



Planning & Zoning Commission

AGENDA

Tuesday, December 8, 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 to Rezone approximately 10 acres from Agricultural to Industrial
    - i. **Applicant:** Stone Welding, LLC
    - ii. **Location:** located in the SW4 of Section 1, Township 24 North, Range 68 West, Wheatland, Platte County, Wyoming
  - b. **Request:** A request for a Special Use Permit to erect a Cellular Communication Tower
    - i. **Applicant:** Visionary Communications
    - ii. **Location:** portion of an approximately 67 acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY
- E. Approval of minutes from the November 11, 2020 Regular Meeting
- F. Board discussion (If any)
- G. Adjournment

**Next Planning & Zoning meeting: January 12, 2021**

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



# Platte County Planning & Zoning

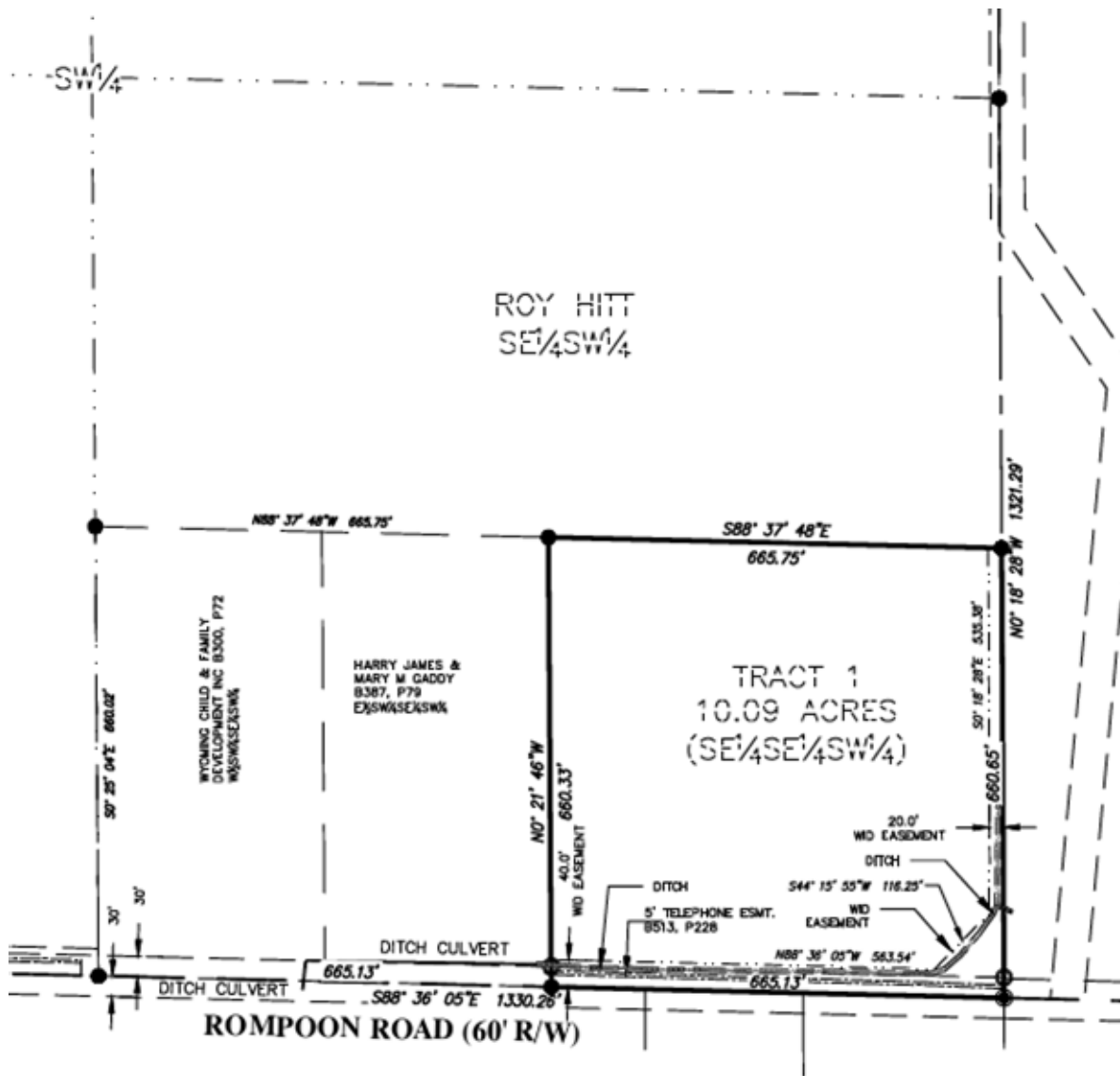
600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307)322-2962

Meeting Dates: Platte County Planning and Zoning – Tuesday, December 8, 2020 at 6:00 p.m.  
Platte County Commissioners – Tuesday, December 15, 2020 at 10 a.m.

Applicant: Stone Welding, LLC

Request: A request to rezone approximately 10-acres from Agricultural to Industrial

Location: Located in the SW4 of Section 1, Township 24 North, Range 68 West, Wheatland, Platte County, Wyoming



### Background and Proposal Details:

Merlin Hitt applied for a Simple Subdivision to divide approximately 10-acres; this request was approved by the Town of Wheatland on October 12, 2020, by Platte County Planning and Zoning on November 10, 2020, and by Platte County Commissioners on November 17, 2020. Stone Welding is requesting that once the final plat is recorded that those 10-acres be rezoned from Agricultural to Industrial.

Rezoning this location would allow Stone Welding to continue to do business and bring business to Platte County by providing metal fabrication and welding services at this location.

This location is bordered to the north and east by county agricultural zoning and to the south and west by town highway business zoning. Rompoon Road is currently utilized by semi traffic.

### Neighbor Comments:

These comments are in regard to the NOTICE OF PUBLIC HEARING (Public Notice No. 10817) published in the Platte County Record-Times November 4, 2020. We object to the application filed by Stone Welding, LLC to Rezone property located in the SW4 of Section 1, Township 24 North, Range 68 West from Agricultural to Industrial. The adjacent residential and agricultural properties will be affected negatively by using this property for industrial purposes. Examples include bright yard lighting/signage, heavy equipment movement, diesel engine noise, manufacturing/mechanical noise and tractor/trailer movement and general increase in traffic . This type of activity is disruptive to the peace and tranquility of the neighborhood especially when conducted on a 24/7 basis. We are submitting our request on behalf of ourselves, our neighbors who may not be aware of this application, and the wildlife and farm animals that could be affected. We request that you consider the potential negative impacts to the adjacent properties and also those in close proximity. Thank you for your time. Mardy and Carolyn Droscher 2652 South St., Wheatland, WY 82201

### Agency Comments:

None received.

### Analysis and Recommendation:

Rezoning of this 10-acre parcel has the potential to not only retain an established Platte County business, but it could provide potential for expansion. The parcel is bordered by both agricultural and highway business zoning and is near the Town of Wheatland's industrial park. Access to the parcel will be utilized off Rompoon Road. Rompoon Road currently experiences daily semi-truck traffic. Wheatland Early Childhood Center is located to the west of this location within the Town of Wheatland's highway business district and additional large truck traffic could pose a safety issue, however, the speed limit on Rompoon Road near the Early Childhood Center is posted 20 mph and the facility and playground area is set back off the road a good distance to provide a buffer area.

It is the opinion of the Platte County Planning Office that this request be granted with the understanding that the zoning change would not take effect until recording of the approved simple subdivision plat.

Planning and Zoning Commission Options:

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.

Exhibits:

Applicant's Letter of Justification

Site Plan

Available Upon Request:

Notice of Hearing

Neighbor List

Neighbor Letter

Routing Letter

Letter of Justification:

October 23, 2020

To Whom It May Concern:

Stone Welding would like to apply to rezone the property in question from Agriculture to Industrial. We are in the process of purchasing the address, 20 Rompoon Road from Jim and Mary Gaddy, and also this ground from Merlin Hitt.

Our purpose is to continue to do business in Platte County at this location of Metal Fabrication and Welding.

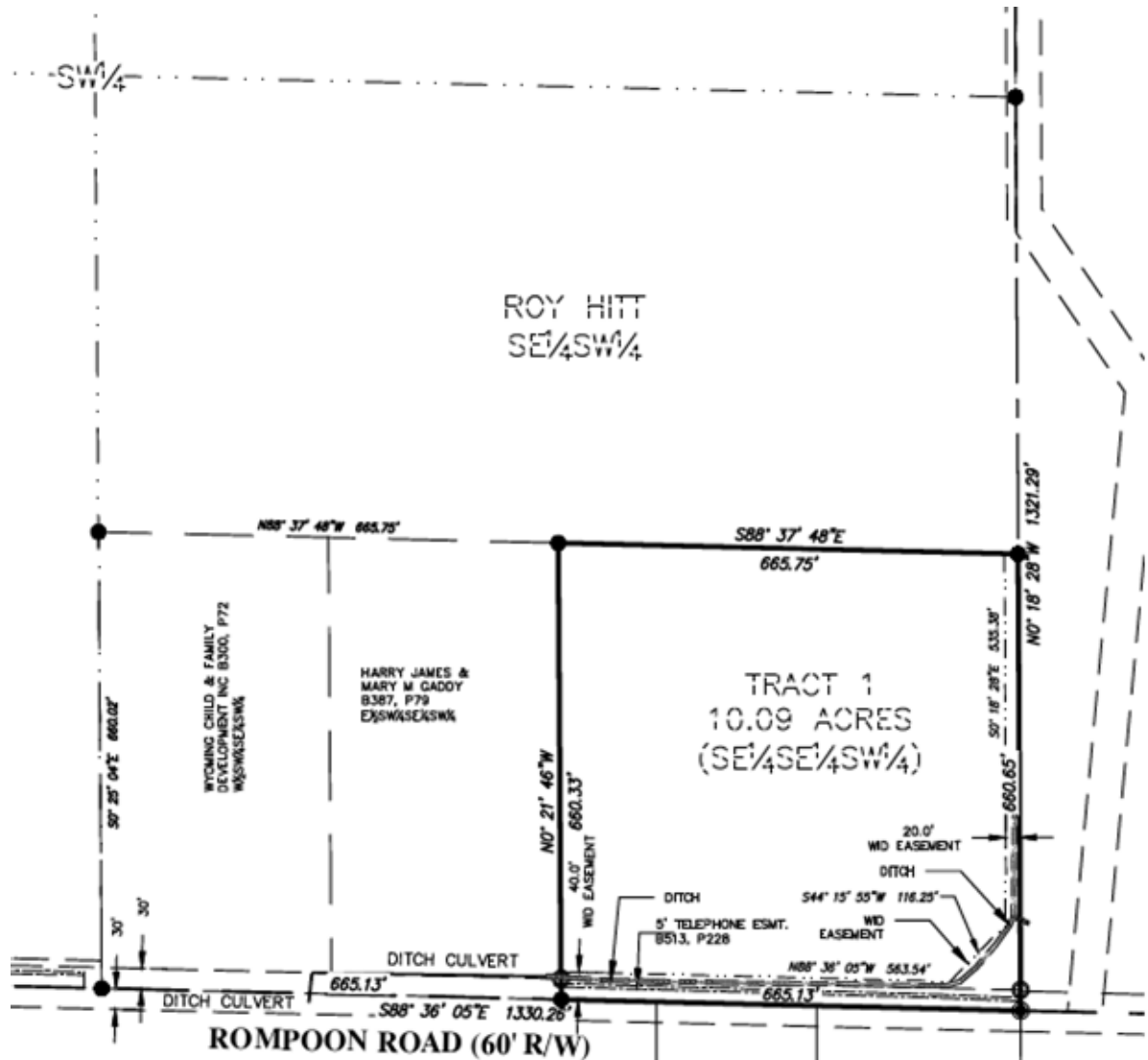
We will be utilizing the existing building at 20 Rompoon Road as well as building other structures to accommodate our business.

If you have any further questions, please don't hesitate to call me at 307-331-0488.

Thank you for your time,

  
Jennifer Stone  
Stone Welding, LLC  
307-331-0488

Site Plan:





# Platte County Planning & Zoning

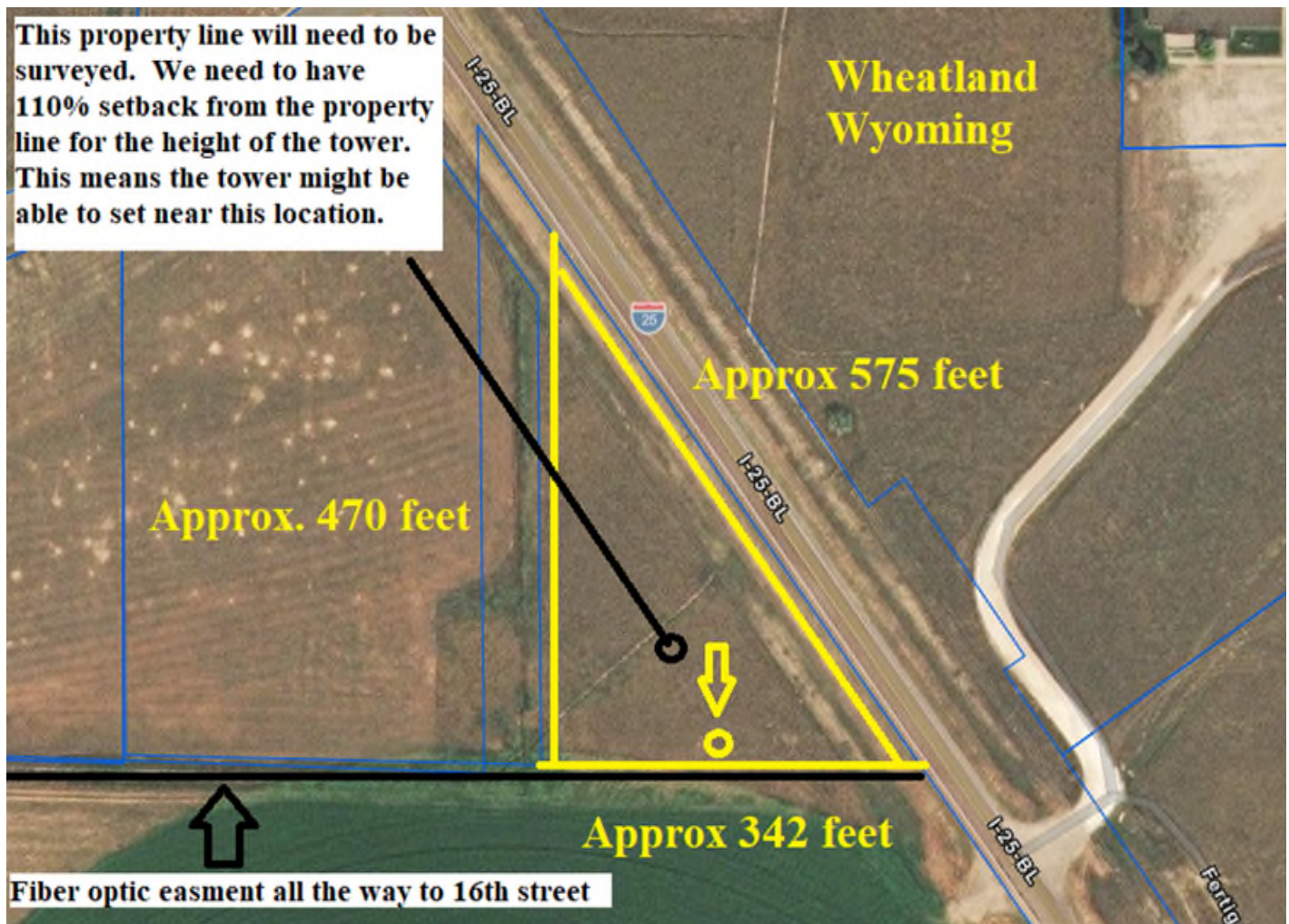
600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307)322-2962

Meeting Dates: Platte County Planning and Zoning – Tuesday, December 8, 2020 at 6:00 p.m.  
Platte County Commissioners – Tuesday, December 15, 2020 at 10 a.m.

Applicant: Visionary Communications

Request: A Special Use Permit for a Communication Tower

Location: Located on a portion of an approximately 67 acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY



### Background and Proposal Details:

Visionary Communications has applied for a Special Use Permit for the installation of a 120 ft self-supporting communications tower with 8'x8' communications equipment building and backup power system to provide communications to the Wheatland community as part of the CARES Act.

Visionary Communications obtained the signatures of the property owners to apply for this Special Use Permit on their property located on a portion of an approximately 67 acre parcel located in part of the SW4NW4 and part of the SE4NW4, and part of the NW4SW4 in Section 12 of T24N R68W Wheatland, WY as shown in the above image.

Visionary Communications hopes to have this project completed by the end of December 2020.

### Neighbor Comments:

Stephen N. Sherard of Sherard, Sherard, Artery & Johnson: I am a part owner to various lots in North Park Business Park that borders the Kersting property for which an application for a permit for wireless communication tower has been submitted. I am for helping the community and providing more wireless communication abilities in the area sounds great. However, I am also a customer of Wyoming Wireless, and I am concerned that this tower might interfere with Wyoming Wireless's use of the airwaves. If some conditions were put on the permit to make sure that this will not interfere with Wyoming Wireless's use, it would sure put my mind at ease to protect a great current local company (Wyoming Wireless) that deserves the continued and unfettered ability to provide its services to its customers.

### Agency Comments:

Town of Wheatland Clerk Wright: After speaking with Jordan Ham of Wyologic, the Town of Wheatland's IT provider, I would like to express some concerns in regards to the tower Visionary Communications would like to erect on the Kersting property off of Swanson Rd.

The Town of Wheatland utilizes wireless equipment to connect our remote buildings and water systems back to Town Hall. These links are crucial to our day to day operations. Because of its location and height, this tower would have direct line of sight to these ToW links creating a high potential for strong interference if 5GHz, 2.4GHz, or 900MHz equipment were used on this tower. Those radio bands are already highly utilized in this area and additional equipment installed using them has a high probability of causing issues for the ToW and other entities already using them.

We are not against the installation of this tower but we would like to request that if it is approved there are stipulations to the radio bands that can be used by Visionary Communications. Specifically we would like to request that all wireless equipment on the tower would be in licensed bands that require frequency coordination to avoid any interference. There are also concerns in regards to our internet service that we would like to be addressed by Wyoming Wireless Internet as this tower could cause similar issues for them and the ability to provide our internet.

Town of Wheatland Electrical Superintendent Pinneo: No electric lines.

### Analysis and Recommendation:

Bring in additional communications options to the area is great for underserved areas. Installation of a communication tower at this location needs to be carefully considered to ensure it will not negatively impact already existing infrastructure.

Before construction begins, Visionary Communications will need to supply approval from the Federal Communications Commission and will need to submit this approval and FCC public notice publication with their Building Certificate application.

Due to the proximity to Wheatland town limits and town power lines, the Planning Office recommends that before construction begins; Visionary Communications enters into a Memorandum of Agreement with the Town of Wheatland and Platte County to protect current infrastructure and address the future possibility of the location being annexed into town limits and what would be needed for this project to meet the Town of Wheatland's franchise agreement requirements in the future.

Recommendation of the Planning Office is to approve Visionary Communication's request to install a communications tower with the following conditions:

1. Provide the following supporting documents when applying for a Platte County Building Certificate:
  - a. Federal Communications Commission approval
2. Work with the Wheatland Town Council and Platte County Commissioners to establish a Memorandum of Agreement for this project.
3. Notify One Call of Wyoming (811 – call before you dig) before beginning construction.

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

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

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- 2) Approve the request with conditions (if applicable);
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- 5) Deny the request (with or without prejudice).

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### Exhibits:

Applicant's Letter of Justification  
Site Plan  
Building Plan  
Additional Information

### Available Upon Request:

Notice of Hearing  
Neighbor List and Letter  
Routing Letter

## Special use permit request

Stacie McDonald <smcdonald@visionarybroadband.com>

Tue 10/27/2020 4:52 PM

To: Planner <planner@plattecountywyoming.com>

Cc: Greg Worthen <gworthen@visionarybroadband.com>

Hello,

We are applying for a permit to place a broadband communications tower in Platte County to service the unserved and underserved areas of the county with high speed broadband internet. We have accepted CARES Grant funding through the Wyoming Business Council to aide in servicing these areas. This tower location will be used to communicate to other tower locations in the outlying rural areas of the county. Areas that are currently considered unserved will have the opportunity to have 100Mbps internet after these towers are operational.

We respectfully request a special use permit in order to complete this important project.

Sincerely,

Stacie McDonald  
Visionary Broadband  
307.685.5469

Get [Outlook for iOS](#)

This property line will need to be surveyed. We need to have 110% setback from the property line for the height of the tower. This means the tower might be able to set near this location.

Wheatland Wyoming

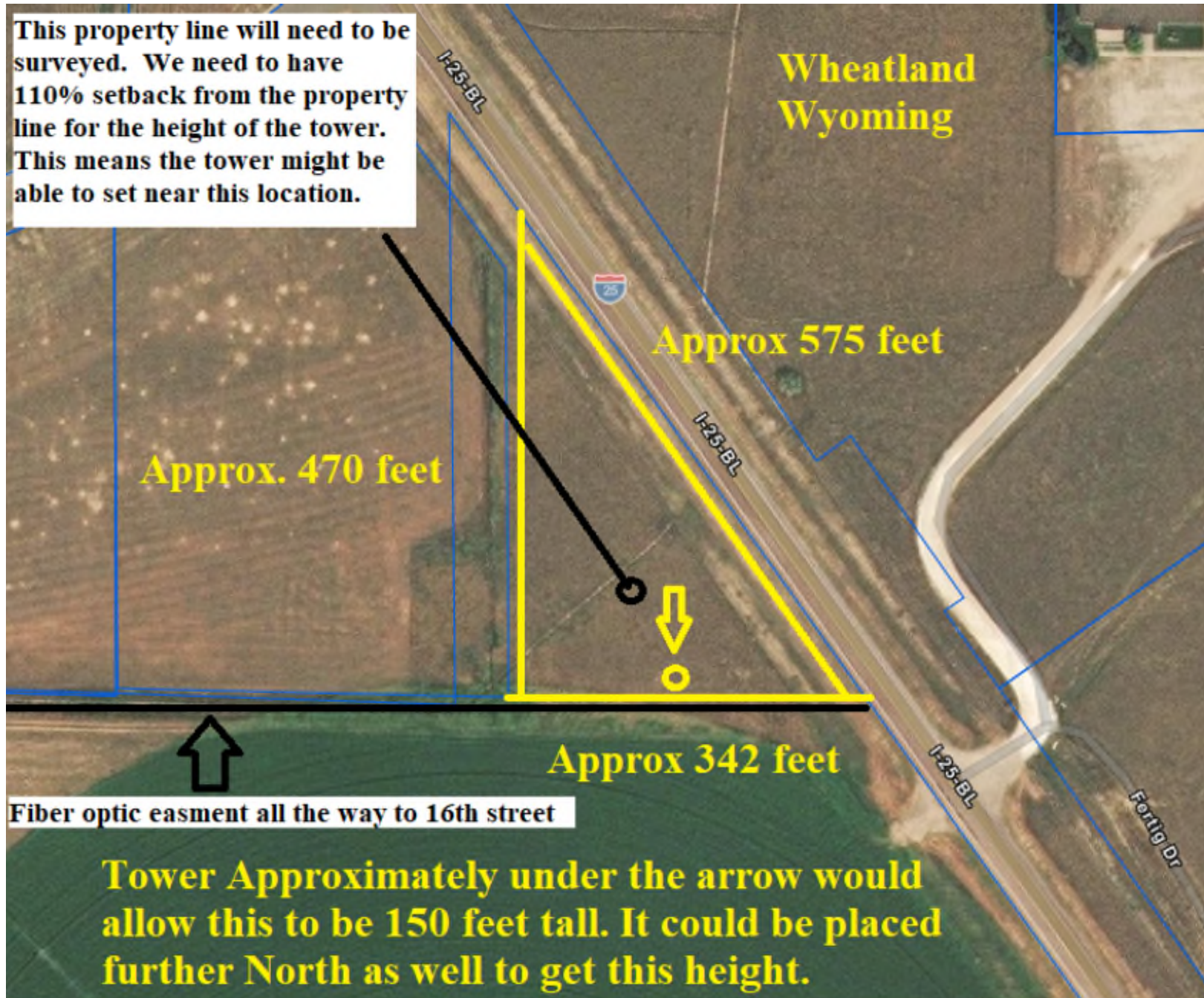
Approx. 470 feet

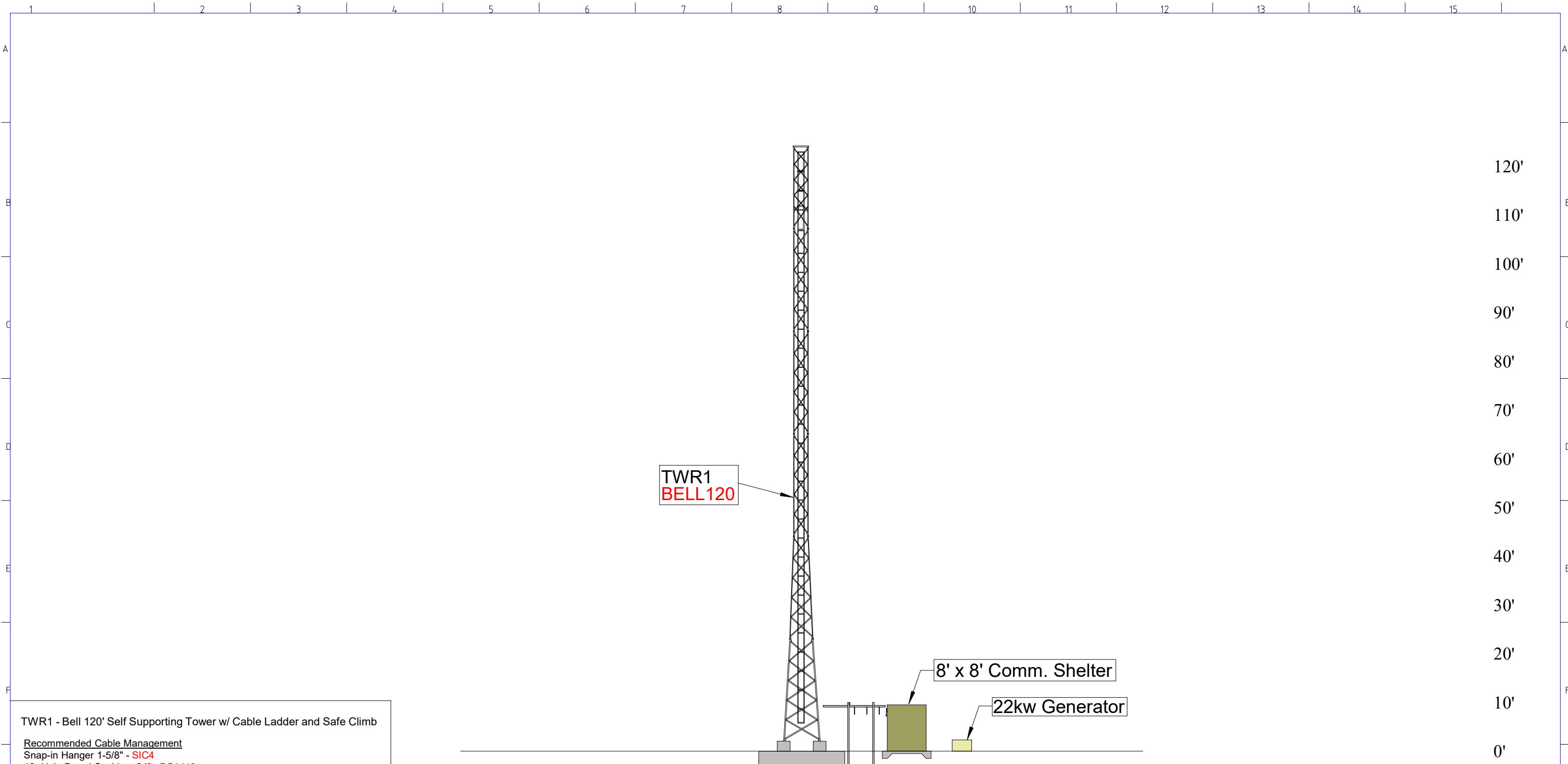
Approx 575 feet

Approx 342 feet

Fiber optic easment all the way to 16th street

Tower Approximately under the arrow would allow this to be 150 feet tall. It could be placed further North as well to get this height.





TWR1  
BELL 120

8' x 8' Comm. Shelter

22kw Generator

TWR1 - Bell 120' Self Supporting Tower w/ Cable Ladder and Safe Climb

- Recommended Cable Management**  
 Snap-in Hanger 1-5/8" - SIC4  
 10- Hole Barrel Cushion .24" - BC1410  
 Snap-in Hanger 7/8" - SIC2  
 Grommet Cat6 (Fits 7/8" Hangar) - CIN1478

**Notes:**  
 Notes: All ground ring connections to be made using #2 Tinned Copper wire and bonded using exothermic welding (with the exception of the propane tank) including Tower Legs, Ground Bar, Shelter, and Generator. The propane tank will be grounded mechanically.

CONFIDENTIAL - PROPRIETARY

Designed  
C. Anderson  
 Engineer  
C. Anderson  
 Scale:  
1"=20'



Visionary Broadband

Title:  
Wheatland Tower - Elevation View

Rev	Client Rev	Revision Note	Date	Drawn	Engineer	Checked	Approved QA	Client	Reference Drg No	Reference Drawing Title	Client Drg No
2	C1										
1	D1										

Client Drawing number:  
VSNRYWHTLND-DS-GA-000001-01

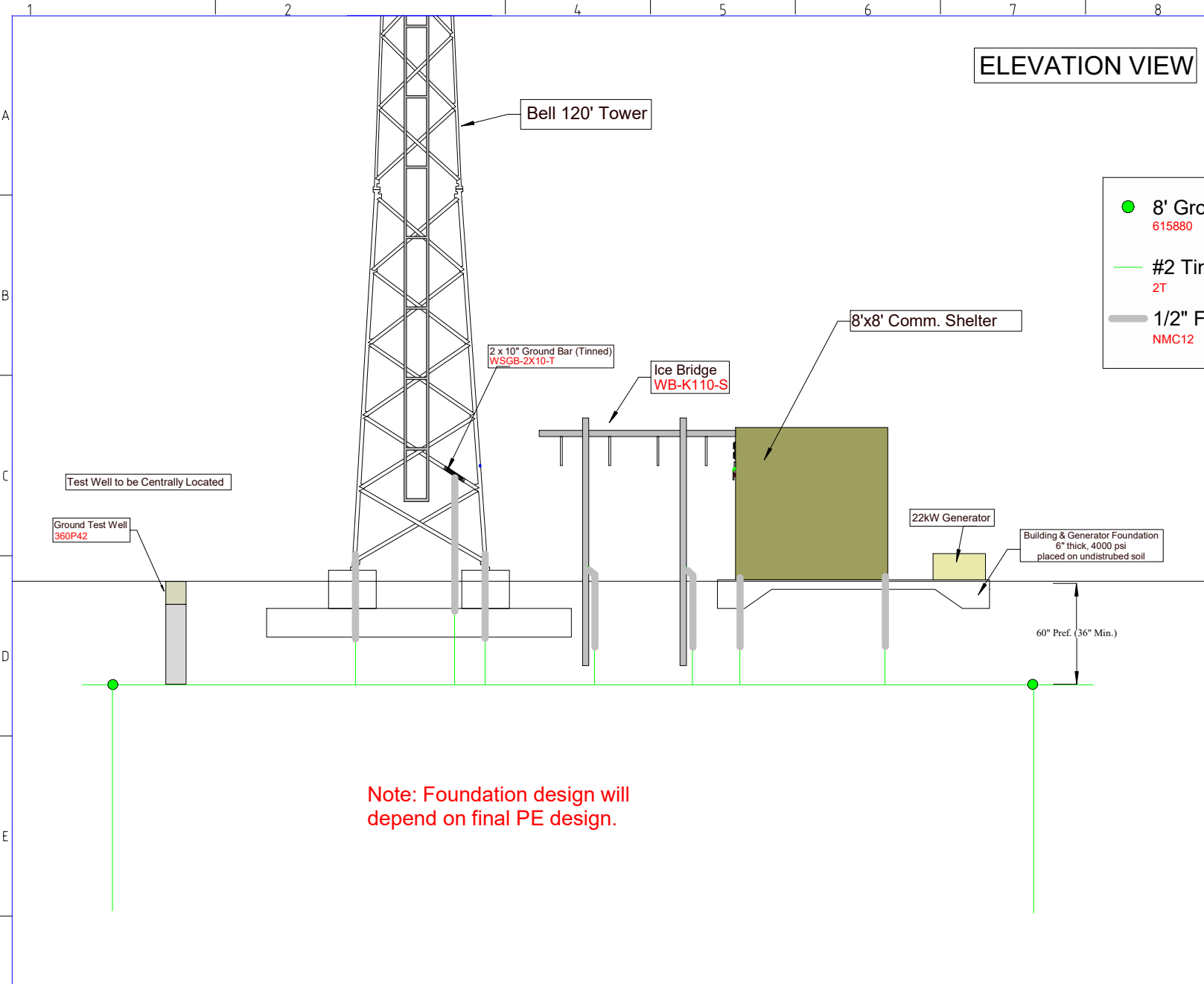
Client Code:

Size:  
11:17

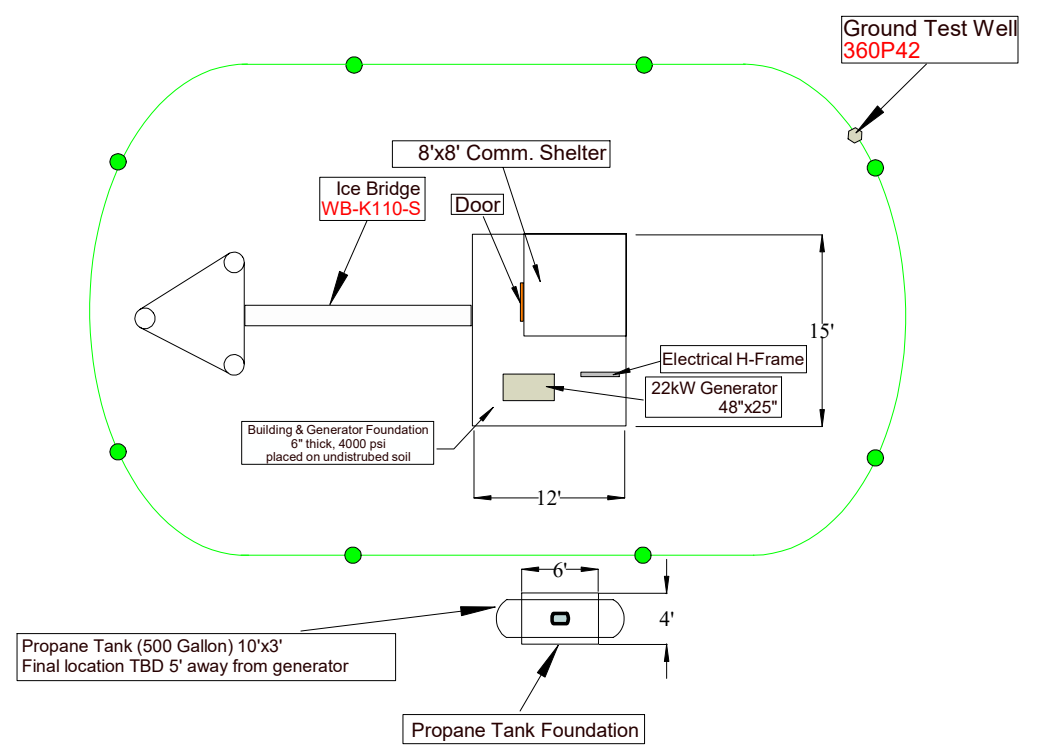
Drawing number:  
GENERAL ARRANGEMENT

Sheet:  
01

Revision:  
10



PLAN VIEW



ELEVATION VIEW

- 8' Ground Rod  
615880
- #2 Tinned  
2T
- 1/2" Flex Conduit  
NMC12

- Additional Materials**
- Flexible Bonding Jumper (for gate) - GJX2S24
  - Fence Fabric Clamp - FGC2
  - Weld Metal - #65-CASE
  - Weld Metal - #90-CASE
  - Silicone - 11105-PREM-Clear
  - Screw Connector 1/2" Conduit - CON12
  - Fence Post & Gate Jumpers - FJ1T24

Rev	Client Rev	Revision Note	Date	Drawn	Engineer	Checked	Approved QA	Client	Reference Drg No	Reference Drawing Title	Client Drg No
2	C1										
1	D1										

**Notes:**  
 Notes: All ground ring connections to be made using #2 Tinned Copper wire and bonded using exothermic welding (with the exception of the propane tank) including Tower Legs, Ground Bar, Shelter, and Generator. The propane tank will be grounded mechanically.

CONFIDENTIAL - PROPRIETARY

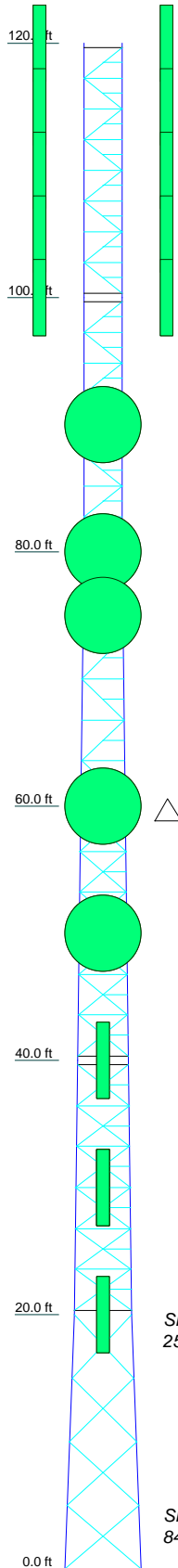
Designed: C Anderson  
 Engineer: C Anderson  
 Scale: Per Drawing

Visionary Broadband

Wheatland Tower - Plan View

Client Drawing number: VSNRYWHTLND-DS-GA-000001-01	Client Code:	Size: 11:17	Drawing number: GENERAL ARRANGEMENT	Sheet: 02	Revision: 10
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Section	T1	T2	T3	T4	T5	T6	
Legs	SR 1 1/2	SR 1	SR 1 3/4	SR 2 1/4	SR 2 3/4	SR 3 1/2	
Leg Grade	SR 3/4	SR 1	SR 1 1/8	SR 5/8	SR 3/4	L2x2x3/16	
Diagonals			A572-50	SR 3/4	SR 7/8	A36	
Diagonal Grade				SR 3/4	SR 7/8	N.A.	
Top Girts	SR 5/8			SR 7/8	SR 7/8	N.A.	
Bottom Girts	SR 5/8			SR 3/4	SR 7/8	N.A.	
Horizontal	SR 5/8			SR 3/4	SR 7/8	N.A.	
Sec. Horizontals	SR 5/8			SR 3/4	SR 7/8	N.A.	
Face Width (ft)	16 @ 2.41667	742.2	882.6	1134.3	1697.4	2389.9	
# Panels @ (ft)	3			3.5	4	4 @ 5	
Weight (lb)	598.9			1134.3	1697.4	2389.9	7443.3

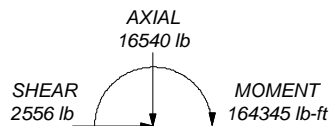


ALL REACTIONS  
ARE FACTORED

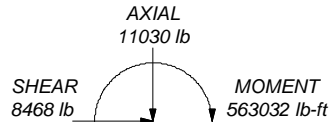
MAX. CORNER REACTIONS AT BASE:

DOWN: 112032 lb  
SHEAR: 5842 lb

UPLIFT: -104166 lb  
SHEAR: 5422 lb



TORQUE 265 lb-ft  
50 mph WIND - 0.5000 in ICE



TORQUE 1 lb-ft  
REACTIONS - 109 mph WIND

### DESIGNED APPURTENANCE LOADING

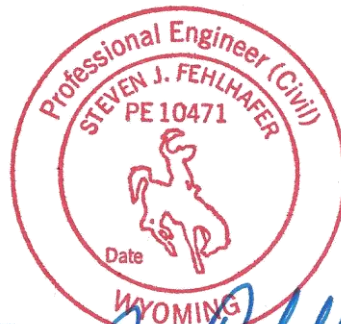
TYPE	ELEVATION	TYPE	ELEVATION
(6) AM-5 AC21-60 ON CLUSTER MNT	120	SP4-2.4	75
		SP4-2.4	60
(6) AM-5 AC21-60 W/CLUSTER MNT	115	SP3-2.4	50
(6) AM-5 AC21-60 W/CLUSTER MNT	110	FV65-11	40
(6) AM-5 AC21-60 W/CLUSTER MNT	105	FV65-11	30
(6) AM-5 AC21-60 W/CLUSTER MNT	100	FV65-11	30
SP4-2.4	90	FV65-11	20
SP4-2.4	80		

### MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A36	36 ksi	58 ksi

### TOWER DESIGN NOTES

1. Tower designed for Exposure C to the TIA-222-H Standard.
2. Tower designed for a 109 mph basic wind in accordance with the TIA-222-H Standard.
3. Tower is also designed for a 50 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. Weld together tower sections have flange connections.
8. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
9. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
10. Welds are fabricated with ER-70S-6 electrodes.
11. LAT: 42.743 LONG: -105.405



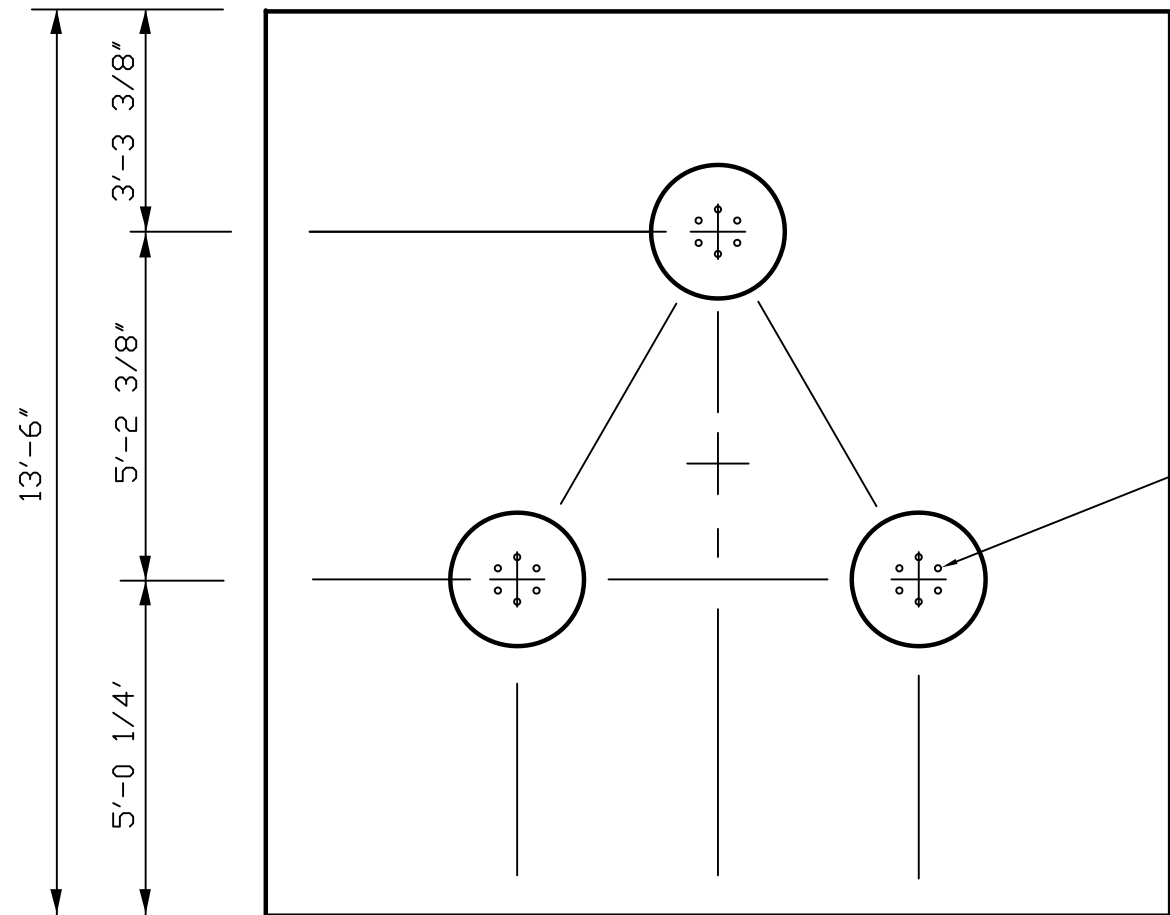
*Steven J. Fehlhafer*  
10/25/20

**Towerkraft Engineering, P.C.**

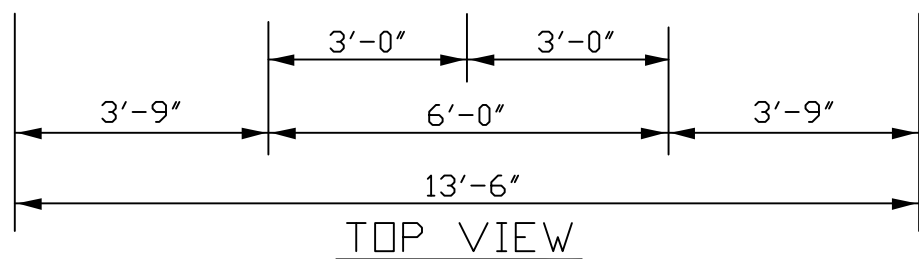
1192 Clouds Rest Pointe  
Mesquite, NV 89034  
Phone: (702) 849-0546  
FAX:

Job: **120' BELL SST AT WHEATLAND, WY**

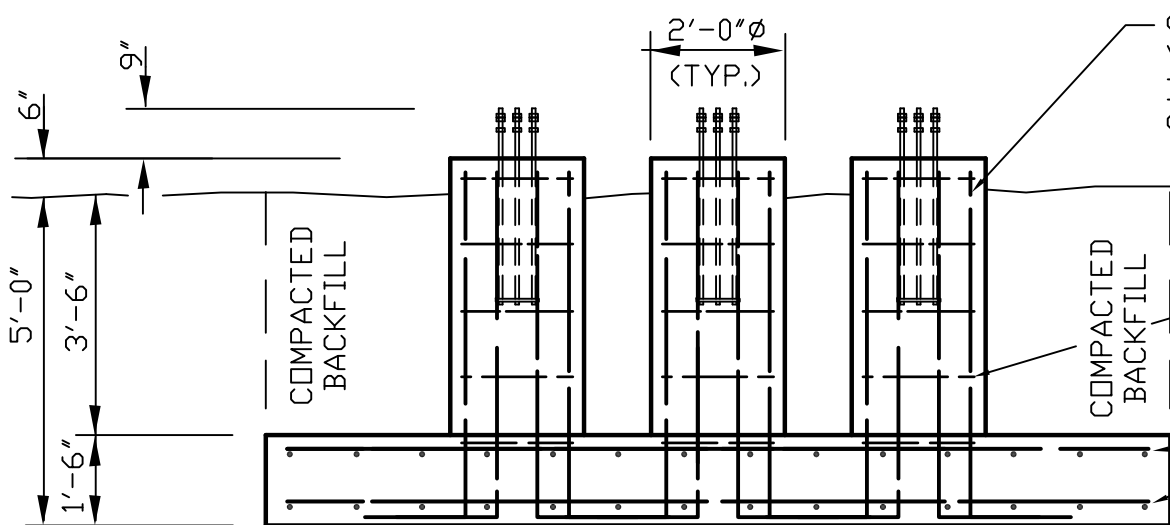
Project: <b>TOWERKRAFT PN8987</b>	Drawn by: AI	App'd:
Client: CERENTO	Date: 10/23/20	Scale: NTS
Code: TIA-222-H	Path: C:\Users\AI\Documents\8987HEAVY.eri	Dwg No. E-1



(6) 1 3/4"  $\phi$  ANCHOR BOLTS EQUALLY SPACED ON A 10"  $\phi$  BOLT CIRCLE. (BOLTS AND SETTING TEMPLATES PROVIDED BY BELL TOWER).



TOP VIEW



(8) #8 GR60 X 5'-0" W/18" HOOK VERTICAL BARS EQUALLY SPACED INSIDE THE CIRCULAR TIES. (24 BARS REQUIRED THIS FOUNDATION)

FINISHED GRADE

#4 GR40 X 18" O.D. CIRCULAR TIES EQUALLY SPACED AT 12' C-C. (15 REQUIRED TOTAL)

(14) #8 GR60 X 13'-0" HORIZONTAL BARS EQUALLY SPACED EACH DIRECTION AT THE TOP AND BOTTOM OF THE PAD. MAINTAIN 3" OF CONCRETE COVER BETWEEN THE SOIL AND REBAR. (42 BARS REQUIRED TOTAL)

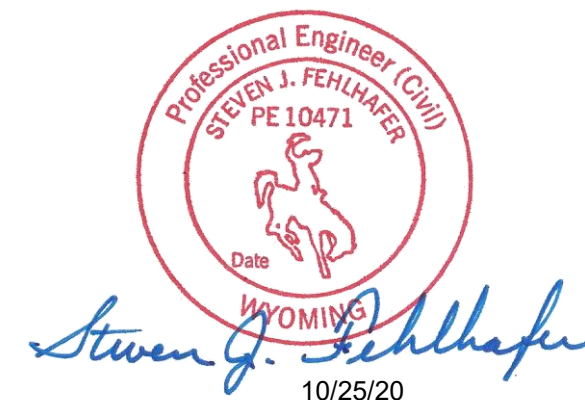
SIDE VIEW

NOTES:

1. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 3000 PSI WITHIN 28 DAYS.
2. ALL REBAR SHALL HAVE A 3" CONCRETE COVER AND SHALL CONFORM TO THE ASTM A615 GRADE SPECIFIED.
3. BASE OF EXCAVATION SHALL BE FREE OF ALL LOOSE SOIL AND ROCK.
4. THIS FOUNDATION HAS BEEN DESIGNED PER THE GEOTECHNICAL REPORT BY JB ENGINEERS. FILE NO. 01-20013.
5. 11.6 C.Y. REQUIRED FOR THIS FOUNDATION.

BASE REACTIONS: (ANSI/TIA-222-H)

MOMENT = 563.0 K-FT  
SHEAR = 8.5 KIPS  
AXIAL = 11.0 KIPS

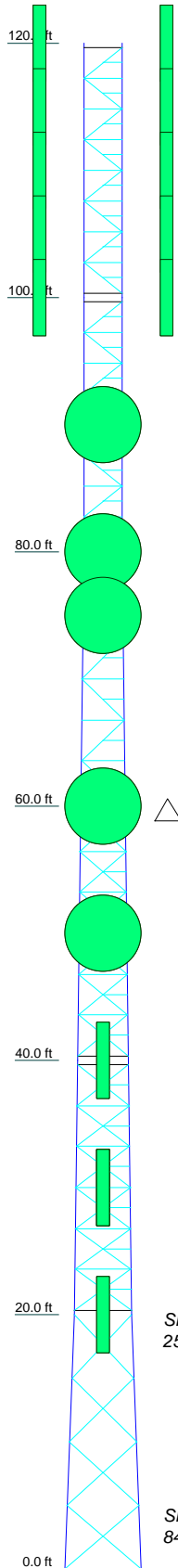


SITE: WHEATLAND, WY

<b>CERENTO</b>	
937 WEST MAIN STREET RIVERTON, WY 82501	
TOWERKRAFT PROJECT NO.	8987
TITLE: FOUNDATION	
TOWERKRAFT ENGINEERING 1192 CLOUDS REST PT MESQUITE, NV 89034 (702) 849-0546	BY: AAK DATE: 10/25/20
DWG. NO. 8987-F	PAGE 1 OF 1

NO SCALE

Section	T1	T2	T3	T4	T5	T6
Legs	SR 1 1/2	SR 1 3/4	SR 1 3/4	SR 2 1/4	SR 2 3/4	SR 3 1/2
Leg Grade						L2x2x3/16
Diagonals	SR 3/4	SR 1	SR 1 1/8	SR 5/8	SR 3/4	A36
Diagonal Grade			A572-50			N.A.
Top Girts	SR 5/8	SR 5/8	SR 3/4	SR 7/8	SR 7/8	N.A.
Bottom Girts	SR 5/8	SR 5/8	SR 3/4	SR 7/8	SR 7/8	N.A.
Horizontal	SR 5/8	SR 5/8	SR 3/4	SR 7/8	SR 7/8	N.A.
Sec. Horizontals						N.A.
Face Width (ft)	16 @ 2.41667	742.2	882.6	1134.3	1697.4	2389.9
# Panels @ (ft)	3			3.5	4	4 @ 5
Weight (lb)	598.9					7443.3

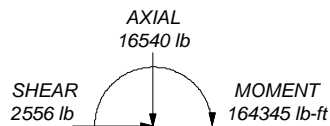


ALL REACTIONS ARE FACTORED

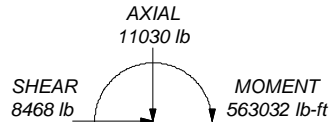
MAX. CORNER REACTIONS AT BASE:

DOWN: 112032 lb  
SHEAR: 5842 lb

UPLIFT: -104166 lb  
SHEAR: 5422 lb



TORQUE 265 lb-ft  
50 mph WIND - 0.5000 in ICE



TORQUE 1 lb-ft  
REACTIONS - 109 mph WIND

### DESIGNED APPURTENANCE LOADING

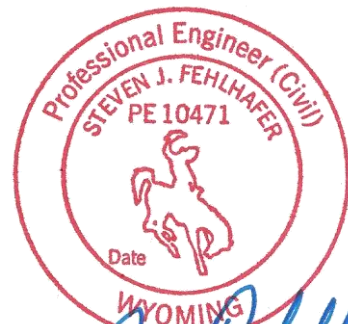
TYPE	ELEVATION	TYPE	ELEVATION
(6) AM-5 AC21-60 ON CLUSTER MNT	120	SP4-2.4	75
		SP4-2.4	60
(6) AM-5 AC21-60 W/CLUSTER MNT	115	SP3-2.4	50
(6) AM-5 AC21-60 W/CLUSTER MNT	110	FV65-11	40
(6) AM-5 AC21-60 W/CLUSTER MNT	105	FV65-11	30
(6) AM-5 AC21-60 W/CLUSTER MNT	100	FV65-11	30
SP4-2.4	90	FV65-11	20
SP4-2.4	80		

### MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A36	36 ksi	58 ksi

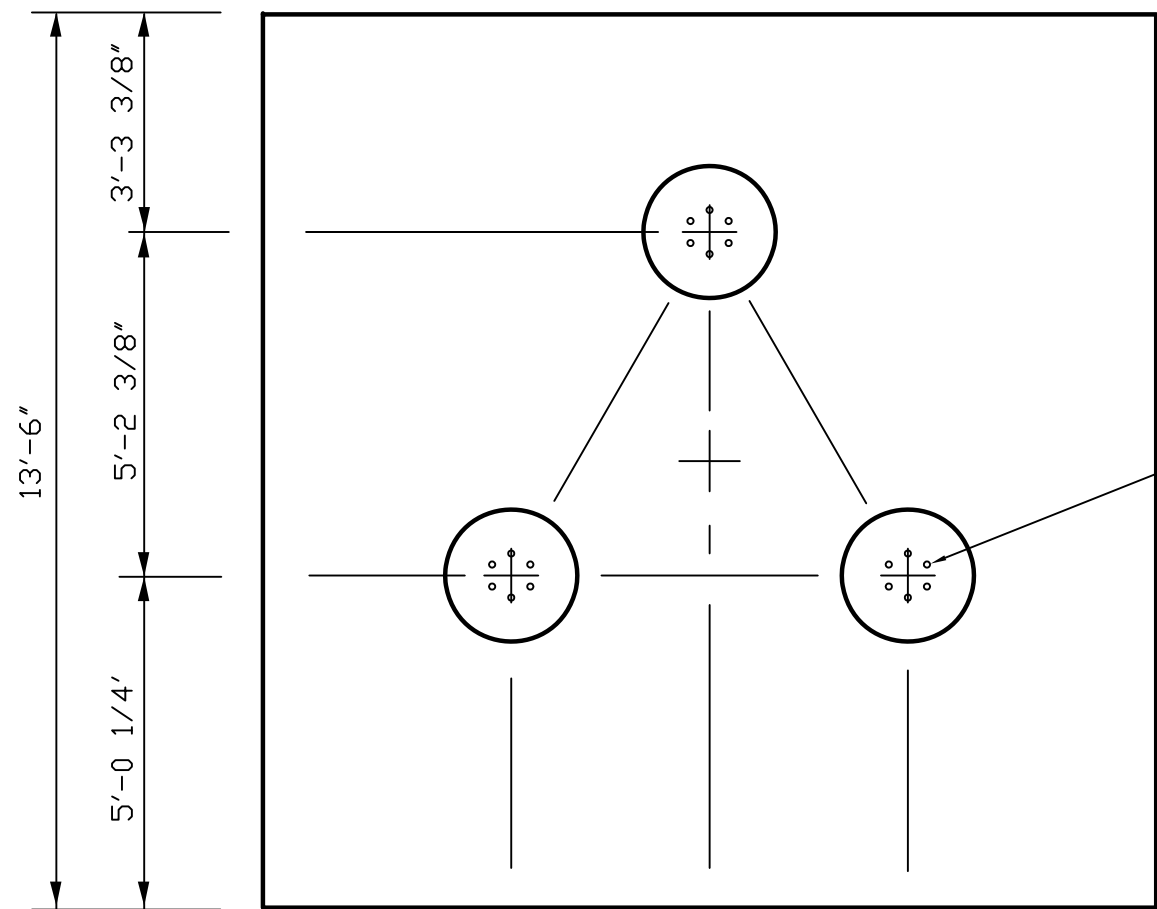
### TOWER DESIGN NOTES

- Tower designed for Exposure C to the TIA-222-H Standard.
- Tower designed for a 109 mph basic wind in accordance with the TIA-222-H Standard.
- Tower is also designed for a 50 mph basic wind with 0.50 in ice. Ice is considered to increase in thickness with height.
- Deflections are based upon a 60 mph wind.
- Tower Risk Category II.
- Topographic Category 1 with Crest Height of 0.00 ft
- Weld together tower sections have flange connections.
- Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
- Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
- Welds are fabricated with ER-70S-6 electrodes.
- LAT: 42.743 LONG: -105.405

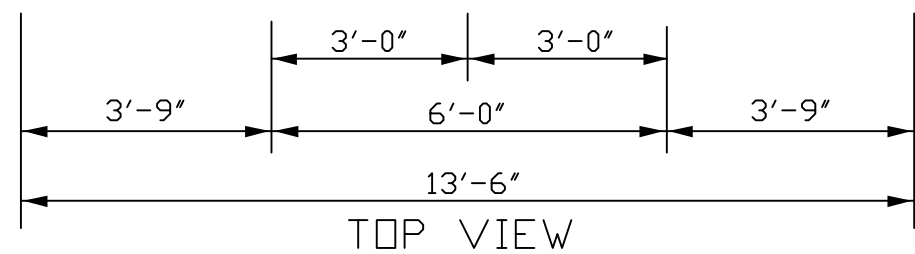


*Steven J. Fehlhafer*  
10/27/20

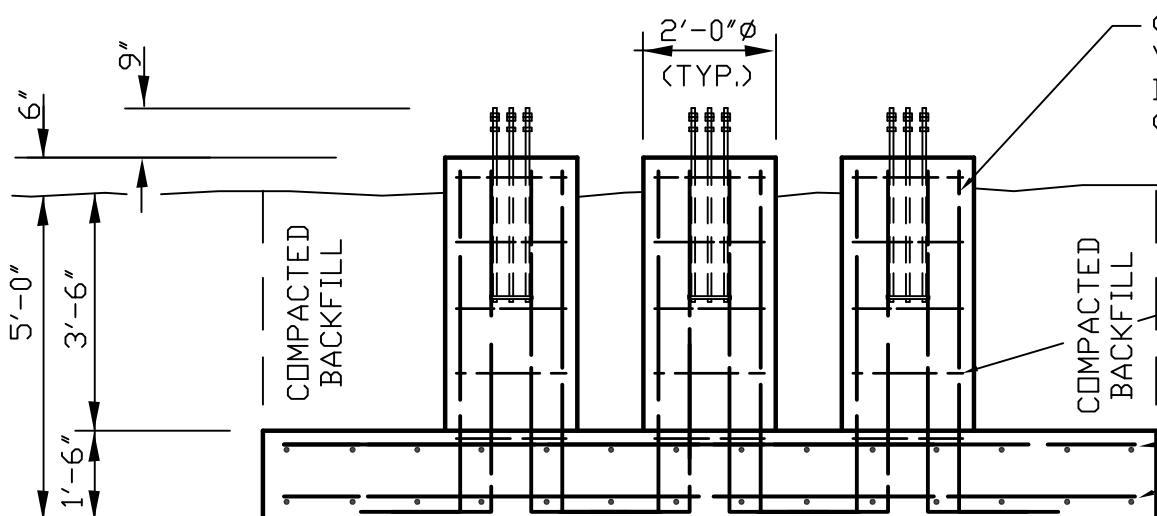
<b>Towerkraft Engineering, P.C.</b> 1192 Clouds Rest Pointe Mesquite, NV 89034 Phone: (702) 849-0546 FAX:	Job: <b>120' BELL SST AT WHEATLAND, W</b>
	Project: <b>TOWERKRAFT PN8987</b>
	Client: <b>CERENTO</b> Drawn by: AI App'd:
	Code: <b>TIA-222-H</b> Date: 10/23/20 Scale: NTS
	Path: C:\Users\AI\Documents\8987HEAVY.eri Dwg No. E-1



(6) 1 3/4"Ø ANCHOR BOLTS EQUALLY SPACED ON A 10"Ø BOLT CIRCLE. (BOLTS AND SETTING TEMPLATES PROVIDED BY BELL TOWER).



TOP VIEW



(8) #8 GR60 X 5'-0" W/18" HOOK VERTICAL BARS EQUALLY SPACED INSIDE THE CIRCULAR TIES. (24 BARS REQUIRED THIS FOUNDATION)

#4 GR40 X 18" O.D. CIRCULAR TIES EQUALLY SPACED AT 12' C-C. (15 REQUIRED TOTAL)

(14) #8 GR60 X 13'-0" HORIZONTAL BARS EQUALLY SPACED EACH DIRECTION AT THE TOP AND BOTTOM OF THE PAD. MAINTAIN 3" OF CONCRETE COVER BETWEEN THE SOIL AND REBAR. (56 BARS REQUIRED TOTAL)

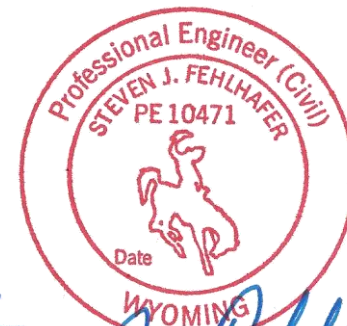
SIDE VIEW

NOTES:

1. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 3000 PSI WITHIN 28 DAYS.
2. ALL REBAR SHALL HAVE A 3" CONCRETE COVER AND SHALL CONFORM TO THE ASTM A615 GRADE SPECIFIED.
3. BASE OF EXCAVATION SHALL BE FREE OF ALL LOOSE SOIL AND ROCK.
4. THIS FOUNDATION HAS BEEN DESIGNED PER THE GEOTECHNICAL REPORT BY JB ENGINEERS. FILE NO. 01-20013.
5. 11.6 C.Y. REQUIRED FOR THIS FOUNDATION.

BASE REACTIONS: (ANSI/TIA-222-H)

MOMENT = 563.0 K-FT  
SHEAR = 8.5 KIPS  
AXIAL = 11.0 KIPS



*Steven J. Fehlhafer*  
10/27/20

SITE: WHEATLAND, WY

**CERENTO**

937 WEST MAIN STREET  
RIVERTON, WY 82501

TOWERKRAFT PROJECT NO. 8987

TITLE: FOUNDATION

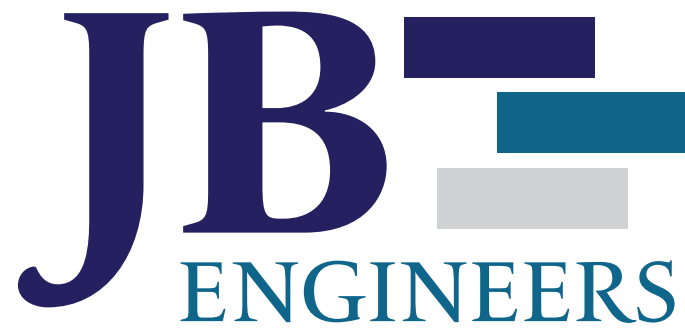
TOWERKRAFT ENGINEERING  
1192 CLOUDS REST PT  
MESQUITE, NV 89034  
(702) 849-0546

BY: AAK  
DATE: 10/25/20

DWG. NO. 8987-F PAGE 1 OF 1

REV	DATE	DESCRIPTION
△	10/27/20	CORRECTED REBAR QUANTITY

NO SCALE



# GEOTECHNICAL ENGINEERING REPORT

Swanson Road Self Supported Tower  
Wheatland, Wyoming

October 21, 2020

Prepared For:

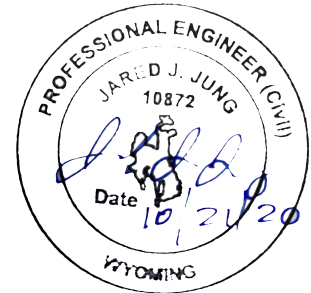
Cerento  
937 West Main Street  
Riverton, Wyoming 82501

Prepared by:

JB Engineers  
PO Box 703  
Cheyenne, WY 82003

October 21, 2020

Cerento  
Ms. Kim Kobbe  
937 West Main Street  
Riverton, Wyoming. 82501  
P. 307.857.6737  
E. [kim.kobbe@cerento.com](mailto:kim.kobbe@cerento.com)



RE: Geotechnical Engineering Report  
Swanson Road Self-Supported Tower  
Swanson Road  
Wheatland, Wyoming

Dear Ms. Kobbe:

This report presents the results of the geotechnical engineering study for the proposed self-supported tower located on Swanson Road in Douglas, Wyoming. The geotechnical engineering report was prepared to evaluate the subsurface conditions at the site and provide geotechnical opinions and recommendations to support the proposed planning, design and construction of the project. We completed our services referencing our proposal dated September 23, 2020

The report has been prepared to summarize the data obtained during this study, and to present conclusions and recommendations based on the proposed construction and subsurface conditions encountered. A discussion of geotechnical engineering considerations opinions and recommendations related to construction is included in this report.

JB Engineers,



Adam J.E. Jung, COO  
Project Engineer  
[adam.jung@jb-engineers.com](mailto:adam.jung@jb-engineers.com)



Jared J. Jung, PE, CEO  
Senior Engineer  
[jared.jung@jb-engineers.com](mailto:jared.jung@jb-engineers.com)

## TABLE OF CONTENTS

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Appendix A: Boring Location Diagram  
Boring Log (B-1)

Appendix B: Laboratory Test Results



## PURPOSE AND SCOPE OF STUDY

This report presents the results of the geotechnical engineering study for the proposed self-supported tower located on Swanson Road in Wheatland, Wyoming. The geotechnical engineering report was prepared to evaluate the subsurface conditions at the site and provide geotechnical opinions and recommendations to support the proposed planning, design and construction of the project. We completed our services referencing our proposal dated September 23, 2020

The field exploration program consisted of drilling one exploratory boring near the approximate center of the tower to obtain information on the subsurface conditions at the site. The borings were generally located as shown on Boring Location Diagram in Appendix A. Samples of the soil obtained during the field exploration were tested in our laboratory to determine physical and engineering characteristics and analyzed to develop foundation design recommendations. The results of the field and laboratory testing are presented herein.

The report has been prepared to summarize the data obtained during this study, and to present conclusions and recommendations based on the proposed construction and subsurface conditions encountered. A discussion of geotechnical engineering considerations opinions and recommendations related to construction is included in this report.

## PROJECT INFORMATION

### Site Conditions

The project site is located on the south side of Swanson Road approximately 0.15 miles south of the intersection of Sherard Road and Swanson Road in Wheatland, Platte County, Wyoming. Further, the site is located at GPS coordinates 42.070644° North latitude and 104.957741° West longitude. The site is located just north of an irrigated field. The site is bordered to the north, south, and west by either irrigated fields or ranch land and to the east by Swanson Road.

### Proposed Construction

The proposed tower will be a 150-foot self-supported tower with three legs. Based on loading information from similar size towers, we assume the maximum corner reactions will be on the order of 94,587 pounds down and 85,570 pounds uplift. Maximum shear is assumed to be less than 10,075 pounds and the maximum overturning moment is expected to be 707,597 lb-ft for 109 MPH wind. Based on existing site conditions, we expect the tower to be supported on a mat foundation. The mat will have approximate dimensions of 10 feet square and will bear approximately 6 feet below existing site grades. This report has been developed to control settlement of the tower to 1 inch or less.

## FIELD EXPLORATION

JB Engineers conducted the field exploration on October 17, 2020. One exploratory boring was drilled near the center of the self-supported tower to an approximate depth of 25 feet. The boring location is shown on the Boring Location Diagram in Appendix A. The approximate tower location was staked upon our arrival at the site.

The boring was advanced through the on-site soils with a CME-75 truck-mounted drill rig using 6-inch diameter solid-stem auger. JB Engineers project engineer logged the boring. Samples of the subsurface soils were obtained using a 1-3/8 inch inside diameter split barrel samplers. The samplers were driven into the various strata using a 140 lb. hammer falling 30 inches. The total number of blows required to advance

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the samplers each of three consecutive 6-inch increments was recorded and the sum of the second and third 6-inch increments was recorded as the penetration resistance value or N value. The testing is performed in accordance with ASTM D1586, Split Barrel Sampling. Penetration resistance values provide an indication of the relative density of granular soils or consistency of fine-grained soils. Depths at which the samples were obtained, and the penetration resistance values are shown on the boring log.

Groundwater levels were measured within the boring at the time of drilling. The boring was backfilled with auger cuttings upon completion of drilling.

## LABORATORY TESTING

Samples of soil obtained during the field exploration were observed and visually classified in accordance with ASTM D2487, which is based on the Unified Soil Classification System. Samples were selected for testing to determine the engineering and physical properties in general accordance with ASTM or other generally recognized procedures. The following table summarizes the tests performed for this project:

Test	ASTM Designation
Natural Water Content	D2216
Particle Size Analysis	D422/1140
Atterberg Limits	D4318

Results of all laboratory tests are summarized on the Laboratory Test Summary in Appendix B, presented on the figures provided in Appendix B, and shown on the boring logs. The laboratory data, along with the visual field logging information, were used to prepare the final exploratory boring logs.

## SUBSURFACE CONDITIONS

Topsoil was encountered at the site and was approximately 6 inches thick. The subsurface soils encountered below the topsoil consisted of silty sand, which extended to the maximum depth explored, 26 feet. The boring logs should be referenced for complete soil descriptions and classifications, stratum thicknesses, SPT-N values, and laboratory test results. A brief description of each soil type encountered follows:

### Silty Sand

Silty sand was encountered below the topsoil and extended to the maximum depth explored, 26 feet. The silty sand increased in gravel content with depth. Cobbles were encountered below a depth of about 15 feet. The sand was brown in color and moist. The relative density of the sand was loose to very dense as indicated by SPT-N blow counts ranging from 8 to 72 blows per foot. Lab test results indicated the sand contained percent passing the No. 200 sieve ranged from 12 to 47% passing the No. 200 Sieve, 7 to 11% in-situ moisture contents, and was non-plastic.

### Groundwater

Groundwater was not encountered in the boring at the time of drilling. Numerous factors contribute to fluctuations of groundwater levels, and evaluation of such factors is beyond the scope of this study. Based on the location of the proposed tower on a hill, we do not expect that groundwater will be encountered during construction.

## GEOTECHNICAL ENGINEERING OPINIONS AND RECOMMENDATIONS

---

## **EARTHWORK**

### **SITE GRADING**

The existing topography of the site was relatively level. The area of the proposed tower footprint has less than 2 feet of elevation difference. We expect that cuts and/or fills will be less than two feet to grading the tower pad to facilitate positive drainage away from the tower. Upon completion of construction grade site away from the site to provide positive drainage post construction as specified in the

### **EXCAVATION**

Based on the subsurface conditions encountered within the tower pad location, the silty sand soils will be encountered during pad grading and excavation for the tower foundation. Conventional heavy-duty earth excavation equipment should be sufficient for anticipated excavations at the site.

### **SITE/SUBGRADE PREPARATION**

The site should be prepared by the following general recommendations below:

- Remove all topsoil, vegetation, and organic matter from the proposed tower location and pad cut/fill locations.
- Moisture-condition and proof-roll exposed subgrade with heavy-duty vibratory compaction equipment to check for loose soil prior to placement of new fill.
- Moisture-condition and compact foundation subgrade prior to placement of forms and/or concrete.
- All fill and backfill must be approved by the geotechnical engineer. The on-site silty sand soils encountered in the boring can be used as fill material beneath foundations and for foundation backfill.

### **COMPACTION REQUIREMENTS**

Place fill in thin (8-inch maximum), uniform lifts and compacted to the following minimum percentages of the maximum dry unit weight as determined by ASTM D698 (Standard Proctor).

Area	Compaction (%)
Foundation Subgrade	95
Foundation Backfill	95
Utility Trenches	95

Place all fill material within 2 percent of the optimum moisture content as determined by ASTM D698 (Standard Proctor).

## **FOUNDATION DESIGN**

### **MAT/BLOCK TYPE FOUNDATION**

Based on the subsurface soil encountered within the boring and laboratory test results, support the tower on a mat/block type foundation. Place foundation on undisturbed overburden silty sand soils. Based on the weight of the tower structure, we estimate an allowable contact pressure of 2,000 psf, evaluated by a uniform loading on the mat. A 30% increase can be used for transient loading conditions. Settlements for the mat foundation are anticipated to be less than 1 inch. Use an ultimate value for a coefficient of friction of 0.39 between the cast in place concrete foundation and the silty sand.

We expect the *2018 International Building Code* will be utilized for project structural design. Based on our field exploration and our general knowledge of the upper 100 feet of the soil profile, we recommend a Site Class D be utilized as a basis for structural seismic design.

Observe the following design and construction criteria below for the concrete mat foundation system.

1. Place the concrete for the mat foundation monolithically.
2. Take care when excavating the foundation soils to avoid disturbing the supporting material. Disturbing the natural soils will increase settlements. Moisture conditioned and re-compact disturbed soil.
3. Place the foundation a minimum of 48 inches below final grade for frost protection.
4. The ultimate overturning and uplift resistance can be calculated using the full weight of the mat plus the weight of the soil enclosed within a wedge of soil above the mat. For estimating purposes, assume the soil wedge extends upward from the top corners of the mat at an angle of 25° from vertical and that the total unit weight of the properly compacted backfill soil within the wedge is 115 pcf.

JB Engineers should observe the foundation system installations including subgrade compaction prior to placing concrete forms or concrete. Reviewing the site preparation process and final foundation bearing surfaces helps confirm our allowable bearing pressures and settlement estimates, and is an important part of the geotechnical design process.

#### SITE CONCRETE/CORROSION

We expect the concentration of water-soluble sulfates to be mild degree of attack on concrete exposed to the on-site silty sand soils based on soil type and our experience in the general vicinity of the site. This degree of attack is based on the scale presented in ACI Manual of Concrete Practice, Section 225R, Table 6.5 of mild, moderate, severe, and very severe. We recommend using Type II cement, and a minimum compressive strength of 4,000 psi.

We expect the corrosivity of the soil to be mild based on the soil classification.

#### SITE DRAINAGE

The following drainage precautions should be observed during construction and maintained throughout the life of the structure:

- Slope the ground surface adjacent to the structure in all directions. We recommend a minimum slope of 6 inches for the first 10 feet. Movements greater than those described in this report may result due to improper drainage during or post construction.

### LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering practices in this area for use by the client for design purposes. The conclusions and recommendations submitted in this report are based upon the design data submitted to JB Engineers, data obtained from the exploratory borings drilled at the locations indicated on the Boring Location Diagram, and the proposed construction discussed in this report. The nature and extent of subsurface variations across the site may not become evident until construction. During construction, if fill, soil, bedrock or water conditions appear to be different from those described herein, this office should be advised at once so that we may re-evaluate the recommendations made.

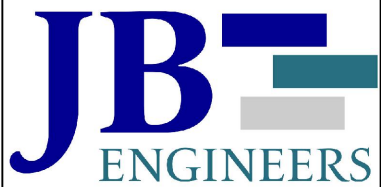
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This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our exploratory information which has not been described or documented in this report. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications of the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of all fill by a representative of the geotechnical engineer.



## Appendix A – Boring Location Diagram and Boring Logs





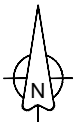
**BORING LOCATION DIAGRAM**  
 Swanson Road Self Supported Tower  
 Swanson Road, Wheatland, Wyoming

Project No. 01-20013

Client: Cerento

Legend

 BORING LOCATIONS



60  
 SCALE IN FEET  
 (APPROXIMATE)

USCS Description	Depth (ft)	Symbol	Sample Type	SPT Blows Per 6 Inches	SPT - N	SPT - N <sub>160</sub>	Dry Density (pcf)	TEST RESULTS			Remarks	
								Pocket Penetrometer, TSF ▲				
								SPT, N-Value ●				
								% Passing No. 200 Sieve ★				
PL                      MC                      LL 20                      40                      60                      80									Note: BGS = Below Ground Surface			
TOPSOIL, silty sand, brown, 6" Thick	0											
(SM) SILTY SAND, trace small gravel, loose to medium dense, moist, tan,	0 - 5		SM	3 3 5	8							
(SM) SILTY SAND with GRAVEL, dense to very dense, moist, tan	5 - 10		SM	6 8 10	18							
(SM) SILTY SAND with GRAVEL, dense to very dense, moist, tan	10 - 15		SM	13 12 23	35							
Cobbles present from 15 feet to 25 feet	15 - 25		SM	26 34 38	72							
	20		BG									
	25		BG									

Borehole Terminated at 26.0 Feet.

<b>Project Name:</b> Swanson Road Self Supported Tower			
<b>Project Number:</b> 01-2013	<b>Client:</b> Cerento		
<b>Date Drilled:</b> 10/17/2020	<b>Drill Rig:</b> CME 75	<b>Borehole Dia.:</b> 6" SFA	
<b>Groundwater Depth:</b> N.E.	<b>Drilled By:</b> Elite Drilling	<b>Logged By:</b> A. Jung	



**BORING LOG  
B-1**

## Appendix B – Laboratory Test Results









# Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF PROCEEDINGS  
TUESDAY, NOVEMBER 10, 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 Tuesday, November 10, 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

Jim Hagargan asked questions in relation to the Simple Subdivision process. Chairman Shepard explained the requirements. Planner Clark noted that she conducts preapplication meetings when needed and would be happy to meet and discuss his future plans.

## 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 approximately 10.09 acres out of approximately 140 acres part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Wheatland, Platte County, Wyoming

Planner Clark noted 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. 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.

Mr. Hitt stated that it is beyond his ability to care for his mom and dad and the best use of the land is to divide and sell to keep dad in the nursing home.

Commission Member Lockhart asked if this section would be rezoned. Mr. Hitt stated that it wouldn't be rezoned by him. Planner Clark added that an application to rezone this location has been submitted, but will be on a different meeting agenda.

Commission Member Klein asked about the possibility of dividing off other corners with a Simple Subdivision. Planner Clark stated that she had discussed that issue with Attorney Weaver as Mr. Hitt does have additional simple subdivision applications in to divide other sections of the parcel; Attorney Weaver's initial review was that the future divisions could be Simple Subdivisions due to bordering additional parcels that have already been divided out of this parcel. If needed, Mr. Hitt's additional divisions can be reviewed with the subdivision requirements due to the existence of road infrastructure.

Planner Clark added that the two parcels to the west are in town limits.

Motion by Commission Member Brockman was seconded by Commission Member Lockhart to approve the Simple Subdivision request with the one staff recommended condition.

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

Request for 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

Planner Clark noted 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.

Planner Clark noted 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.

Sharon Utter called this morning in relation to the Hilty Simple Subdivision request and had the following comments and concerns-

Sharon's property is to the east of the Hilty property to the east and she is against the simple subdivision request. In 2012, Mr. Hilty brought the Hix's house over to the property and set it on



# Planning & Zoning

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

railroad ties, not on a foundation. After this Mr. Hilty dug two holes and burned and buried at least two houses. One of the houses contained asbestos and is why the landfill refused to accept the debris. It is possible that the shop is now located on top of one of the burn pits. Sharon thinks the burning occurred towards the eastern side of the property, but not within the area that Mr. Hilty created his runway along the eastern edge of the property. Burning and burying had to be completed while the water table was low due to normally being able to hit water at six feet. Concerned about the soil and water contamination. Sharon said she contacted DEQ and notified the County Commissioners, but nothing was ever done about it by either entity at the time it was occurring.

Planner Clark noted comments received from departments of the State of Wyoming Environmental Quality: 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

Planner Clark noted the 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 and/or of debris that was not produced on this property did occur, then this would be in violation of DEQ regulations. Soil sampling and possible soil remediation should be required to be completed before filing of the final plat.

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 could be granted with the optional 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.

Ms. Hilty noted that Ben did burn on the property, but it was on the 27-acre portion and she went out yesterday to verify the location of the burns.

Chairman and Commission Members discussed the burning of debris on the property and that this activity is not uncommon in the area. If the Commission did require soil samples who would interpret the results and decide the next actions? County Engineer? Commission determined that burning and burying of debris falls under the jurisdiction of DEQ and thus will remove those requirements from the conditions.

Motion by Commission Member Klien was seconded by Commission Member Brockman to approve the Simple Subdivision request with the following two staff recommended conditions:  
Have the surveyor coordinate with the Planning Office to review the draft plat.  
That a final plat be prepared and recorded with the Platte County Recorder's Office within one year of Platte County Commissioners' approval.

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

Request 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

Planner Clark noted 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.

Planner Clark reviewed Platte County Assessor Eppel's concerns: 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.

Planner Clark noted 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 was included in the meeting packet. 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 2nd 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



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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. Platte County utilizes the Township and Range markers from the USDA for its GIS system, this discrepancy has caused Record of Survey to be replatted to adjust boundary lines around existing structures. There is a margin of error when surveying and comparing with the GIS system; 25 feet is the norm, but when the margin is more than 240 feet there is an issue. If the Record of Survey can be verified as correct, then the question becomes what happened to the additional land and who owns it. Mr. Wheeler should be aware of the issue of the discrepancy and that until resolved it will stall recording of this Subdivision if approved and land development. This isn't the only issue that has arisen within Guernsey Lake Retreats; a local title company has been working on closing on a property within this record of survey and it has a lot line running through a garage. Commission Member Brockman asked who is disagreeing with the survey. Planner Clark noted the assessor's office is not able to verify using the recorded record of survey and the meets and bounds as they are not lining up to border state land as shown on the record of survey. Commission Member Brockman stated the final say is a licensed surveyor. Planner Clark noted having an issue with the quarter section corners gps locations not matching. Commission Member Brockman unfortunately can throw gps out and it does go back to the surveyors. Chairman Shepard asked if Mr. Wheeler had had the parcel surveyed. Mr. Wheeler stated that Steil Surveying had been out to survey the parcel a couple times and noted on the road it is ziggy, zaggy and follows the previously existing fence line, with one side of the road being semi-unbuildable and the other side of the road heads down toward the lake and then back up. It's beautiful up there, we've been going to Guernsey since high school and want to be able to have friends and family come up to enjoy the area and have a nice little place. This discrepancy could be an issue later, because one of those lots would border on what we think it is now and then sell it and find out later the edge is actually 200 feet this way. Commission and Mr. Wheeler questioned if his parcel acreage would shrink due to the discrepancy. Planner Clark noted that the acreage would not be reduced, but the boundary edges may be in a different location than what is currently thought. The area started with 45-acre government lots and has been reduced to 40-acre quarters; where did those 5-acres go and who owns them is the other questions that have come up. Another is, who and how do we remedy this with the surveyor; do we have to have another surveyor survey the area. Issue is something that all parties need to be aware of; Assessor Eppel has been trying to work with Steil Surveying to try to come up with a solution to this problem for the record of survey as a whole and not only for this Simple Subdivision to move forward. Chairman Shepard and Commission Member Lockhart asked about possible easements that could make up the discrepancy and how we would know about the easements. Planner Clark noted if there was an easement it wouldn't be its own parcel and wouldn't account for the discrepancy and

easements are only shown on the survey if they have been recorded. Easements are not required to be recorded and that is why when you purchase property there is the easement statement included on the deed that includes all recorded and unrecorded easement. Platte County only has access to those easements recorded with the county. Commission Member Brockman stated that he prefers his stuff recorded no matter what.

Planner Clark noted 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 could 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.

Motion by Commission Member Brockman was seconded by Commission Member Klien to approve the Simple Subdivision request with the two staff recommended condition.

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 – October 13, 2020

Motion by Commission Member Lockhart with a second by Commission Member Brockman was made to approve the minutes of the previous October 13, 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**

Chairman Shepard asked for an update on the Wild Horse Ranch. Planner Clark noted speaking with the Zimmerer's project manager Mr. Harmen in relation to their DEQ permitting, but nothing additional to report.

Planner Clark updated the Commission on her progress on updating the Platte County Planning and Zoning Rules and Regulations.

Planner Clark noted that currently there are agenda items for meetings thru February 2021 and provided the Commission with the 2021 Planning and Zoning meeting schedule.



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Chairman Shepard adjourned the meeting at 6:54 PM.

Approve:

Attest:

\_\_\_\_\_  
Chairman Planning & Zoning Commission

\_\_\_\_\_  
Planning Director