



## Planning & Zoning Commission

# AGENDA

Tuesday, November 10, 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. Citizen Comments
- C. Declaration of Conflicts of Interest
- D. New Business
  - a. **Request:** A request for a Simple Subdivision to divide approximately 10.09 acres out of approximately 140 acres
    - i. **Applicant:** Merlin Hitt
    - ii. **Location:** part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Wheatland, Platte County, Wyoming
    - iii. **Action:** To recommend approval or disapproval of the request
  - b. **Request:** A request for a Simple Subdivision to divide approximately 37.57 acres into 3 parcels
    - i. **Applicant:** Cindy Hilty
    - ii. **Location:** 398 Goodrich Road in part of the W2W2SW4 of Section 6 of T24N R68W Wheatland, Platte County, Wyoming
    - iii. **Action:** To recommend approval or disapproval of the request
  - c. **Request:** A request for a Subdivision to divide approximately 35 acres into 4 parcels
    - i. **Applicant:** Matt Wheeler
    - ii. **Location:** Tract 12 of Guernsey Lake Retreat, part of the SW4SW4 and part of the SE4SE4 of Section 3, Township 27 North, Range 66 West, Hartville, Platte County, Wyoming
    - iii. **Action:** To recommend approval or disapproval of the request
- E. Approval of minutes from the October 13, 2020 Regular Meeting
- F. Board discussion (If any)
- G. Adjournment

**Next Planning & Zoning meeting: December 8, 2020**

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



# 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, October 1, 2020 at 5:30 PM Town of Wheatland Council Monday, October 12, 2020 at 7:00 PM Platte County Planning & Zoning, Tuesday, November 10, 2020 at 6:00 PM Platte County Commissioners, Tuesday, November 17, 2020 at 10:00 AM
APPLICANT:	Merlin Hitt
REQUEST:	A Simple Subdivision to divide approximately 10.09 acres out of approximately 140 acres that is part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	140 Acres <i>Legal address</i> – part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming 

SUMMARY:	Approval of this Simple Subdivision Request will allow Mr. Hitt to sell for possible future business use.

### Background and Proposal Details:

Mr. Hitt has applied for a Simple Subdivision of his father's 140 acre property to divide off approximately 10 acres located in part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming. Mr. Hitt has provided a copy of his Power of Attorney for his father and thus can sign the application and final plat on his behalf. Mr. Hitt has had businesses show interest in this location and hopes to sell to a business to boost the economy in Platte County.

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.

Mr. Hitt has already had the property surveyed and upon approval of this Simple Subdivision the survey will be reviewed by the Planning Office and the County Engineer for accuracy. Upon approval, Mr. Hitt will have one year to record the final plat with the County Recorder's Office.

This request was approved by the Wheatland Irrigation District on September 9, 2020.

Neighbor comments:

None

Agency Comments:

Mr. Wright with REA: Wheatland REA has no issues with Mr. Hitt proposed subdivision.

Analysis:

This request meets the requirement of a Simple Subdivision and should be approved. The proposed 10-acre parcel has the potential to positively impact Platte County's revenue if utilized by a business.

Staff Recommendations:

This office believes that the Mr. Hitt's request to create a 10-acre parcel 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 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 Justification
2. Site Plan
3. 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:

September 10, 2020

Platte County Planning & Zoning Commission

This is a request for a Simple Subdivision of a portion of the Roy M. and Ferol A. Hitt (Hitt Farm) property. They would like to divide one (1) 10+ acre parcel from the rest of the approximately 143 acres they own.

This parcel is on Rompoon road, between the Gaddy Body Shop and the Huey Dawson property.

There are no improvements on the property. There is an irrigation ditch easement, a buried communications cable easement, a REA easement and a County Road easement, all along Rompoon Road. There is not a well or septic system on the property.

There is a full Wheatland Irrigation District water right for the property, and the property is watered from the existing ditch, drawing from the Jones Lateral on the number 2 canal.

The purpose of this request is to allow for the sale of the lot for agriculture or for speculation of commercial or industrial uses.

Roy and Ferol are retired: and would like to sell this portion of the farm to pay nursing home expenses.

Thank you,

A handwritten signature in black ink that reads "Merlin Hitt". The signature is written in a cursive, slightly slanted style.

Merlin Hitt,  
POA for Roy M. and Ferol A. Hitt



**Wheatland Irrigation District  
Water Plan Approval Form for Subdividers**

Form Adopted by the Board on August 7, 2009  
Revised on July 8, 2020

Subdivision Name: Hitt Simple Subdivision  
 Name of Developer: Merin Hitt, POA For Roy Hitt  
 Address: 405 10th St Wheatland, WY 82201  
 Telephone: 307-331-1749

Subdivider must select one of the following three options pursuant to Wyoming law and Plate 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), if applicable; and
  - c. The subdivision plat shall show the water conveyance facility to each lot to protect each lot owner's right to receive water.

**(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: Merin Hitt      Date: 8-25-2020

Approved by the Wheatland Irrigation District:  
 Signature: [Signature]      Date: 9/9/2020

Print Name and Title: Lee Herington

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:	Platte County Planning & Zoning, Tuesday, November 10, 2020 at 6:00 PM Platte County Commissioners, Tuesday, November 17, 2020 at 10:00 AM
APPLICANT:	Cindy Hilty
REQUEST:	A Simple Subdivision to divide approximately 37.57 acres into 3 parcels located at 398 Goodrich Road part of the W2W2SW4 in Section 6 of T24N R68W Wheatland
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	<p>398 Goodrich Road, Wheatland, Wyoming  <i>Legal address</i> – part of the W2W2SW4 of Section 6 of T24N R68W Wheatland, WY</p> <p>The survey map shows a subdivision of 37.57 acres into three lots (Lot 6, Lot 7, and Lot 8) along Goodrich Road. The map includes bearings, distances, and acreage for each lot and the total area. It also shows existing fences and the location of the subdivision relative to Section 6 and Goodrich Road.</p>
SUMMARY:	Approval of this Simple Subdivision Request will allow Mrs. Hilty to create 3 parcels for the possibility of future development and will create additional financing options for prospective buyers.

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### Background and Proposal Details:

Mrs. Hilty has applied for a Simple Subdivision to divide approximately 37.57 acres into 3 parcels located at 398 Goodrich Road in part of the W2W2SW4 of Section 6 of T24N R68W Wheatland, WY. Mrs. Hilty has had prospective buyers show interest in smaller acreage and smaller acreage also provides buyers with additional financing options. Mrs. Hilty is proposing that two of the parcels be approximately 5-acres and is aware that they need to be at least 5-acres in size to qualify for the Simple Subdivision. The parcels all have direct access availability off of maintained county roads. .

Mrs. Hilty's request was approved by the Wheatland Irrigation District on September 9, 2020.

### Neighbor comments:

Randy Stevenson – called November 4, 2020 - adjoining neighbor to the north; has concerns about the construction debris that has been burned and buried on the property. Construction debris was burned and buried several times due to the landfill refusing to take the debris. The debris was thought to contain lead and asbestos. The burning and burying took place on the SE portion of the property, but not sure if that would be located on one of the smaller proposed lots or not. Lead could possibly contaminate ground water in the future as it was buried in the SE section and the ground water flows to the NW in this area.

### Agency Comments:

DEQ SE District Engineer Lewis - I would think that the Solid Waste group would be able to answer your questions. I do know that this was somewhat common practice in major housing construction areas, but not so much now.

DEQ Solid Waste Weikart – Submitted a records request for solid waste exemption information. Going to try to have the records to us before the meeting.

DEQ Air Compliance Inspector Bohlmann – The AQD most likely would not have given permission for someone to take construction waste material from sites, burn it, and then bury it on their own property. If this has occurred in the past, the AQD was never informed about what was happening as far as I can determine. Please contact me if you have any further questions

### Analysis:

This request meets the requirements of a Simple Subdivision. If approved the SW parcel will retain the 398 Goodrich Road address and the existing residence will be issued a Sybille Creek Road address. If burning and burying of construction debris not accepted at the Wheatland Landfill for disposal or of debris that was not produced on this property did occur then this would be in

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violation of DEQ regulations. Soil sampling should be required and reviewed before filing of the final plat.

### Staff Recommendations:

The Platte County Planning Office believes that the Mrs. Hilty's request to divide approximately 37.57 acres into 3 parcels located at 398 Goodrich Road in part of the W2W2SW4 of Section 6 of T24N R68W Wheatland, WY should be granted with the following conditions:

- 1) Mrs. Hilty have the soil tested and provide the results to the Planning Office for review.
- 2) If needed add additional language to the Real Estate disclosure of the plat noting any possible soil contaminates present or the possibility of such.
- 3) Have the surveyor coordinate with the Planning Office to review the draft plat.
- 4) 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 Justification
2. Site Plan

Appendix:

1. Notice of Hearing, available upon request
  2. Neighbor letter & Neighbor list, available upon request
  3. Routing Letter, available upon request
  4. Irrigation District Approval
-

1) Letter of Intent:

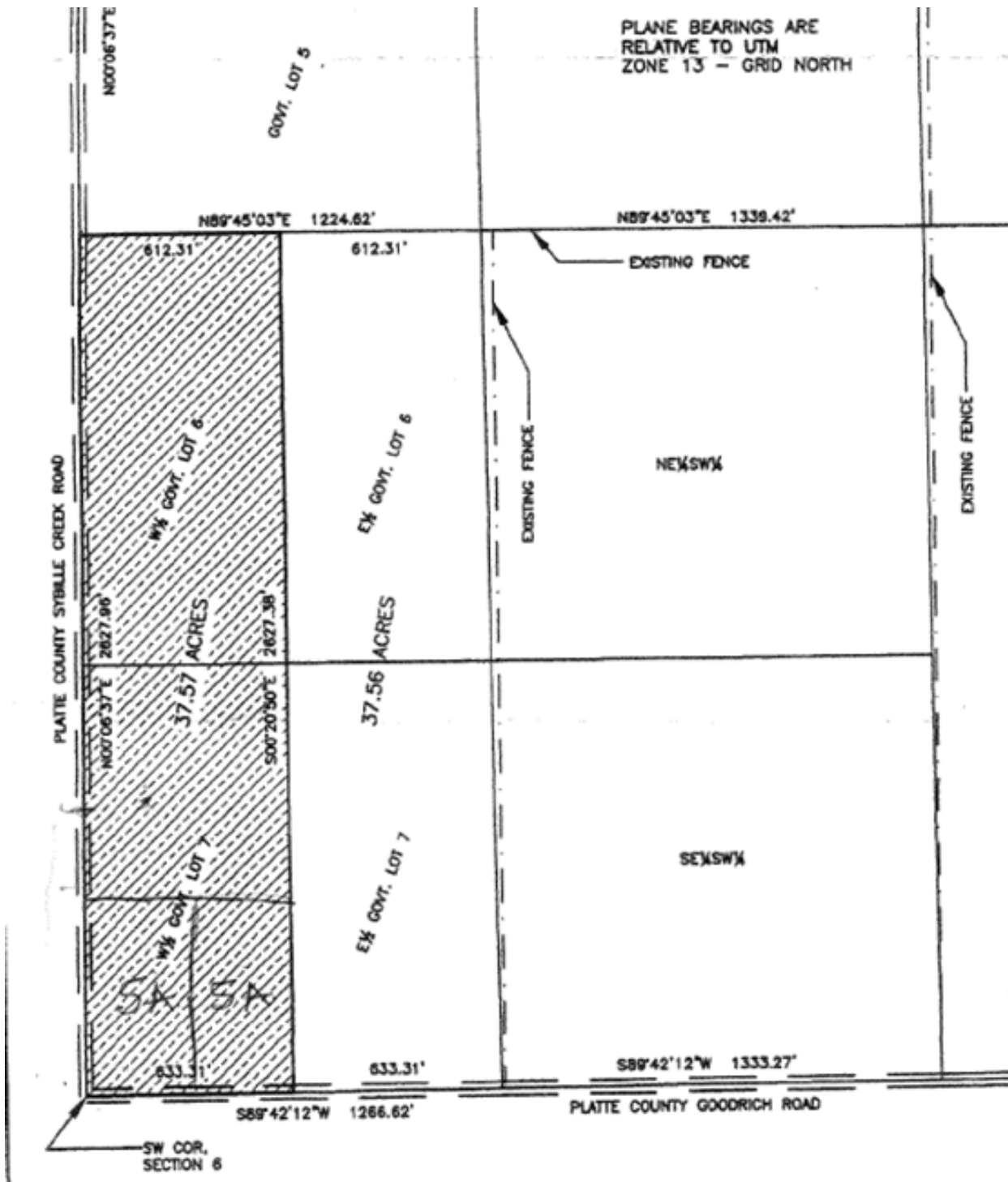
9/9/2020

To Whom His May- Concerns,

I am asking permission to subdivide my property on Goodrich Rd. I would like to block off 2 five acre lots on the south end of my farm. They would be sold as empty lots for individual family housing.

Respectfully,  
Cindy Nitty

2) Site Plan:





# Platte County Planning & Zoning

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

## Background and Proposal Details:

MEETING DATE & TIME:	Platte County Planning & Zoning, Tuesday, November 10, 2020 at 6:00 PM Platte County Commissioners, Tuesday, November 17, 2020 at 10:00 AM
APPLICANT:	Matt Wheeler
REQUEST:	A Subdivision to divide approximately 35 acres into 4 parcels location is described as Tract 12 of Guernsey Lake Retreat, part of the SW4SW4 and part of the SE4SE4 of Section 3, Township 27 North, Range 66 West, Hartville, WY
JURISDICTION:	Platte County P&Z, Platte County Commissioners
LOCATION AND AREA:	<p>Tract 12 of Guernsey Lake Retreat  <i>Legal address</i> – Tract 12 of Guernsey Lake Retreat, part of the SW4SW4 and part of the SE4SE4 of Section 3, Township 27 North, Range 66 West, Hartville, WY</p>
SUMMARY:	Approval of this Subdivision Request will allow Mr. Wheeler to create 4 parcels for the possibility of future development.

Mr. Wheeler has applied for a Subdivision to divide approximately 35 acres into 4 parcels location is described as Tract 12 of Guernsey Lake Retreat, part of the SW4SW4 and part of the SE4SE4 of Section 3, Township 27 North, Range 66 West, Hartville, WY. Mr. Wheeler wants to offer smaller parcels to sell to family and friends and others for vacation or recreation sites or for permanent residences.

Neighbor comments:

None received.

Agency Comments:

Platte County Assessor Eppel: I have a concern regarding this due to the survey not mapping out as I believe it should. On the original Guernsey Lake Retreat plat map, the dimensions of the northerly lots don't seem to account for Sections 3 & 4 being larger fractional lots. If the surveyor could possibly shed light on this situation for me, that would be really helpful. Until then, when the lots (old and revised) are mapped out on GIS, they do not align where it looks like they are intended to.

Analysis:

Division of Tract 12 would create a Subdivision due to Tract 12 being part of a larger Record of Survey. Road access to these parcels is already existing on Lake Side Drive. Mr. Wheeler has provided a sample disclosure for the proposed subdivision and it is included in the attached exhibits. The proposed parcels meet the county's requirements to not need a centralized water and sewer system. Tract 12 would not be the first Tract within the Guernsey Lake Retreats Record of Survey to be divided; Tract 13 was previously subdivided into 3 parcels creating the Guernsey Lake Retreat Tract 13 Subdivision and later the 2<sup>nd</sup> Boundary Line Adjustment Guernsey Lake Retreat, Tract 13 Subdivision. In relation to the County Assessor's concerns; this would not be the first Record of Survey that was platted using now outdated methods and requiring adjustments to correct errors. These types of corrections are typical when platting within old mining claims, larger fractional lots, and government lots, since they are not true 40-acre sections. The Planning Office and the Assessor's Office have verified that fractional lots are included in Section 3 and the E2E2 of Section 4 and they are not all 40-acre quarters. The correction of Guernsey Lake Retreats Record of Survey needs to be addressed prior to the finalization of the subdivision of Tract 12.

Staff Recommendations:

The Platte County Planning Office believes that the Mr. Wheeler's request to divide approximately 35 acres into 4 parcels, location is described as Tract 12 of Guernsey Lake Retreat, part of the SW4SW4 and part of the SE4SE4 of Section 3, Township 27 North, Range 66 West, Hartville, Wyoming should be granted with the following conditions:

- 1) Have the surveyor coordinate with the Planning Office to have the draft plat reviewed.
  - 2) 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 Justification
2. Disclosure Statement
3. Site Plan
4. Guernsey Lake Retreat Record of Survey
5. 2<sup>nd</sup> Boundary Line Adjustment Guernsey Lake Retreat, Tract 13 Subdivision

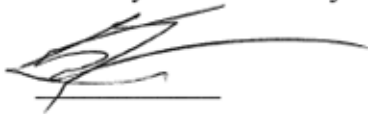
Appendix:

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

## 1) Letter of Intent:

### LETTER OF JUSTIFICATION REPLAT OF TRACT 12 GUERNSEY LAKE RETREAT

The reason for the desire to split the existing Tract 12 is to offer for sale smaller parcels to family, friends and others for vacation/recreation sites or for permanent residences like Tract 13 Replat of Guernsey Lake Retreat adjacent to the west/northwest of Tract 12.



Matt Wheeler

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## 2) Disclosure Statement

Full Disclosure Statement for property at Guernsey Lake Retreat. Tract 12

1. Individual lot owners are responsible for road construction and maintenance, to include snow removal.
  2. Domestic water supply is the responsibility of property owner. Each owner is responsible for having a well installed and then registering this with the State Engineer.
  3. Each Lot owner would be responsible for obtaining permits and having their own sewage disposal systems installed.
  4. Each lot owner is aware that Platte County does not enforce private subdivision covenants. Copies of covenants may be obtained from Matt Wheeler (307)631-5883.
  5. There is to be no Homeowners association.
  6. Each lot owner will be responsible for their own garbage disposal.
  7. Fire Protection availability is through Guernsey Fire Department and can be reached at (307)836-2424. USPS office is located at 101 S. Wyoming Ave. Guernsey, Wy. 82214.
  8. Land is not subject to flooding.
  9. Copy of covenants pertaining to construction in this subdivision can be obtained by contacting Matt Wheeler at (307)631-5883.
  10. Postal service availability is through USPS office located in Guernsey, Wy at 101 S. Wyoming Ave. 82214.
  11. Lots come with no water rights. Land owners are to not use water out of any ditch or stream.
  12. Plans for disposal of irrigation wastewater is NA.
  13. Service providers for Cable TV and telephone service is the responsibility of each individual land owner. Gas and Electricity is available through Wyrulec in Torrington, Wy. (307) 837-2225.
-

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Matt Wheeler, owner in fee simple of all of Tract 12, Guernsey Lake Retreat, Platte County, Wyoming;  
 Have caused the same to be surveyed, platted and known as REPLAT OF TRACT 12 GUERNSEY LAKE RETREAT SIMPLE SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires and hereby grants the easements for the purposes indicated hereon.  
 Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Matt Wheeler

OWNER'S ACKNOWLEDGEMENT

STATE OF WYOMING )  
 COUNTY OF PLATTE )  
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
 BY MATT WHEELER

\_\_\_\_\_  
 NOTARY PUBLIC, PLATTE COUNTY, WYOMING

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATES OF APPROVAL

APPROVAL BY THE PLATTE COUNTY ENGINEER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
 ENGINEER HAL H. HUTCHINSON P.E.

APPROVAL BY THE PLATTE COUNTY PLANNING DIRECTOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

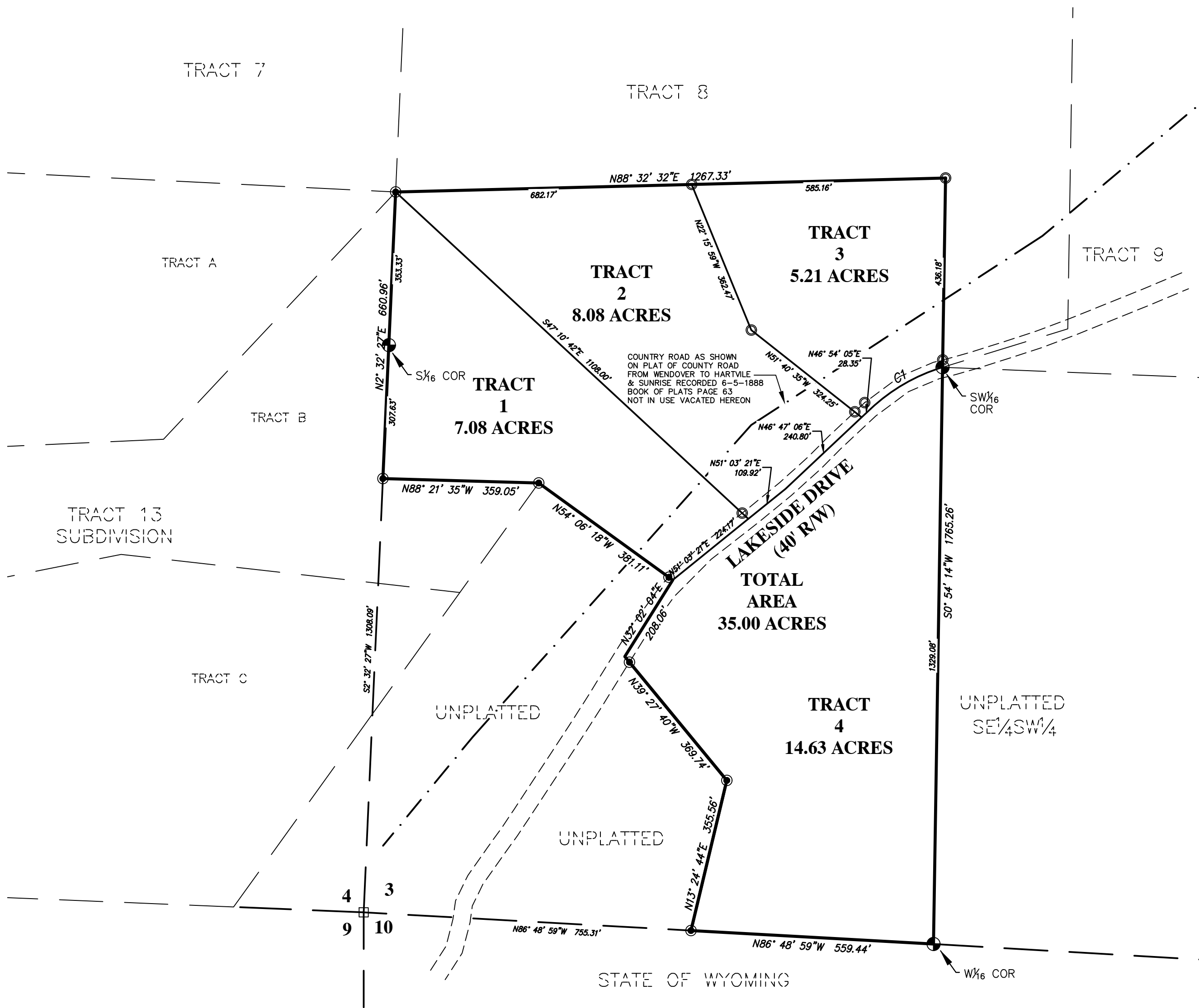
\_\_\_\_\_  
 PLANNING DIRECTOR AMY CLARK

APPROVAL BY THE PLATTE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
 PLANNING & ZONING CHAIRMAN MARTY SHEPARD

APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
 COUNTY COMMISSIONER CHAIRMAN SANDY KONTOUR



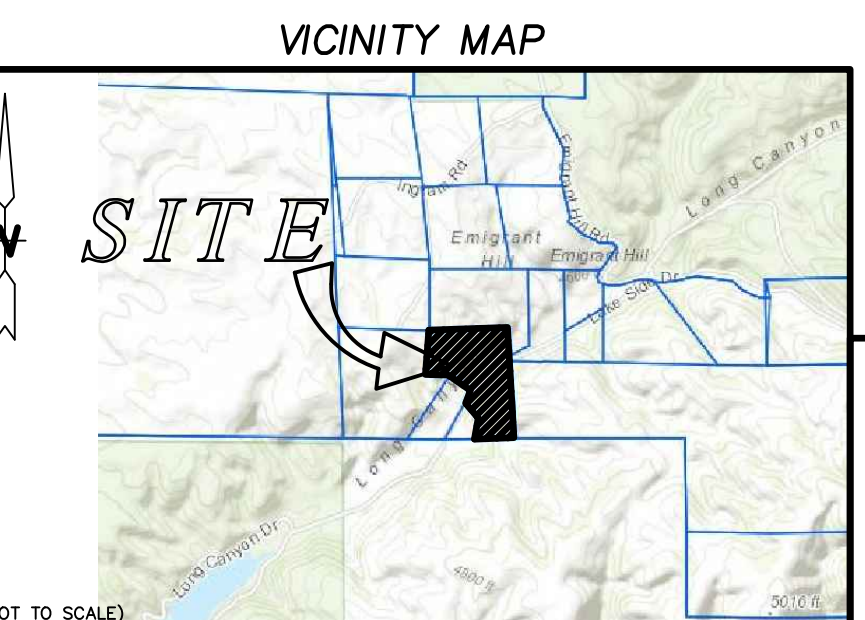
CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	26° 16' 31"	421.08'	N59° 56' 06"E	191.42'	193.10'

- LEGEND**
- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
  - FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
  - ⊙ FOUND 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

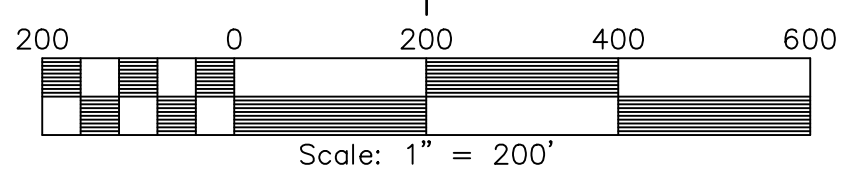
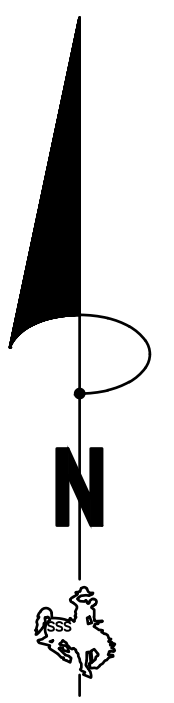
BASIS OF BEARING: SOUTH LINE OF SOUTHWEST QUARTER BEING N86°48'59"W. BETWEEN FOUND MONUMENTS AS SHOWN.

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.
- ALL LOT OWNERS ARE 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.
- INDIVIDUAL LOT OWNERS 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.



FILING RECORD



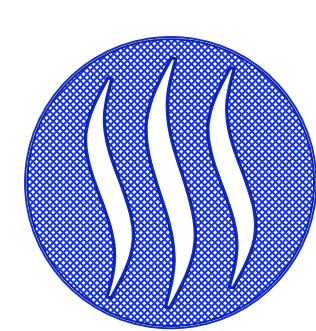
CERTIFICATE OF SURVEYOR

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.

**REPLAT  
 OF  
 TRACT 12,  
 GUERNSEY  
 LAKE RETREAT,  
 SIMPLE  
 SUBDIVISION**

OF  
 TRACT 12, GUERNSEY LAKE RETREAT  
 SITUATED IN A PORTION OF THE SW 1/4, SECTION 3,  
 T.27N., R.66W., OF THE 6TH P.M.,  
 PLATTE COUNTY, WYOMING

PREPARED AUGUST, 2020



**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

REVISED: 9/10/2020  
 2020177 FINAL PLAT.DWG

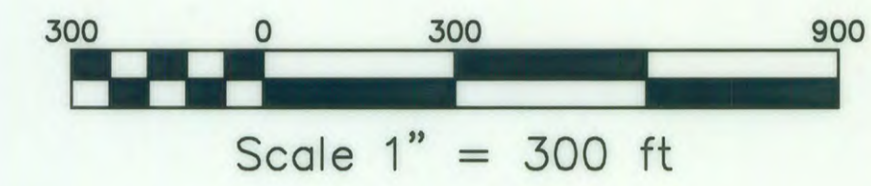
© COPYRIGHT 2020 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED (NOT TO SCALE)

NO PROPOSED DOMESTIC WATER SOURCE  
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

**DESCRIPTION**

A tract of land situated in Lots 3 and 4, S1/4 NW1/4, S1/4 NE1/4, and the SW1/4 of Section 3, the E1/2 of Section 4, all in Township 27 North, Range 66 West, of the 6th P.M., Platte County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of said Section 3; thence S.88°32'00"E, along the north line of said Section 3, a distance of 2018.00 feet to the centerline of Emigrant Hill Road; thence southerly and easterly along the centerline of Emigrant Hill Road and Lake Side Drive the following 31 courses: S.02°20'40"E, a distance of 46.98 feet; thence S.23°12'52"E, a distance of 419.17 feet; thence S.28°32'54"E, a distance of 267.01 feet; thence S.10°27'53"W, a distance of 237.46 feet; thence S.13°08'09"E, a distance of 327.83 feet; thence S.55°59'37"E, a distance of 291.20 feet; thence S.82°07'21"E, a distance of 168.28 feet; thence S.14°41'07"W, a distance of 155.19 feet; thence S.34°10'15"W, a distance of 168.30 feet; thence S.43°09'27"W, a distance of 129.22 feet; thence S.43°09'27"W, a distance of 129.22 feet; thence S.31°43'10"W, a distance of 299.31 feet; thence S.82°07'21"E, a distance of 168.28 feet; thence S.45°41'51"W, a distance of 254.19 feet; thence S.14°41'07"W, a distance of 155.19 feet; thence S.74°44'24"W, a distance of 123.25 feet; thence S.34°10'15"W, a distance of 168.30 feet; thence S.84°35'21"W, a distance of 126.30 feet; thence S.43°09'27"W, a distance of 129.22 feet; thence S.70°53'43"W, a distance of 150.93 feet; thence S.76°34'51"E, a distance of 410.51 feet; thence S.38°34'29"E, a distance of 22.43 feet; thence S.28°26'12"W, a distance of 189.03 feet; thence S.83°13'46"E, a distance of 93.50 feet; thence S.28°41'23"W, a distance of 148.54 feet; thence S.89°30'02"E, a distance of 315.55 feet; thence S.13°53'33"E, a distance of 133.94 feet; thence S.67°24'26"E, a distance of 110.27 feet; thence S.53°52'42"W, a distance of 166.03 feet; thence S.82°27'56"E, a distance of 353.02 feet; thence S.59°41'53"W, a distance of 154.73 feet; thence S.59°38'13"E, a distance of 380.93 feet; thence S.67°41'47"W, a distance of 282.06 feet; thence S.80°58'40"W, a distance of 62.61 feet; thence S.46°47'50"W, a distance of 269.16 feet; thence S.70°59'39"W, a distance of 239.86 feet; thence S.83°13'46"E, a distance of 56.77 feet; thence S.62°32'05"W, a distance of 343.83 feet; thence N.83°13'46"E, a distance of 36.73 feet;

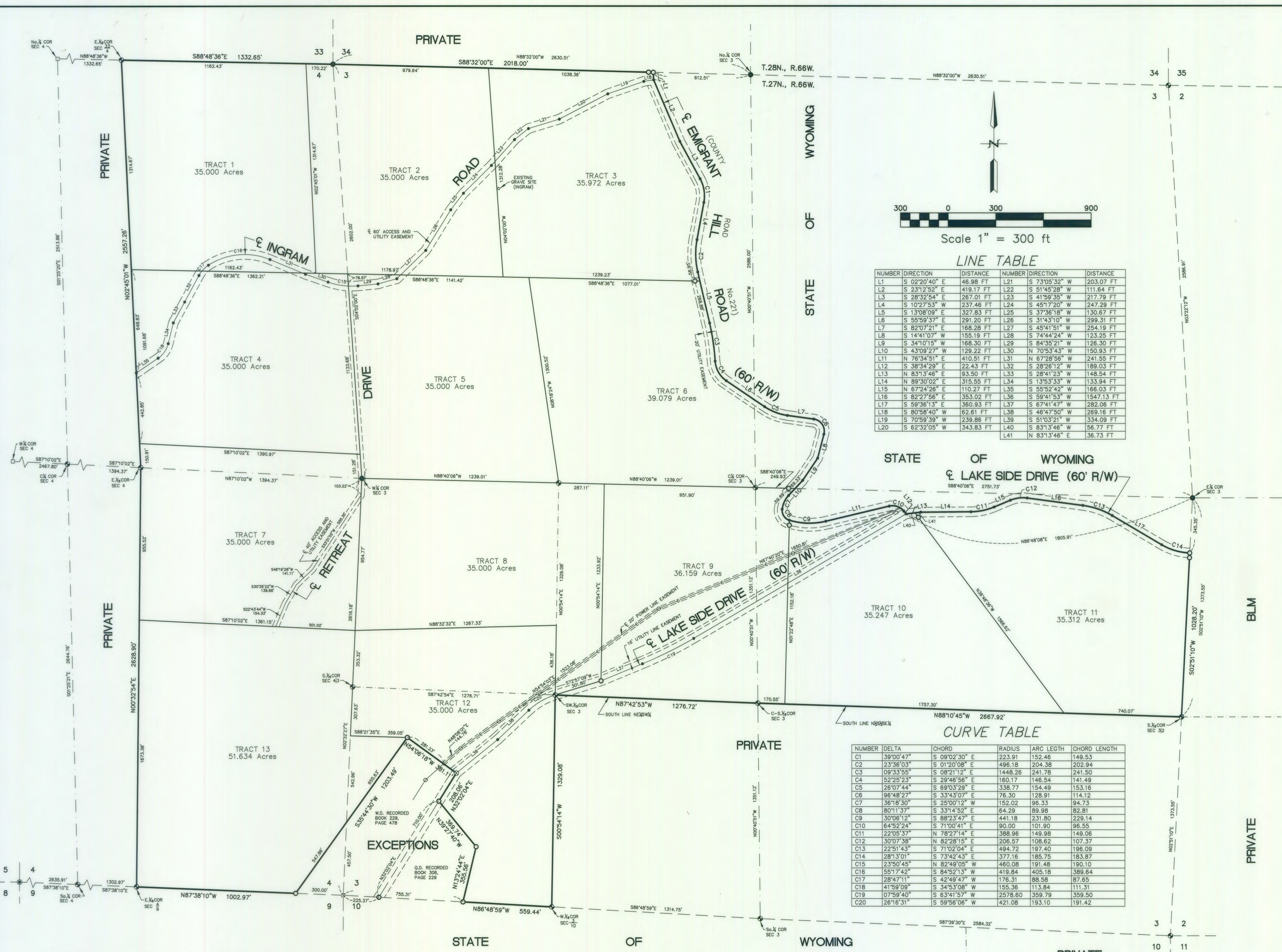


**LINE TABLE**

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 02°20'40" E	46.98 FT	L21	S 73°05'32" W	203.07 FT
L2	S 23°12'52" E	419.17 FT	L22	S 51°45'28" W	111.64 FT
L3	S 28°32'54" E	267.01 FT	L23	S 41°59'35" W	217.79 FT
L4	S 10°27'53" W	237.46 FT	L24	S 45°17'20" W	247.29 FT
L5	S 13°08'09" E	327.83 FT	L25	S 37°36'18" W	130.67 FT
L6	S 55°59'37" E	291.20 FT	L26	S 31°43'10" W	299.31 FT
L7	S 82°07'21" E	168.28 FT	L27	S 45°41'51" W	254.19 FT
L8	S 14°41'07" W	155.19 FT	L28	S 74°44'24" W	123.25 FT
L9	S 34°10'15" W	168.30 FT	L29	S 84°35'21" W	126.30 FT
L10	S 43°09'27" W	129.22 FT	L30	N 70°53'43" W	150.93 FT
L11	N 76°34'51" E	410.51 FT	L31	N 67°28'56" W	241.55 FT
L12	S 38°34'29" E	22.43 FT	L32	S 28°26'12" W	189.03 FT
L13	N 83°13'46" E	93.50 FT	L33	S 28°41'23" W	148.54 FT
L14	N 89°30'02" E	315.55 FT	L34	S 13°53'33" E	133.94 FT
L15	N 67°24'26" E	110.27 FT	L35	S 53°52'42" W	166.03 FT
L16	S 82°27'56" E	353.02 FT	L36	S 59°41'53" W	154.73 FT
L17	S 59°38'13" E	380.93 FT	L37	S 67°41'47" W	282.06 FT
L18	S 80°58'40" W	62.61 FT	L38	S 46°47'50" W	269.16 FT
L19	S 70°59'39" W	239.86 FT	L39	S 51°03'21" W	334.09 FT
L20	S 62°32'05" W	343.83 FT	L40	S 83°13'46" E	56.77 FT
L41	N 83°13'46" E	36.73 FT			

**CURVE TABLE**

NUMBER	DELTA	CHORD	RADIUS	ARC LENGTH	CHORD LENGTH
C1	39°00'47"	S 09°02'30" E	223.91	152.46	149.53
C2	23°36'03"	S 01°20'08" E	496.18	204.38	202.94
C3	09°33'55"	S 08°21'12" E	1448.26	241.78	241.50
C4	52°25'23"	S 29°46'56" E	160.17	146.54	141.49
C5	26°07'44"	S 69°03'29" E	338.77	154.49	153.16
C6	98°48'27"	S 33°43'07" E	76.30	128.91	114.12
C7	38°18'30"	S 25°00'12" W	152.02	96.33	94.73
C8	80°11'37"	S 33°14'52" E	64.29	89.98	82.81
C9	30°06'12"	S 88°23'47" E	441.18	231.80	229.14
C10	64°52'24"	S 71°00'41" E	90.00	101.90	96.55
C11	22°05'37"	N 78°27'14" E	388.96	149.98	149.06
C12	30°07'38"	N 82°28'15" E	206.57	108.62	107.37
C13	22°51'43"	S 71°02'04" E	494.72	197.40	196.09
C14	28°13'01"	S 73°42'43" E	377.16	185.75	183.87
C15	23°50'45"	N 82°49'05" W	460.08	191.48	190.10
C16	55°17'42"	S 84°52'13" W	419.84	405.18	389.64
C17	28°47'11"	S 42°49'47" W	176.31	88.58	87.65
C18	41°59'09"	S 34°53'08" W	155.36	113.84	111.31
C19	07°59'40"	S 63°41'57" W	2578.60	359.79	359.50
C20	26°16'31"	S 59°56'06" W	421.08	193.10	191.42

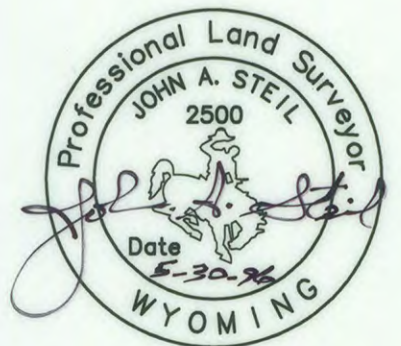


**AZIMUTH**  
N AZ=00°00'00" BRG=NORTH  
E AZ=90°00'00" BRG=EAST  
S AZ=180°00'00" BRG=SOUTH  
W AZ=270°00'00" BRG=WEST

**FILING RECORD**  
Reception 502918  
The State of Wyoming } SS  
County of Platte }  
This instrument was filed for record at 4:27 o'clock P.M., on the 30 day of May, A.D. 1996 and duly recorded in P/C 1 slot 158

County Clerk & Ex-Officio Register at Deeds  
By Gina Kammerich Deputy

- NOTES**
- Total Area = 478.403 Acres
  - Basis of Bearing - The north line of Section 3, T.27N., R.66W., having a bearing of N.88°32'00"W.
  - All tract corners monumented with a set 3/4" dia x 24" long rebar with 1/2" aluminum cap stamped "SSS P.L.S. 2500".
  - Subdivision Roads (Ingram Road and Retreat Drive) are to be privately constructed and maintained.
  - There is a pending Resolution by the Platte County Commissioners to correct the description for Emigrant Hill Road and Lake Side Drive through this Record of Survey Boundary to be acted on by the Commissioners on June 4, 1996.
- LEGEND**
- Set 3/4" dia x 24" long rebar with 1/2" aluminum cap stamped "SSS P.L.S. 2500".
  - Set 2 1/2" dia x 30" long aluminum pipe with 3/4" aluminum cap stamped "STEEL SURVEYING SERVICES PLS 2500" and appropriate data.
  - Set 3/4" dia x 36" long rebar with 3/4" aluminum cap stamped "STEEL SURVEYING SERVICES P.L.S. 2500" and appropriate data.
  - Set chiseled "X".
  - Found GLO stone.
  - Course 3/4" iron pipe.
  - Found 3/4" iron pipe.
  - Existing overhead power line
  - Existing power pole



**CERTIFICATE OF SURVEYOR**

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify, 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.

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS  
The foregoing instrument was acknowledged before me this 30 day of May, 1996 by Ethel Rabel, member of L & R Land and Cattle Company, LTD.

Ethel Rabel  
Ethel Rabel, Member

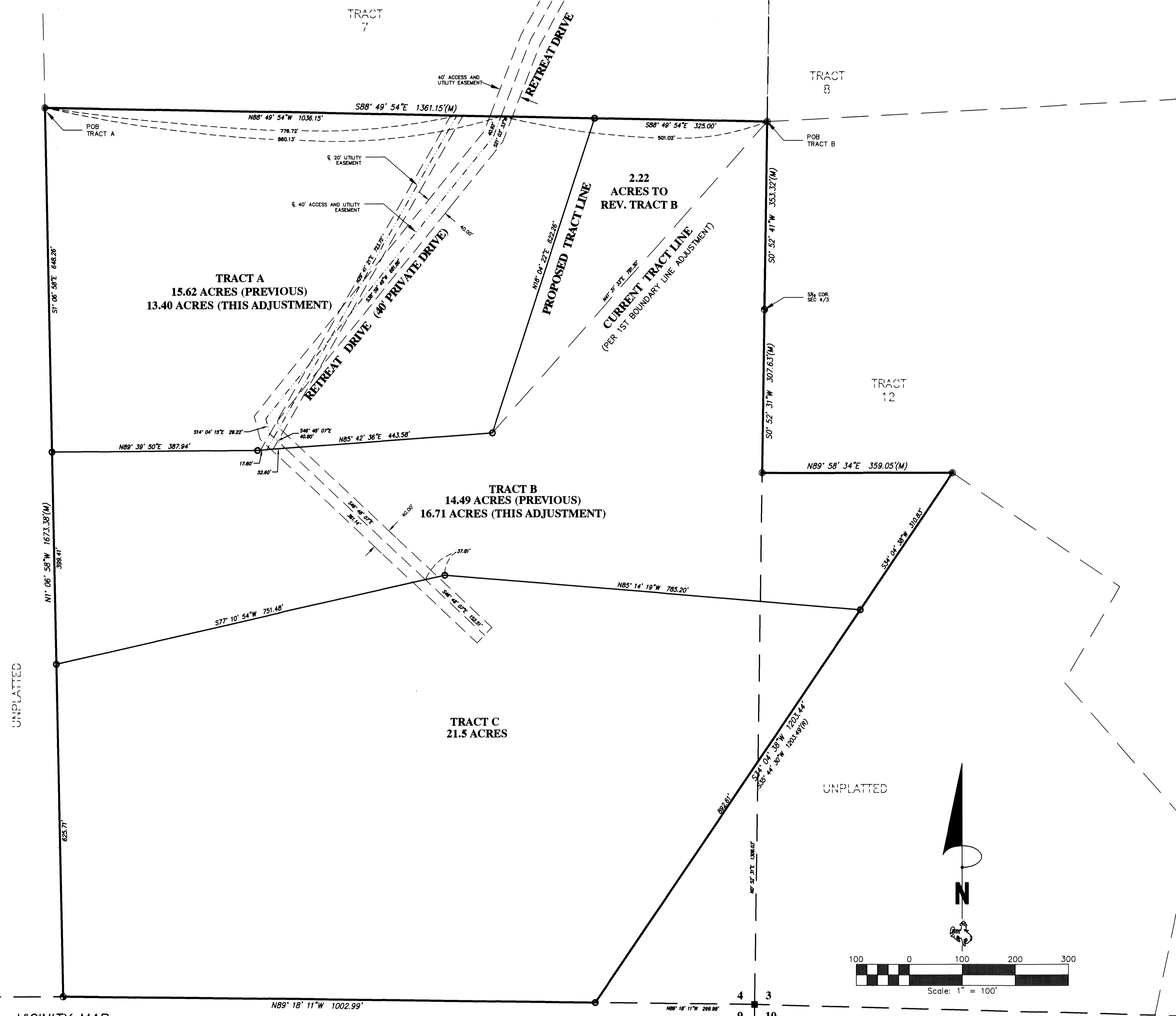
Carol A. Steil  
Notary Public, Laramie County, Wyoming  
My Commission Expires 6-26-96

**RECORD OF SURVEY**  
FOR  
**GUERNSEY LAKE RETREAT**  
A PORTION OF SECTION 3 AND THE E1/2 OF SECTION 4, T.27N., R.66W., 6th P.M., PLATTE COUNTY, WYOMING.

PREPARED MAY, 1996

**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th STREET P.O. BOX 2073  
PH(307)634-7273 CHEYENNE, WY. 82003

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY PLATTE COUNTY VOLUNTEER FIRE DEPARTMENT -  
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE -



**TRACT A 2ND REVISION**

A tract of land being a portion of of Tracts A and B, Guernsey Lake Retreat Tract 13, Subdivision, Platte County, Wyoming, being more particularly described as follows:

Beginning at the Northwest Corner of Guernsey Lake Retreat Tract 13, Subdivision, thence S1°06'58"E, a distance of 648.26 feet; thence N89°39'50"E, a distance of 387.94 feet; thence N85°42'36"E, a distance of 443.58 feet; thence N18°04'22"E, a distance of 622.26 feet; thence N88°49'54"W, a distance of 1036.15 feet; to the Point of Beginning. Containing 13.40 Acres more or less.

**TRACT B 2ND REVISION**

A tract of land being a portion of of Tracts A and B, Guernsey Lake Retreat Tract 13, Subdivision, Platte County, Wyoming, being more particularly described as follows:

Beginning at the Northeast corner of Guernsey Lake Retreat Tract 13, Subdivision, thence S0°52'41"W, a distance of 353.32 feet; thence S0°52'31"W, a distance of 307.63 feet; thence N89°58'34"E, a distance of 359.05 feet; thence S34°04'38"W, a distance of 310.83 feet; thence N85°14'19"W, a distance of 785.20 feet; thence S77°10'54"W, a distance of 751.48 feet; thence N1°06'58"W, a distance of 399.41 feet; thence N89°39'50"E, a distance of 387.94 feet; thence N85°42'36"E, a distance of 443.58 feet; thence N18°04'22"E, a distance of 622.26 feet; thence S88°49'54"E, a distance of 325.00 feet to the Point of Beginning. Containing 16.71 Acres more or less.

**REAL ESTATE DISCLOSURE STATEMENTS**

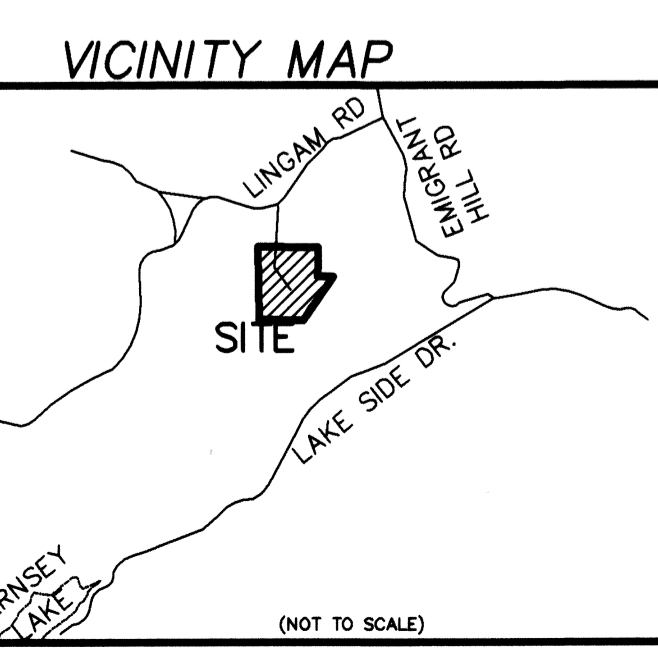
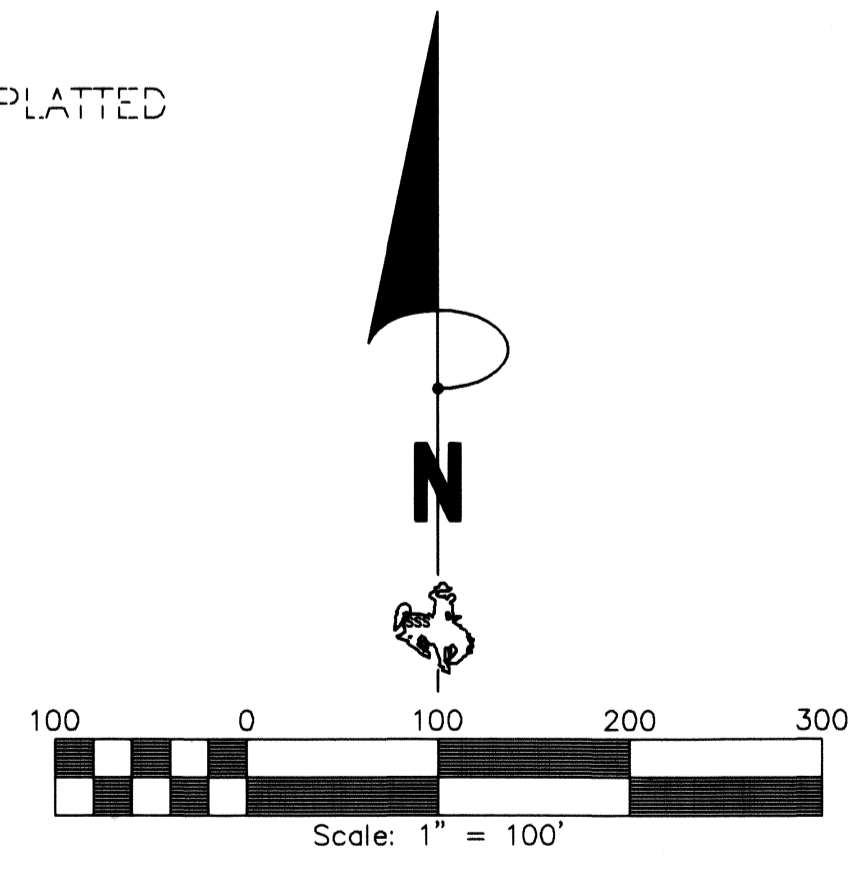
- Wastewater Disposal:** If no public sewage disposal system is proposed by the subdivider, the words "NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM", in bold capital letters shall appear on all offers, solicitations, advertisements, contracts, agreements, and plats relating to the subdivision.
- Water Supply:** If no domestic water is proposed by the subdivider, the legend "NO PROPOSED WATER SOURCE" shall appear on all offers, solicitations, advertisements, contracts, agreements and plats relating to the subdivision.
- Road Maintenance:** If no public maintenance of streets, alleys, or roadways is contemplated by the subdivider, the legend "NO PUBLIC MAINTENANCE OF STREETS OR ROADS" shall appear on the plat of the subdivision, on the advertisements for the subdivision and on the contracts or agreements for the sale or purchase of lots within the subdivision showing the streets, alleys and roadways.
- Only normal rural fire protection and ambulance service can be expected.
- All owners of lots in this subdivision shall abide by the policies of the Wheatland Irrigation District as adopted by the Platte County Planning Commission relating to assessment and administration of water to said subdivision.
- High winds may cause blowing of farm residue on to the subdivision.

**2ND BOUNDARY LINE ADJUSTMENT  
 GUERNSEY LAKE RETREAT,  
 TRACT 13  
 SUBDIVISION**

OF  
 A REPLAT OF  
 GUERNSEY LAKE RETREAT, TRACT 13 SUBDIVISION,  
 RECORDED IN BOOK 2, PAGE 364,  
 A PORTION OF E½ SECTION 4 AND THE SW¼ OF SECTION 3,  
 T.27N., R.66W., 6TH P.M.,  
 PLATTE COUNTY, WYOMING.

PREPARED AUG. 2018

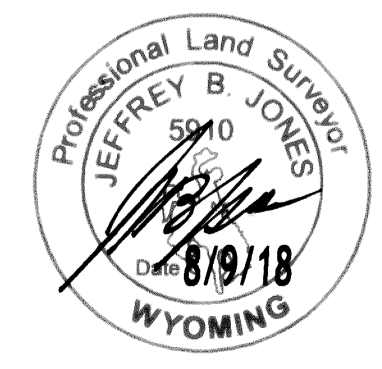
661874 Book - 2 Page - 369  
 Recorded 8/9/2018 At 9:50 AM  
 Chris Kanwischer, Platte County Clerk and Recorder



STATE OF WYOMING

- LEGEND**
- SET ¾" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
  - FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
  - FOUND ¾" BRASS CAP STAMPED "P.L.S. 2500"
  - FOUND GLO STONE
  - (M) DENOTES MEASURED DATA THIS SURVEY
  - (R) DENOTES RECORD DATA PER GUERNSEY LAKE RETREAT

- NOTES**
- BASIS OF BEARINGS - THE EAST LINE OF THE SE¼ OF SECTION 4, BEING N05°23'31"E.



**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Licensed 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.



# Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF PROCEEDINGS  
TUESDAY, OCTOBER 13, 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 Tuesday, September 8, 2020, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Brockman, Commission Member Klein  
Members Absent: Commission Member Warner  
Staff Present: Planner Clark

## Citizen Comments

Chairman Shepard asked if there were any citizen comments for items that are not on the agenda. Mr. and Mrs. Brandt asked about the status of the rezone out off of El Rancho.

Planner Clark noted that Mr. Tinsley had applied for to rezone the Camp Ground to Commercial and upon further research Planner Clark had found that location had already been rezoned to Commercial in 2006. Mr. Tinsley plans to keep the usage the same and possible expand to utilize the entire parcel.

Mr. and Mrs. Brandt stated that Mr. Tinsley was really cleaning the place up and it was looking nice.

## Declaration of Conflicts of Interest

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

## New Business

Request for a Simple Subdivision to divide off approximately 10 acres from approximately 70 acres to create 2 approximately 5-acre tracts located at 1878 N. Glendo Highway, Glendo, Wyoming

A request by Scott and Sheila Leach to create a Simple Subdivision to divide off approximately 10 acres from approximately 70 acres to create 2 approximately 5-acre tracts located at 1878 N. Glendo Highway, Glendo, Wyoming

Planner Clark noted Mr. & Mrs. Leach plan on having covenants for these parcels and would include language to protect their neighbor's existing access that traverses their property. Their neighbor Ms. Paquette emailed the Planning Office concerned about preserving her access to her property; I replied to Ms. Paquette's email explaining how her access easement was attached to her property and the Leach's property and how it would transfer if and when parcels were sold. After which the Planning Office did not receive further questions from Ms. Paquette.

Planner Clark noted that no comments were received from any agencies or departments.

Commission Member Lockhart asked for clarification on the access to the proposed lots.  
Commission Member Brockman asked about the neighbor's right-of-way-easement.  
Commission Member Klein asked about the subdivision needing to be accessed off a county road to qualify for a Simple Subdivision, because the county wants to make sure they aren't taking on any additional roads or maintenance.

Mr. Leach utilized the site plan provided in the staff report to clarify where Ms. Paquette's access easement is and where the proposed access to the subdivision would be and noted that he sent a copy of his neighbor's access easement to the Planning Office.

Planner Clark verified Mr. Leach had emailed the right-of-way easement to the Planning Office and that it was adequate for Ms. Paquette to access her property and would transfer with change of ownership on either side.

Mr. Leach noted that Ms. Paquette's easement is only 20 feet wide and that was one of the reasons why she was concerned about sharing the access since it is pretty narrow for two-way traffic.

Planner Clark noted that Mr. Leach was providing access off a maintained county road and maintenance of the access would be noted on the plat.

Mr. Leach stated that in addition he would also grant permanent easement to further protect access to the parcels and to ensure the neighbor's access remained unchanged.

Motion by Commission Member Klein was seconded by Commission Member Brockman to recommend due pass with the four staff recommended conditions and an additional condition of permanent easement for access be added to the plat.

Upon roll call the vote on the MOTION was:

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

NO: None

MOTION DECLARED CARRIED

### **Approval of Minutes**

#### Approval of Minutes – September 8, 2020

Motion by Commission Member Brockman with a second by Commission Member Klein was made to approve the minutes of the previous September 8, 2020 meeting as presented.

Upon roll call the vote on the MOTION was:

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

NO: None

MOTION DECLARED CARRIED

### **Board Discussion**

Commission Members asked about the Wild Horse Short-term project; Planner Clark noted that she has not heard from either the Zimmerer's or Mr. Harmon since emailing the approval of the Special Use Permit to them. The Planning Office should be seeing Building Certificates for the project once they get to that point, the Zimmerer's and their project manger Lou Harmen were still



# Planning & Zoning

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

working with REA to come to an agreement for access to the transformer and were waiting on DEQ approval as well.

Planner Clark updated the Commission on the possibility of receiving a request for a Special Meeting to possibly fast track a meat packing/slaughter facility within the county, due to being on a grant timeline.

November meeting has three Simple Subdivisions on the agenda.

Chairman Shepard adjourned the meeting at 6:24 PM.

Approve:

Attest:

---

Chairman Planning & Zoning Commission

---

Planning Director