinclair Transportation Company is requesting a Simple Subdivision to divide off approximately 5 acres along White Rock Trace to sell to Wheatland REA to allow REA to expand their utilities in the area.

Neighbor Comments:

None received.

Agency Comments:

REA Operations Manager Wright: Wheatland REA is in support of this proposed subdivision

Analysis & Recommendation:

Sinclair Transportation Company has owned the 406 acres for a number of years and has followed all of Platte County's rules and regulations during that time. The division of land would allow for Wheatland REA to expand their utility network and thus provide additional power to the area for expansion. Which could in turn bring in additional revenue to the county. It is the opinion of the Planning Office that this request for a Simple Subdivision should be approved.

Planning & Zoning Commission's Options:

In reviewing requests for this Rezone request, the Planning and Zoning Commission may:

- 1) Approve the request as proposed;
- 2) Approve the request with conditions (if applicable);
- 3) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done (applicant would not need to reapply, certified mailing and public notice fees would be billed to the Town.);
- 4) Postpone Indefinitely – the request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting (applicant would have to reapply and would pay the application fee, certified mailing fee, and public notice fee); or
- 5) Deny the request (with or without prejudice).

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

Attachments:

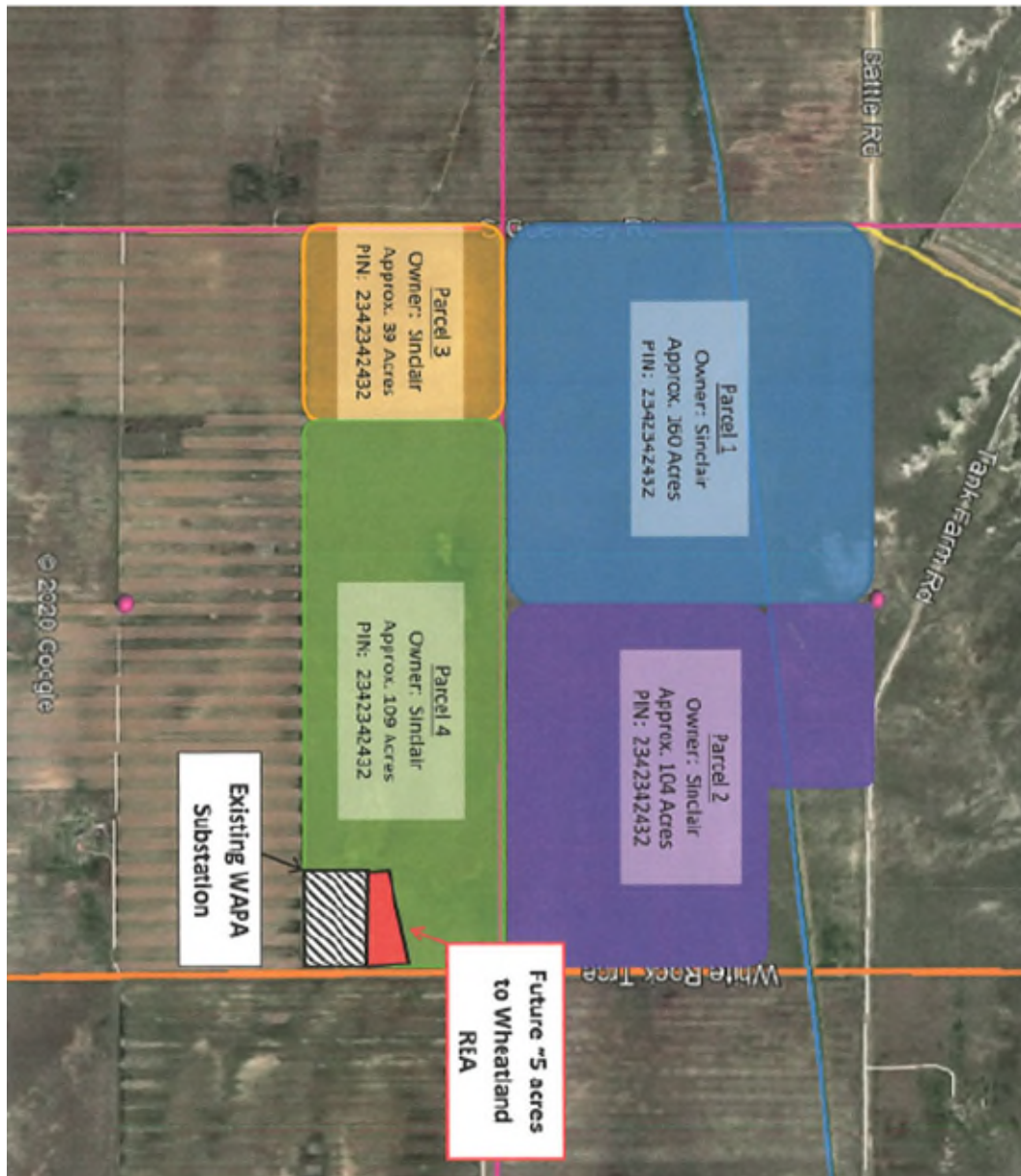
Exhibits:

1. Aerial view
2. Applicant's letter of intent

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3. Operation Manager Wright's email comment available upon request
4. Routing Letter, available upon request

#1: Aerial View:



#2: Applicant's letter of intent:

Letter of Justification

Sinclair Transportation Company (Sinclair) would like to subdivide approximately 5.43 acres out of the approximate 412 acres they own. The purpose for the subdivision is so that Sinclair can sell the 5.43 acres to the Wheatland REA so that they can expand their electric utilities to the area.

Date:

7/28/20

By:

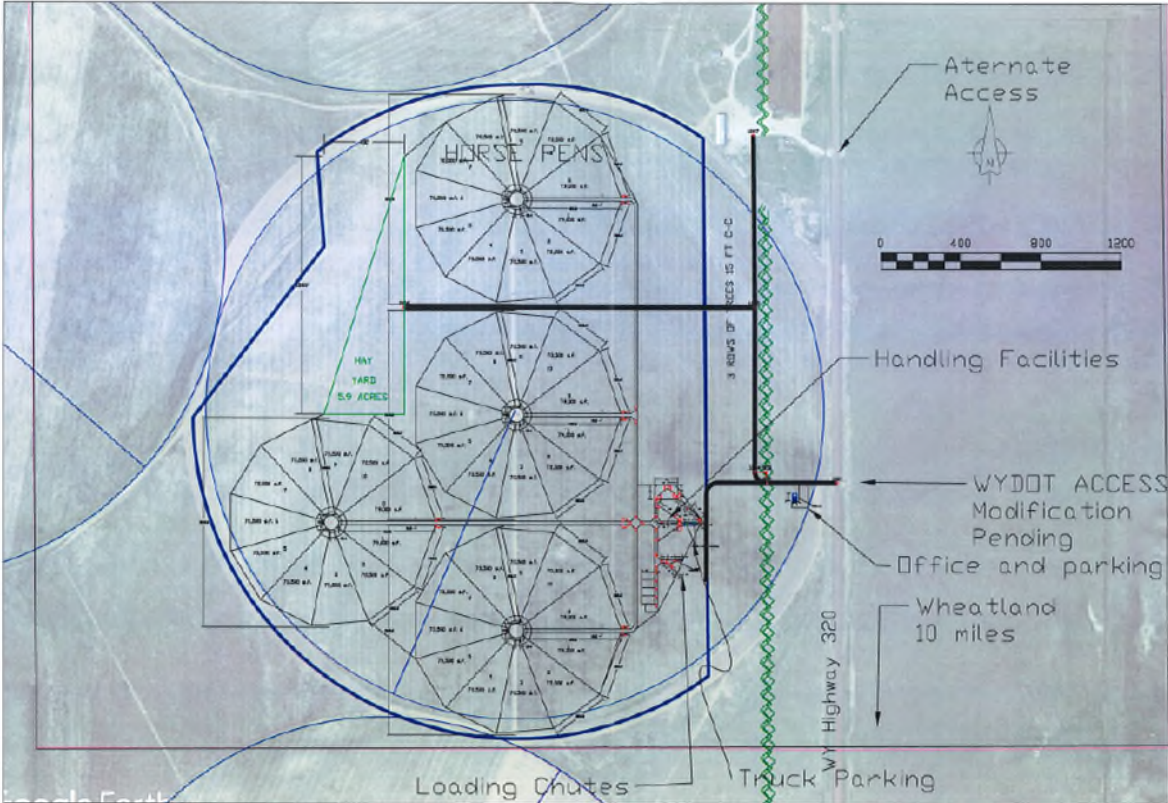
Shanllie

Shannon Wilkins
of Sinclair
Transportation
Company



Platte County Planning & Zoning

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MEETING DATE & TIME:	Platte County Planning & Zoning, Tuesday, September 8, 2020 at 7:00 PM Platte County Commissioners, Tuesday, September 15, 2020 at 10:00 AM
APPLICANT:	Brady Zimmerer
REQUEST:	A request for a Special Use Permit for a Short-Term Horse Holding Facility, Wheatland, Platte County, Wyoming
JURISDICTION:	Platte County Planning & Zoning Commission, Platte County Commissioners
LOCATION AND AREA:	<p>1005 N Wheatland Highway, Platte County, Wyoming <i>Legal address</i> – north of Wheatland in Section 26, Township 26 North, Range 68 West, Platte County, Wyoming</p> 
PUBLIC NOTICE:	August 5, 2020 in the Platte County Record Times
SUMMARY:	Passage of this would allow for the operation of a short-term horse holding facility.

Background and Proposal Details:

Brady Zimmerer of the Zimmerer Family Coporation Zim Metal and Welding has been notified by the U.S. Bureau of Land Management that they have been conditionally awarded a contract to build and operate a short-term horse holding facility. The facility will have the capacity to provide short term care for up to 5,000 wild horses. This facility is necessary as it is a regulatory requirement for horses to be unloaded within 10 hours from the time they are loaded for transport. The horses will be processed before being moved to their final destination.

Per the applicant's letter of intent a Concentrated Animal Feeding Operation (CAFO) permit is being prepared for submission to the State of Wyoming DEQ. The location is served by an existing access from Hwy 320 and an application to modify the access will be submitted to WYDOT to upgrade the existing field access to meet WYDOT requirement for commercial access with heavy truck traffic.

In addition, the Zimmerer family is planning to relocate to Platte County to operate this facility and BLM will employ two full-time positions at this facility.

Neighbor Comments:

None received.

Agency Comments:

REA Operations Manager Wright called: the proposed location of the facility is over one of REA's boxes and REA will need access to this box. (Planning Office got Mr. Wright in contact with Mr. Harmon (Zimmerer's Project Manager) to address this issue and come up with a solution.)

District Traffic Engineer Aagard: Thank you for keeping WYDOT informed of changes coming along our roadway. An engineering firm has contacted Rick Underwood with WYDOT about this change and is in the process of modifying the approach permit.

Analysis & Recommendation:

Mr. Zimmerer has submitted a complete application and addressed several concerns in advance in his letter of justification. The property has ample space for the proposed facility as well as future expansions and the Zimmerer's are aware of and are applying for the additional permits and approvals from state of Wyoming agencies. Mr. Zimmerer going through and obtaining US BLM approval in advance and being proactive in relation to the additional permits demonstrates his dedication to this project. The parcel is zoned Agricultural and thus fits within the zoning district. In addition, this project would contribute to the Platte County economy by bringing in additional residents, adding jobs, and the possibility of increased tourism. It is the opinion of the Planning Office that this Special Use Permit to operate a short-term horse holding facility be approved with the following conditions: obtain CAFO permit when capacity deems it to be necessary, come to a resolution with REA and supply an updated site plan reflecting the plan changes, and work with Planning Office during the construction process to obtain any required Building Certificates.

Planning & Zoning Commission's Options:

In reviewing requests for this Rezone request, the Planning and Zoning Commission may:

- 1) Approve the request as proposed;
- 2) Approve the request with conditions (if applicable);
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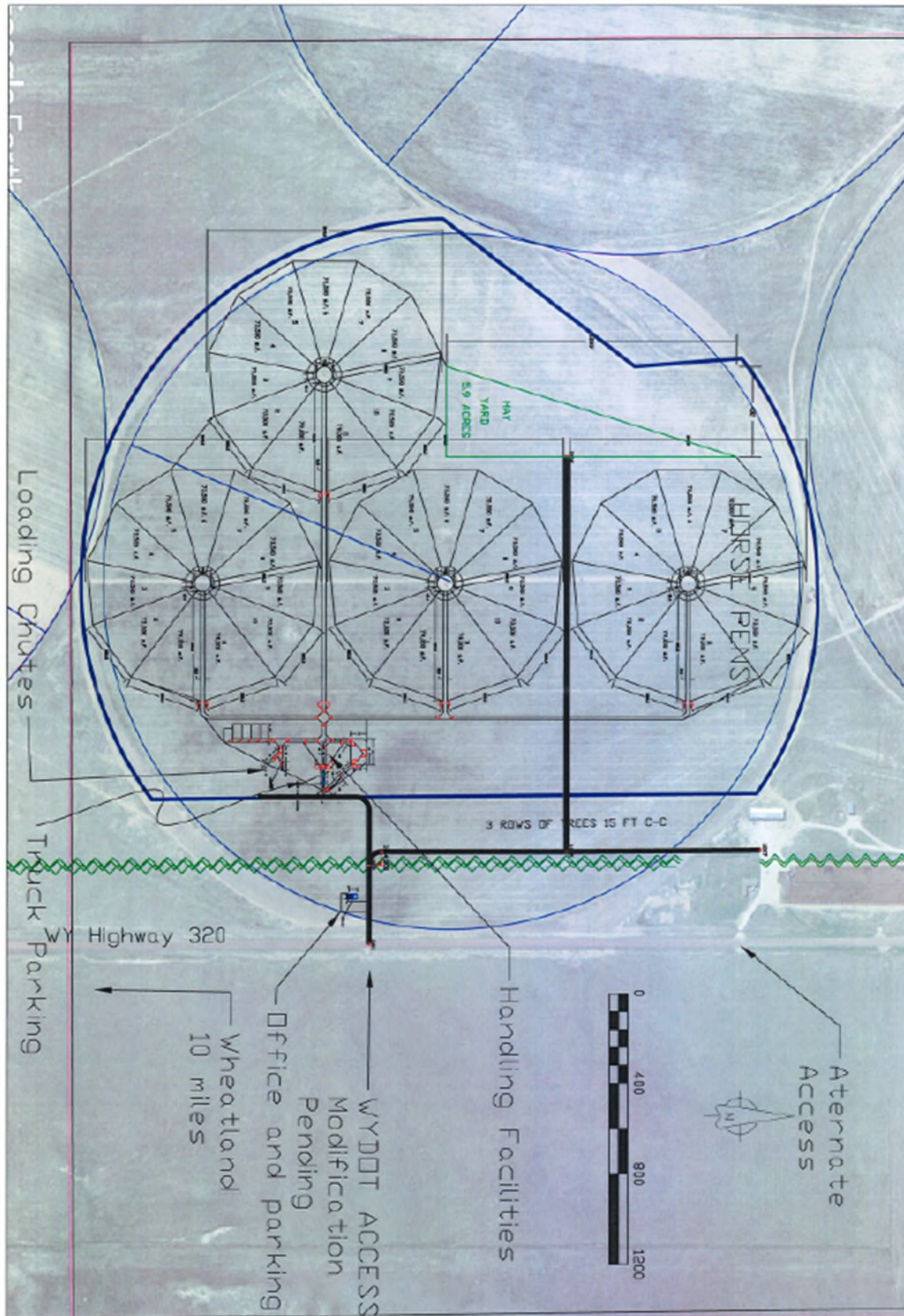
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#1: Aerial View:



#2: Applicant's letter of intent:

July 20, 2020

Brady Zimmerer
Zim Metal and Welding
P.O. Box 302
Verdigre, NE 68786

Platte County Commissioners
P.O. Box 728
Wheatland, WY 82201

RE: Letter of Justification

Ladies and Gentlemen:

The Zimmerer Family Corporation Zim Metal and Welding has been notified by the U.S. Bureau of Land Management that they have been conditionally awarded a contract to build and operate a short term horse holding facility in Section 26, T26N, R68W which is ten miles north of Wheatland on Wyoming Highway 320. This facility will have the capacity to provide short term care for up to 5000 wild horses that have been removed from BLM land in the Western States. The facility is necessary as it is a regulatory requirement that the horses be unloaded within 10 hours from the time they are placed on a truck. The horses will be processed and moved on to a final destination for long term care.

A Concentrated Animal Feeding Operation (CAFO) permit is being prepared for submission to the Wyoming Department of Environmental Quality very soon. The location is served by an existing access (driveway) from WY Highway 320. An application for Modification of Access will be submitted to WDOT to upgrade the existing field access to meet WDOT requirements for a commercial access with heavy truck traffic.

The family is planning on relocating permanently to Platte County to operate this facility. The BLM will have two personnel on location during the week to make sure that the horses are properly cared for and maintained in good health.

Sincerely;



Brady Zimmerer



Planning & Zoning

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

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

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, July 15, 2020, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Warner

Members Absent: Commission Member Brockman, Commission Member Klein

Staff Present: Planner Clark

Election of Chairman and Vice Chairman

Motion made by Commission Member Lockhart with a second by Commission Member Warner to have Commission Member Shepard as Chairman and Commission Member Klein as Vice Chairman for the 2020-2021 fiscal year.

Upon roll call the vote on the MOTION was:

YES: Commission Member Brockman, Commission Member Warner

NO: Chairman Shepard

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – April 15, 2020

Motion by Commission Member Warner with a second by Commission Member Lockhart was made to approve the minutes of the previous April 15, 2020 meeting as presented.

Upon roll call the vote on the MOTION was:

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

NO: none

MOTION DECLARED CARRIED

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had conflicts of interest to declare. None declared.

New Business

Request for a Subdivision

A request for a Subdivision by Del Tinsley to divide approximately 38.9 acres into 23 parcels; located just west of Guernsey town limits and north of US Highway 26, part of the NE4NE4, part of the NE4SE4, Section 34, T27N, R66W, Platte County, Wyoming.

Planner Clark presented a request made by Del Tinsley to Subdivision to divide approximately 38.9 acres into 23 parcels; located just west of Guernsey town limits and north of US Highway 26.

Planner Clark noted that included in the packet is a rather lengthy engineering report showing the subterranean shelf under the area of the proposed subdivision slopes away from the river and not towards and the test wells drilled in the area have high water pressure. The proposed subdivision access off of Highway 26 will need to be approved by WYDOT and if it is denied then the southern lots of the subdivision will be redesigned with access coming through the T/ Subdivision to the west of the proposed subdivision. Mr. Tinsley has presented this request to both Guernsey Planning and Zoning and Guernsey Town Council; both are in favor of the subdivision as building lots close to Guernsey are needed. The subdivision will leave an approximately 2-acre tract to the south of Highway 26 that Mr. Tinsley has proposed gifting to the Town of Guernsey, which Guernsey would gladly accept.

Mr. Tinsley noted two options for access to the south parcels of the proposed subdivision should WYDOT deny access off of Highway 26, but from speaking with WYDOT if the County approves the subdivision then access off of Highway 26 would be granted due to the speed limit in that area already being 30 mph. WYDOT won't approve access until the subdivision is approved by Platte County first. Mr. Tinsley noted that Lingle REA that services the area with underground power has grants available for future owners to run electric to the future parcels.

Chairman Shepard clarified that if access off Highway 26 was not granted by WYDOT that the other options are viable. Planner Clark added that the roads through the T/ Subdivision, while private, have been dedicated to the public use and can be connected to.

Motion by Commission Member Warner was seconded by Commission Member Lockhart, to recommend approval of the request for a Subdivision to divide approximately 38.9 acres into 23 parcels; located just west of Guernsey town limits and north of US Highway 26 with the 4 conditions included in the staff report:

- 1) Access for the south lots be established before proceeding further and if access off of US 26 is granted a copy of the approved access.
- 2) That is any lot adjustments and/or design is significantly changed that the subdivision be reviewed by Planning and Zoning and the County Commissioners before preparing the final plat.
- 3) That a final plat be prepared and recorded with the Platte County Recorder's Office within one year of Platte County Commissioners' approval.
- 4) Mr. Tinsley coordinate with the Platte County Planner to have the draft plat reviewed before ordering the mylar print for recording.

Upon roll call the vote on the MOTION was:

YES: Chairman Shepard, Commission Member Warner, Commission Member Lockhart

NO: None

MOTION DECLARED CARRIED



Planning & Zoning

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Review of updated Planning and Zoning By-laws

Planner Clark reviewed the updates and correction made to the by-laws and provided the Commission with a sample meeting schedule showing the adjustment from Wednesday to Tuesday meetings. Planner Clark noted since there will not be an meeting in August this would be a good time to transition over to Tuesday meetings.

Motion by Commission Member Lockhart was seconded by Commission Member Warner, to recommend approval of the updated Planning and Zoning By-laws.

Upon roll call the vote on the MOTION was:

YES: Chairman Shepard, Commission Member Warner, Commission Member Lockhart

NO: None

MOTION DECLARED CARRIED

Board Discussion

Planner Clark updated the Commission that the proposed Wild Horse Ranch project to the north of Wheatland has been approved by BLM and the special use permit application should be received later this month to be on the September agenda.

Planner Clark notified the Commission that several individuals had come in to discuss the possibility of opening a USDA meat processing center but seems as if they are having issues securing the land to build the facility.

Planner Clark notified the Commission of a few contractors asking when the county will start to require contractors to license with the county. Not implementing a building code, but simply requiring contractors to be licensed with the county, because they are running into shotty work that needs major repair before they can begin the job they have been hired for. Another issue has been property owners hiring out work to contractors who they do not know are not licensed contractor or that they don't have a business license. Contractor research is part of a property owners due diligence; however it would be helpful to current and future residents to have access to a list of contractors that have completed a simple application showing that they are licensed, insured, and bonded. This could be an added source of revenue for the county as well.

Commission Members Lockhart and Warner showed support for the idea; Chairman Shepard showed support for the idea if building codes were not adopted since the county does not have a building inspector to enforce them and it would require the addition of a full-time position to do so.

Planner Clark noted being asked if the county will soon start requiring conditional use permit for short term rental properties like those listed on AirBnB and VRBO. Commission Members were in agreeance that a regulation of this type was not needed and that properties listed on such sites were already collecting a lodging tax, but unsure of how that money was being paid to the county.

Planner Clark reminded the Commission that there are no agenda items for August, but there is a rezone for September with the potential for additional items as the submittal deadline isn't until the end of the month.

Chairman Shepard adjourned the meeting at 8:05 PM.

Approve:

Attest:

Chairman Planning & Zoning Commission

Planning Director