



PLATTE COUNTY WYOMING  
Planning & Zoning Commission

AGENDA

Tuesday, February 9, 2021 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 5.5 acres out of approximately 130 acres
    - i. **Applicant:** Merlin Hitt
    - ii. **Location:** part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming
  - b. **Request:** A request for a Simple Subdivision to divide approximately 17 acres out of approximately 130 acres
    - i. **Applicant:** Merlin Hitt
    - ii. **Location:** part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming
  - c. **Request:** A request for a Simple Subdivision to divide approximately 25.83 acres off approximately 383 acres
    - i. **Applicant:** Robert & Lana Shepard
    - ii. **Location:** located north of Washington Road and west of Ferguson Road in part of the S2SE1/4 of Section 22, T24N, R68W, Platte County, Wheatland, Wyoming
  - d. **Request:** A request for a Simple Subdivision Simple Subdivision to divide approximately 22 acres into 3 parcels
    - i. **Applicant:** Angie Kernan
    - ii. **Location:** 122 Bluffview Road, Platte County, Wheatland, Wyoming
  - e. **Request:** A request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids
    - i. **Applicant:** Visionary Communications
    - ii. **Location:** 858 Bordeaux Road, Platte County, Wheatland, Wyoming
  - f. **Request:** A request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids
    - i. **Applicant:** Visionary Communications
    - ii. **Location:** 153 Small Road, Platte County, Wheatland, Wyoming
  - g. **Request:** A request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids
    - i. **Applicant:** Visionary Communications
    - ii. **Location:** 3652 Highway 34, Platte County, Wheatland, Wyoming.
  - h. **Request:** A request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids
    - i. **Applicant:** Visionary Communications
    - ii. **Location:** 1256 Sybille Creek Road, Platte County, Wheatland, Wyoming.
- E. Approval of minutes from the January 12, 2021 Regular Meeting
- F. Board discussion (If any)
- G. Adjournment

\*\*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

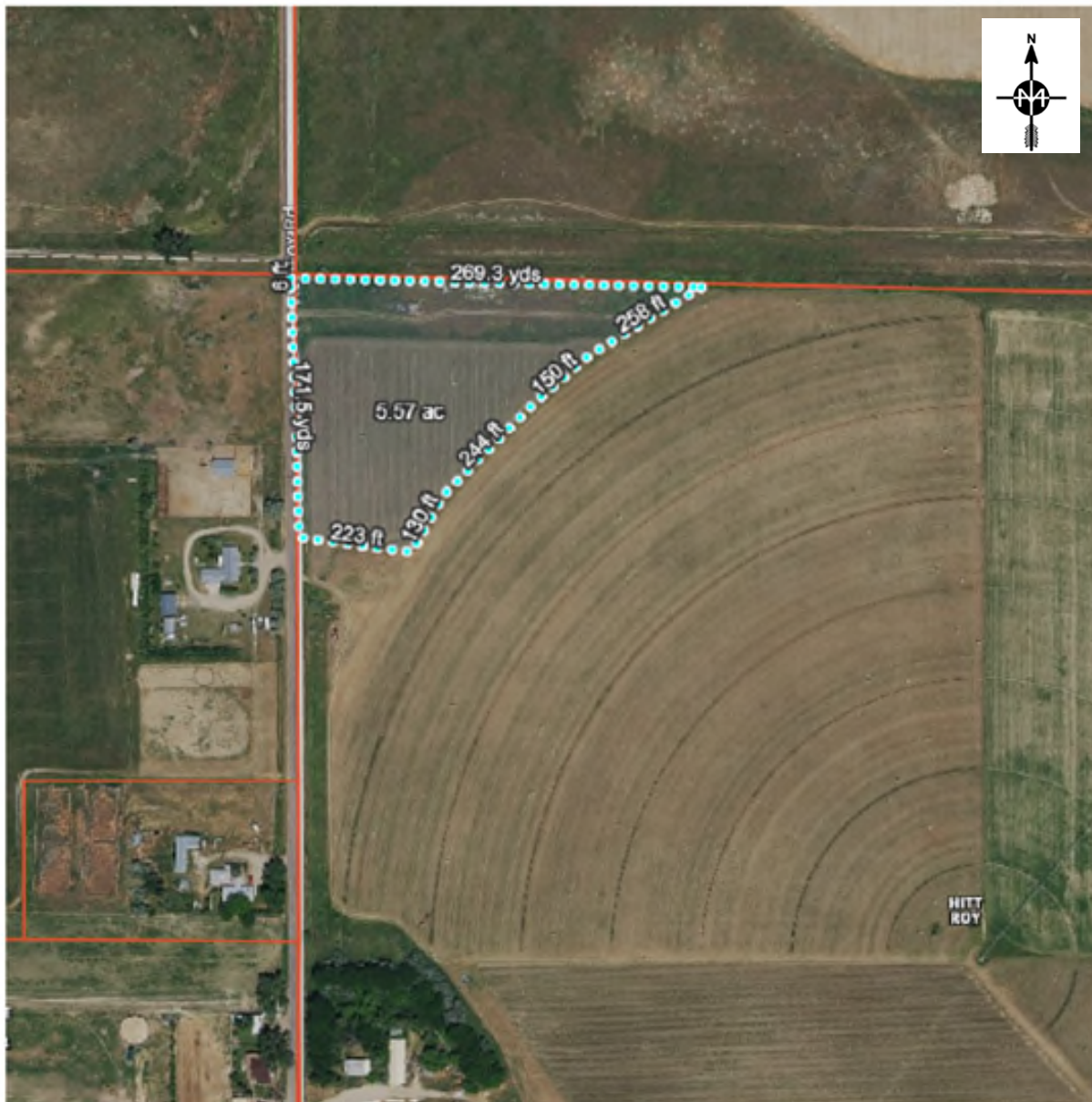
Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Merlin Hitt

Request: A Simple Subdivision to divide approximately 5.5 acres out of approximately 130 acres

Location: Located on part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Mr. Hitt has applied for a Simple Subdivision of his father's 130-acre property to divide off approximately 5.5 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.

The original parcel has had pieces divided out over the years and Mr. Hitt is aware that the final acreage of the parcels must be a minimum of 5-acres to meet the Simple Subdivision lot size requirements.

Mr. Hitt has supplied a signed Wheatland Irrigation District Water Plan Approval Form for Subdividers dated September 9, 2020.

At the time of application, the previous Simple Subdivision applied for by Mr. Hitt had not yet been recorded with the Platte County Recorder's Office.

### Neighbor Comments:

None received.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Mr. Hitt's request to divide approximately 5.5 acres out of approximately 130 acres should be combined with his other Simple Subdivision request to divide off approximately 17 acres located in the southwest portion of the same 130 acres, the division should be platted and recorded as a Subdivision and if approved the following conditions should apply:

That the final plat meets all of Platte County's Subdivision requirements due to the previous approval of a Simple Subdivision from the same parcel.

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

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Simple Subdivision 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 and Letter  
Routing Letter

October 27, 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) 5.57 +or- acre parcel from the rest of the approximately 143 acres they own.

This parcel is on Red Fox Road.

There are no improvements on the property. There is an irrigation ditch easement, and a County Road easement, all along Red Fox 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,

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





# Platte County Planning & Zoning

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

Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Merlin Hitt

Request: A Simple Subdivision to divide approximately 17 acres out of approximately 130 acres and create two parcels

Location: Located on part of the SW1/4 of Section 1, Township 24 North, Range 68 West, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Mr. Hitt has applied for a Simple Subdivision of his father's 130-acre property to divide approximately 17 acres and create two parcels 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 hopes to sell the smaller parcel and retain the larger parcel.

The original parcel has had pieces divided out over the years and Mr. Hitt is aware that the final acreage of the parcels must be a minimum of 5-acres to meet the Simple Subdivision lot size requirements.

Mr. Hitt has supplied a signed Wheatland Irrigation District Water Plan Approval Form for Subdividers dated September 9, 2020.

At the time of application, the previous Simple Subdivision applied for by Mr. Hitt had not yet been recorded with the Platte County Recorder's Office.

### Neighbor Comments:

None received.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Mr. Hitt's request to divide approximately 17 acres out of approximately 130 acres and create two parcels should be combined with his other Simple Subdivision request to divide off approximately 5.5 acres located in the northwest portion of the same 130 acres, the division should be platted and recorded as a Subdivision and if approved the following conditions should apply:

That the final plat meet all of Platte County's Subdivision requirements due to the previous approval of a Simple Subdivision from the same parcel.

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

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Simple Subdivision 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 and Letter

Routing Letter

October 27, 2020

Platte County Planning & Zoning Commission

This is a request for a Simple Subdivision of two (2) portions of the Roy M. and Ferol A. Hitt (Hitt Farm) property. They would like to divide one (1) 5.5 +or- acre parcel and one 11 +or- Acre parcel from the rest of the approximately 143 acres they own.

The smaller parcel is on Rompoon road. The Larger is on Swanson and Red Fox Roads. Both have established access from county roads (Rompoon) or a State Highway. (Swanson)

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. There is not a well or septic system on the property.

There are full Wheatland Irrigation District water right for the properties, and the properties are watered from an 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 smaller lot for agriculture or for speculation of commercial or industrial uses. The purpose of the request for the larger lot is a homestead exemption.

Roy and Ferol are retired: and would like to sell the smaller portion of the farm to pay nursing home expenses. They would like to keep the larger parcel for sentimental reasons.

Thank you,

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



HITT  
ROY

Jones  
Lake

+/- 5.5 acres

+/- 11 acres

GADDY  
HARRY  
JAMES  
& MARY M

Rempoon Rd

INTOSH  
LAN H

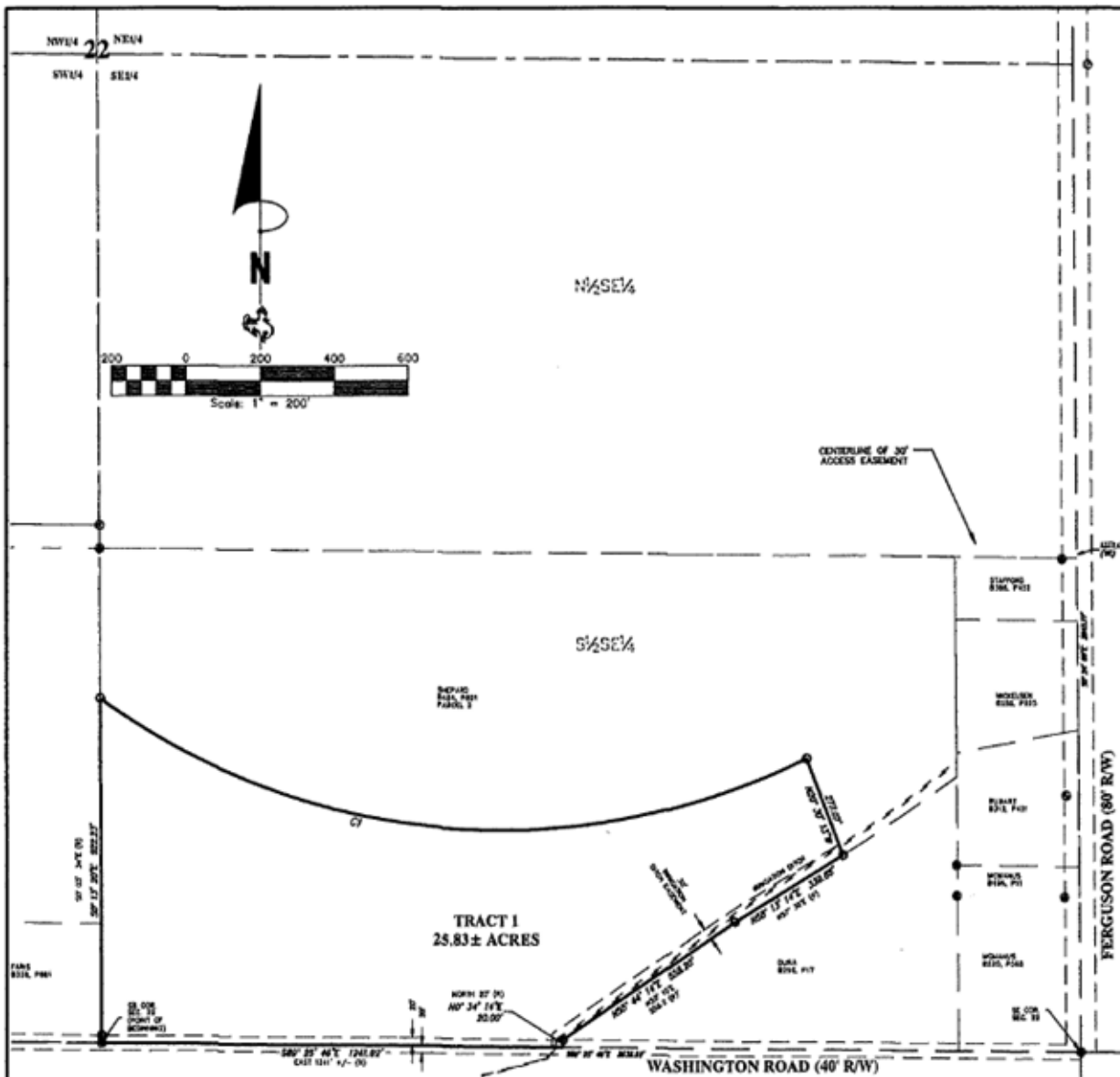
FAST STOP 1131



# Platte County Planning & Zoning

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

- Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM  
 Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM
- Applicant: Lana Shepard
- Request: A Simple Subdivision to divide approximately 25.83 acres off approximately 383 acres located north of Washington Road and west of Ferguson Road
- Location: Located north of Washington Road and west of Ferguson Road in part of the S2SE1/4 of Section 22, T24N, R68W, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Lana Shepard has filed an application for a Simple Subdivision to divide approximately 25.83 acres off approximately 383 acres located north of Washington Road and west of Ferguson Road in part of the S2SE1/4 of Section 22, T24N, R68W, Platte County, Wheatland, Wyoming. Due to the proximity to Wheatland town limits this request for a Simple Subdivision to divide approximately 25.83 acres off approximately 383 acres will be reviewed by the Town of Wheatland Planning and Zoning Commission, Wheatland Town Council, Platte County Planning and Zoning, and Platte County Board of Commissioners.

Mrs. Shepard is requesting this Simple Subdivision with the intent of selling/trading the approximately 25-acre tract with her neighbors to clean up the boundary lines of the approximately 380-tract and convert the underutilized southeast corner into hay fields.

Mrs. Shepard has supplied a signed Wheatland Irrigation District Water Plan Approval Form for Subdividers dated November 11, 2020.

### Neighbor Comments:

Questions from neighbors at the Town meeting about the future of the lot. Tract would be used for a single-family residence and with the boundary line adjustment the underutilized southeast could be cleaned up and used for hay production.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Mrs. Shepard's request to divide approximately 25.83 acres off approximately 383 acres is approved the following conditions should apply:

- 1) That the final plat includes the new tract and references the boundary line adjustments for ease of tracking and to ensure an accurate legal description upon completion.
- 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 and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Simple Subdivision 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  
Irrigation District Approval Form

Available Upon Request:

Notice of Hearing  
Neighbor List and Letter  
Routing Letter

June 24,  
2020

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**To**

Platte County Planning  
and Zoning

Dear Platte County Planning and Zoning ,

I am writing this letter to request a simple subdivision be granted for the Robert F. Shepard and Lana S. Shepard Living Trust dated November 15, 2013 with the intent of selling 25.89 acres to George and Cheri Faris and Carmen and Jack Smith. The additional 2.8 acres will be conveyed from the Faris' to the Robert F. Shepard and Lana S. Shepard Living Trust dated November 15, 2013. This exchange will complete an irrigated circle that has run through the Faris property for over 40 years.

Sincerely,

Lana S Shepard

Trustee

Robert F. Shepard and Lana S. Shepard Living Trust

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**Robert F. Shepard and Lana S. Shepard Living Trust**

Tel 307-322-2630  
Fax 307-322-3951

44 Drake Rd  
Wheatland, WY 82201

shepard\_farms@hotmail.com

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

Form Adopted by the Board on August 7, 2009

Revised on May 6, 2020

Subdivision Name: Faris at Washington Road  
Name of Developer: Robert F. Shepard and Lana S. Shepard Living Trust  
Address: 44 Drake Rd Wheatland, WY 82201  
Telephone: 307-382-2630

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

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

This process requires the following documents:

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

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

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

This process requires the following documents:

- a. An executed Authorization for Detachment of Water Rights form for all water rights under planned roads and structures (the form must be accompanied by the documents described in Option 1 above);
- b. The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded), if applicable; and
- c. The subdivision plat must show the water distribution plan, including all private ditches, waste ditches, pipelines, and measuring devices, as applicable, including the width of private access to each facility.

Show details on  
Survey Map and

**(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

Zana Shepard  
Subdivider

11/3/2020  
Date

Approved by the Wheatland Irrigation District:

Lee Arington  
Signature

11/11/2020  
Date

LEE ARINGTON - Mgr  
Print Name and Title

Piper Whitney  
Attest

11/11/2020  
Date

Piper Whitney - Secretary  
Print Name and Title



# Platte County Planning & Zoning

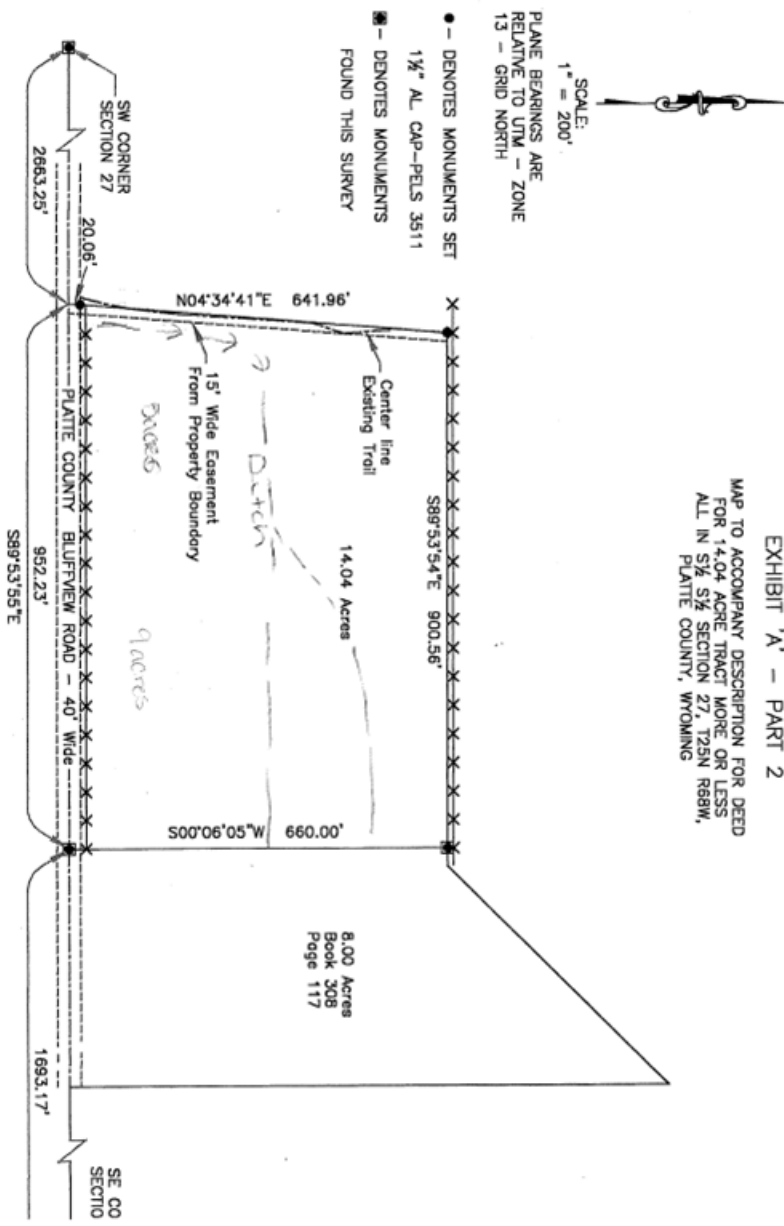
600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307)322-2962

Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM  
 Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Angie Kernan

Request: A Simple Subdivision to divide approximately 22 acres into 3 parcels

Location: 122 Bluffview Road, Platte County, Wheatland, Wyoming



Background and Proposal Details:

Mr. and Mrs. Kernan purchased the 8 acres recorded in Book 308 on Page 117 with a mortgage. Later the Kernan's purchases the additional 14 acres and combined it with a boundary line adjustment shown on the records recorded in Book 393 on Page 869. When the boundary line adjustment was completed the mortgage was not updated to include the additional acreage. Mr. and Mrs. Kernan want to take advantage of the low interest rates and refinance; however, without dividing the original 8 acres from the now 22 acre parcel they will be forced to include all 22 acres in the refinance and this limits their refinance options. In addition, Mr. and Mrs. Kernan want to separate off a five-acre parcel to either sell or gift to family.

Planning Office verified with the Assessor's Office that Mr. and Mrs. Kernan's mortgage is only for their home and the 8 acres.

Neighbor Comments:

None received.

Agency Comments:

None received.

Analysis and Recommendation:

The Planning Office believes that if Angie Kernan's request to divide approximately 22 acres in three 5+ acre parcels is approved the following conditions should apply:

- 1) That the final plat includes references to the boundary line adjustments for ease of tracking.
- 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 and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Simple Subdivision 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

Available Upon Request:

Notice of Hearing


Site Plan  
Irrigation District Approval Form

Neighbor List and Letter  
Routing Letter

To Platte County Planner,

I am applying to have the 14.04 acres Simple Sub Division. It is not in a flood plain and there is acces to the main county road easily. I would like to make two lots one 5.0 and 9.04. The owner of the land is responsible for their own roads ,water, septic and electrical. No Covenants. We would like to call it K5 subdivision. Once I have it surveyed again I will have a final for the irragation district and have already spoken to them.

Thank You,



Angie Kernan

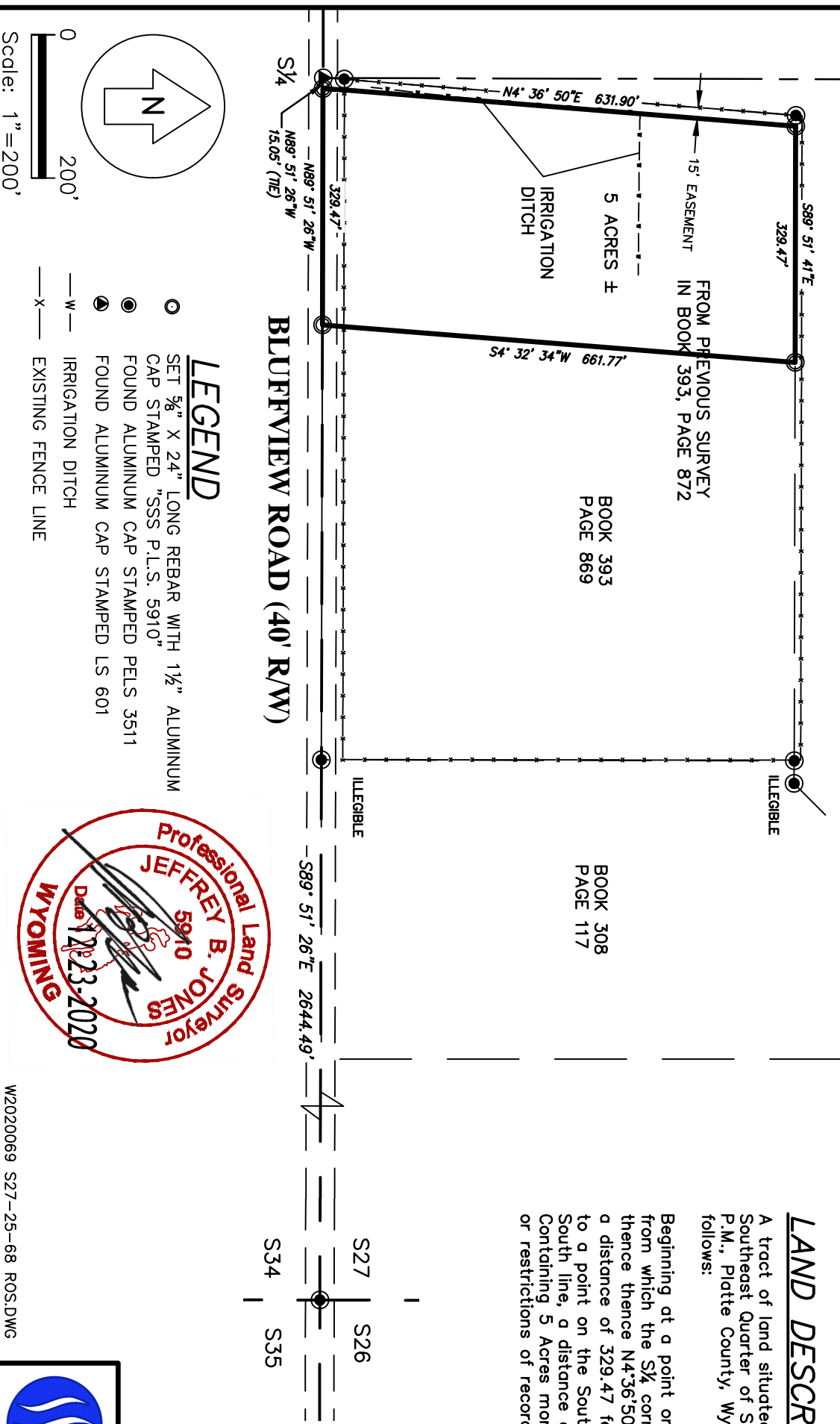
# CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

## LAND DESCRIPTION

A tract of land situated in a portion of Southwest Quarter of the Southeast Quarter of Section 27, Township 25 North, Range 68 West, 6th P.M., Platte County, Wyoming, being more particularly described as follows:

Beginning at a point on the South line of the SE $\frac{1}{4}$  of said Section 27, from which the S $\frac{1}{4}$  corner bears N89°51'26"W, a distance of 15.05 feet; thence thence N4°36'50"E, a distance of 631.90 feet; thence S89°51'41"E, a distance of 329.47 feet; thence S4°32'34"W, a distance of 661.77 feet to a point on the South line of said SE $\frac{1}{4}$ ; thence N89°51'26"W along said South line, a distance of 329.47 feet to the point of beginning. Containing 5 Acres more or less, and subject to easements, covenants or restrictions of record.



BLUFFVIEW ROAD (40' R/W)

## LEGEND

- SET  $\frac{3}{8}$ " X 24" LONG REBAR WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED PELS 3511
- ▲ FOUND ALUMINUM CAP STAMPED LS 601
- IRRIGATION DITCH
- X— EXISTING FENCE LINE



S27 | S26  
S34 | S35

## RECORD OF SURVEY

FOR  
A TRACT OF LAND IN  
SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SECTION 27  
T25N, R68W, 6TH P.M.,  
PLATTE COUNTY, WYOMING.

Date prepared: 12.18.2020  
Date of survey: 12.17.2020

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1168 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7829  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 383-8789  
www.SteelSurvey.com • info@SteelSurvey.com

**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: K5 Subdivision

Name of Developer: Kernan, William & Angela

Address: 122 Bluffview Rd, Wheatland, WY 82201

Telephone: 307-331-1724

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

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

This process requires the following documents:

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

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

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

This process requires the following documents:

- a. An executed Authorization for Detachment of Water Rights form for all water rights under planned roads and structures (the form must be accompanied by the documents described in Option 1 above);
- b. The subdivision plat must show all Wheatland Irrigation District infrastructure and easements (recorded and unrecorded), 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.

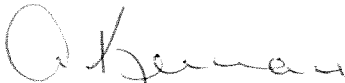
**(3) Subdivider will change the place of beneficial use of the water rights to other lands within the District's boundaries**

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.;
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  - v. delineation of ownership boundaries of lands.

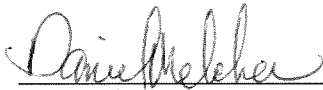
Please indicate the Option Selected:

1    2    3

  
Subdivider

11/23/2020  
Date

Approved by the Wheatland Irrigation District:

  
Signature

12-9-20  
Date

Chairman WID  
Print Name and Title

  
Attest

12/9/2020  
Date

Josh Groves WID  
Print Name and Title





# Platte County Planning & Zoning

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

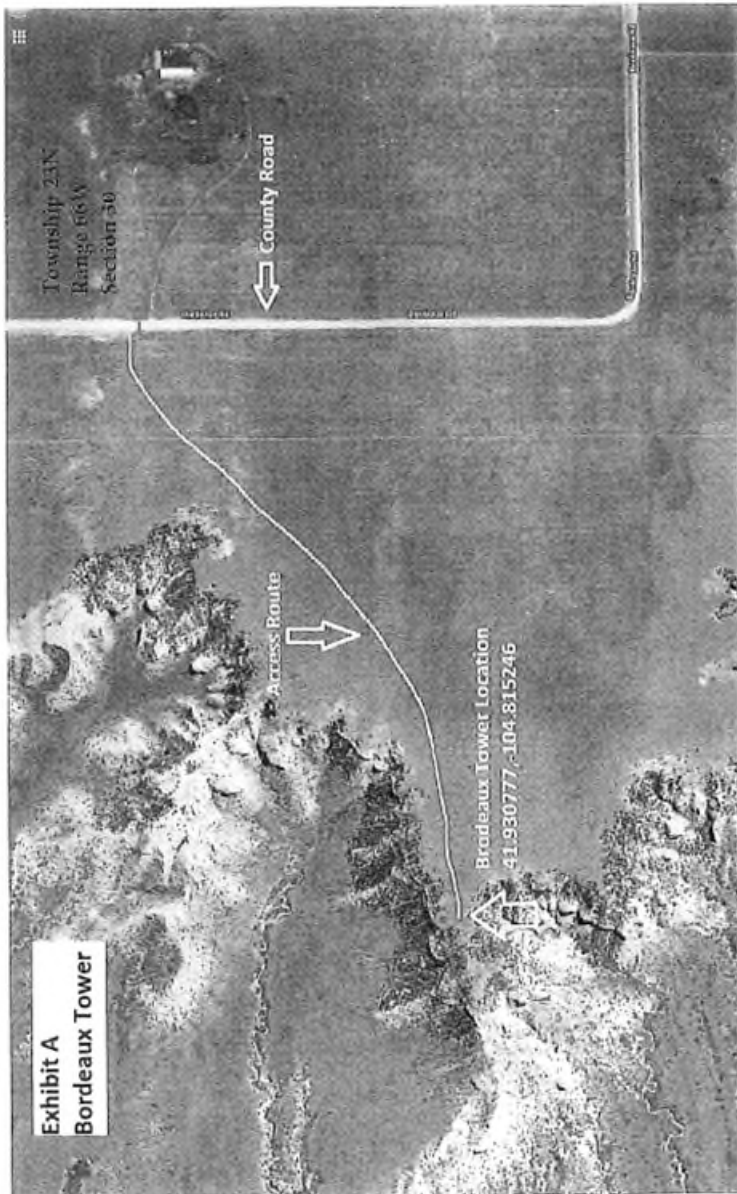
Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Visionary Communications

Request: A Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids

Location: 858 Bordeaux Road, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Visionary Communications is requesting a Special Use 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. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly.

### Neighbor Comments:

None received.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Visionary Communications' request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids located at 858 Bordeaux Road, Platte County, Wheatland, Wyoming is approved the following condition should apply:

- 1) Special Use Permit will be reviewed on a complaint basis.

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Special Use Permit 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  
Tower Specs

### Available Upon Request:

Notice of Hearing  
Neighbor List and Letter  
Routing Letter

## RE: Special use permits

Greg Worthen <gworthen@visionarybroadband.com>

Tue 12/29/2020 8:52 AM

To: Planner <planner@plattecountywyoming.com>

Cc: Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

Good Morning Amy,

I sent all of the documentation and a check to your office today, I anticipate you will see this around 11 am. I added a few documents that were not in the email last night. The question of FCC information came up in previous discussions. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly. Let me know if there are any questions on this.

Thank you,

Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

---

**From:** Greg Worthen

**Sent:** Monday, December 28, 2020 5:40 PM

**To:** Planner <planner@plattecountywyoming.com>

**Cc:** Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

**Subject:** Special use permits

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Attached is all of the information I believe you need from us for the small broadband tower locations we have in Platte County.

I will have a check for \$400 dropped off tomorrow. Below is the statement of purpose and need for these locations.

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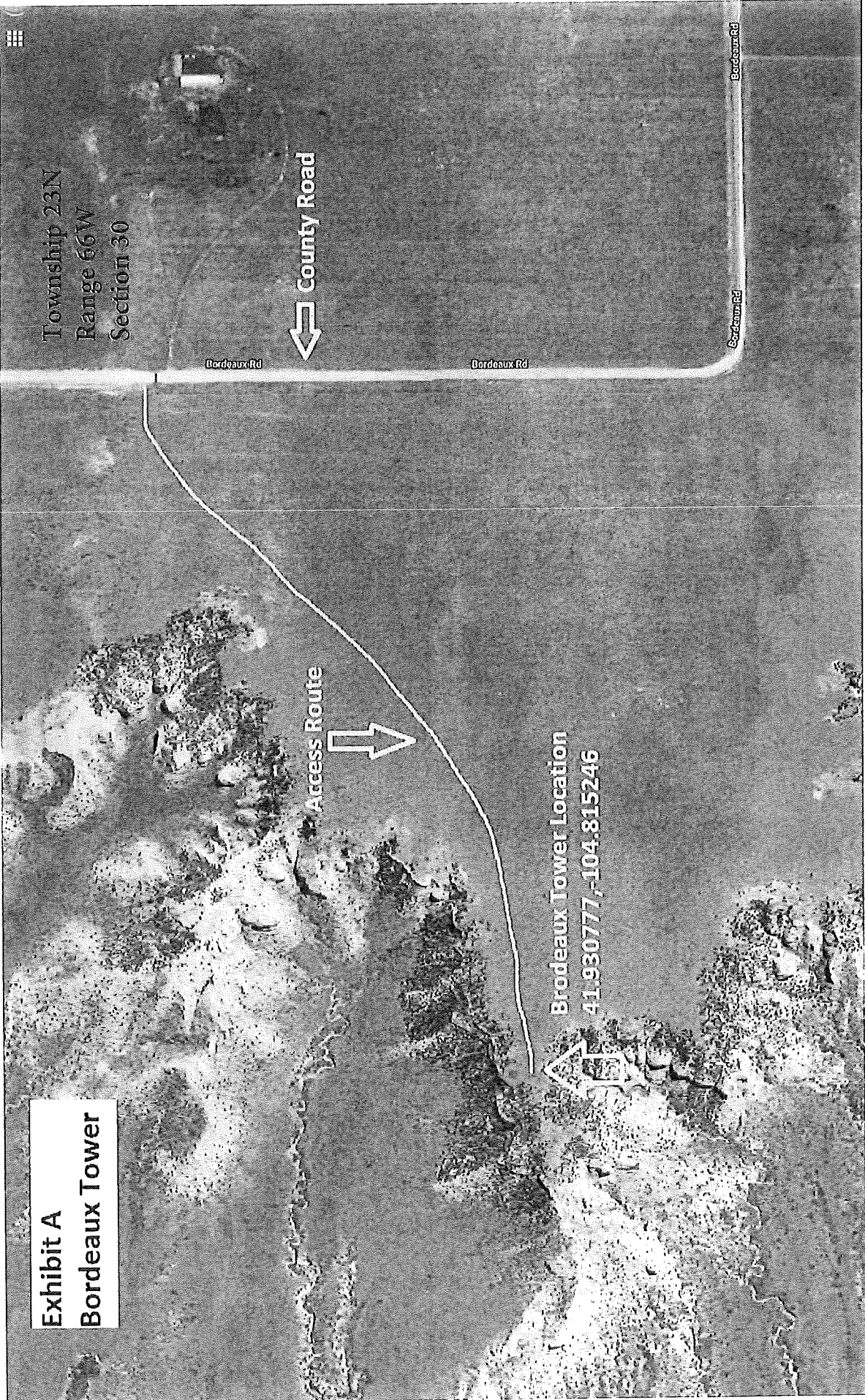
We respectfully request a special use permit in order to complete this important project.

Let me know if I missed anything, and how to proceed with the building permits if needed. These are prebuilt structures that are dropped off at the location, even the concrete is a preform.

Kind Regards,

Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

**Exhibit A**  
**Bordeaux Tower**



Township 23N  
Range 66W  
Section 30

County Road

Access Route

Brodeaux Tower Location  
41.930777, -104.815246

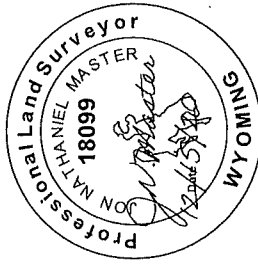
Bordeaux Rd

Bordeaux Rd

Bordeaux Rd

Bordeaux Rd

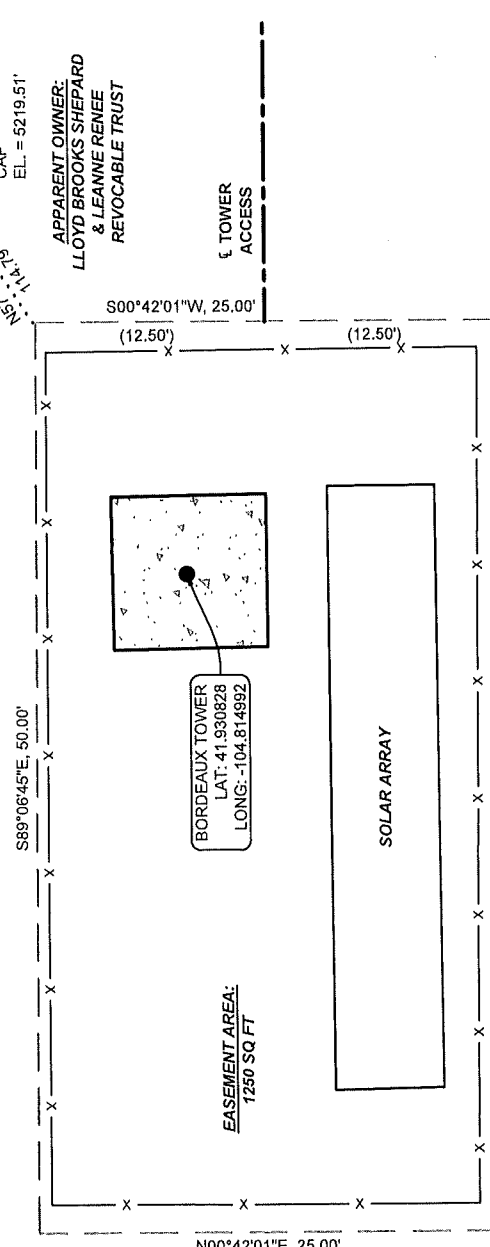
**SECTION 30  
T.23N., R.66W.**



**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

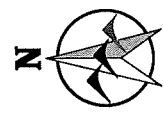
BENCHMARK ALUMINUM CAP  
EL. = 5219.51'  
14.79' N57°09'E  
APPARENT OWNER:  
LLOYD BROOKS SHEPARD & LEANNE RENEE  
REVOCABLE TRUST



**BORDEAUX TOWER**  
LAT: 41.930828  
LONG: -104.814992

**EASEMENT AREA:**  
1250 SQ. FT

**SOLAR ARRAY**



- LEGEND:**
- TOWER ACCESS CENTERLINE
  - TOWER LEASE BOUNDARY
  - X - EXISTING FENCE

- NOTES:**
1. DISTANCES: U.S. SURVEY FOOT (GRID)
  2. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE
  3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, ZONING BOUNDARIES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE
  4. TOWER SITE ACCESS EASEMENT IS 25' WIDE, BEING 12.5', BY PERPENDICULAR MEASURE, TO EACH SIDE OF THE CENTERLINE DEPICTED HEREON.

**WVCENGINEERING**  
611 SKYLINE ROAD  
LARAMIE, WY 82070  
TEL: (307) 742-2631  
www.wvcengineering.com

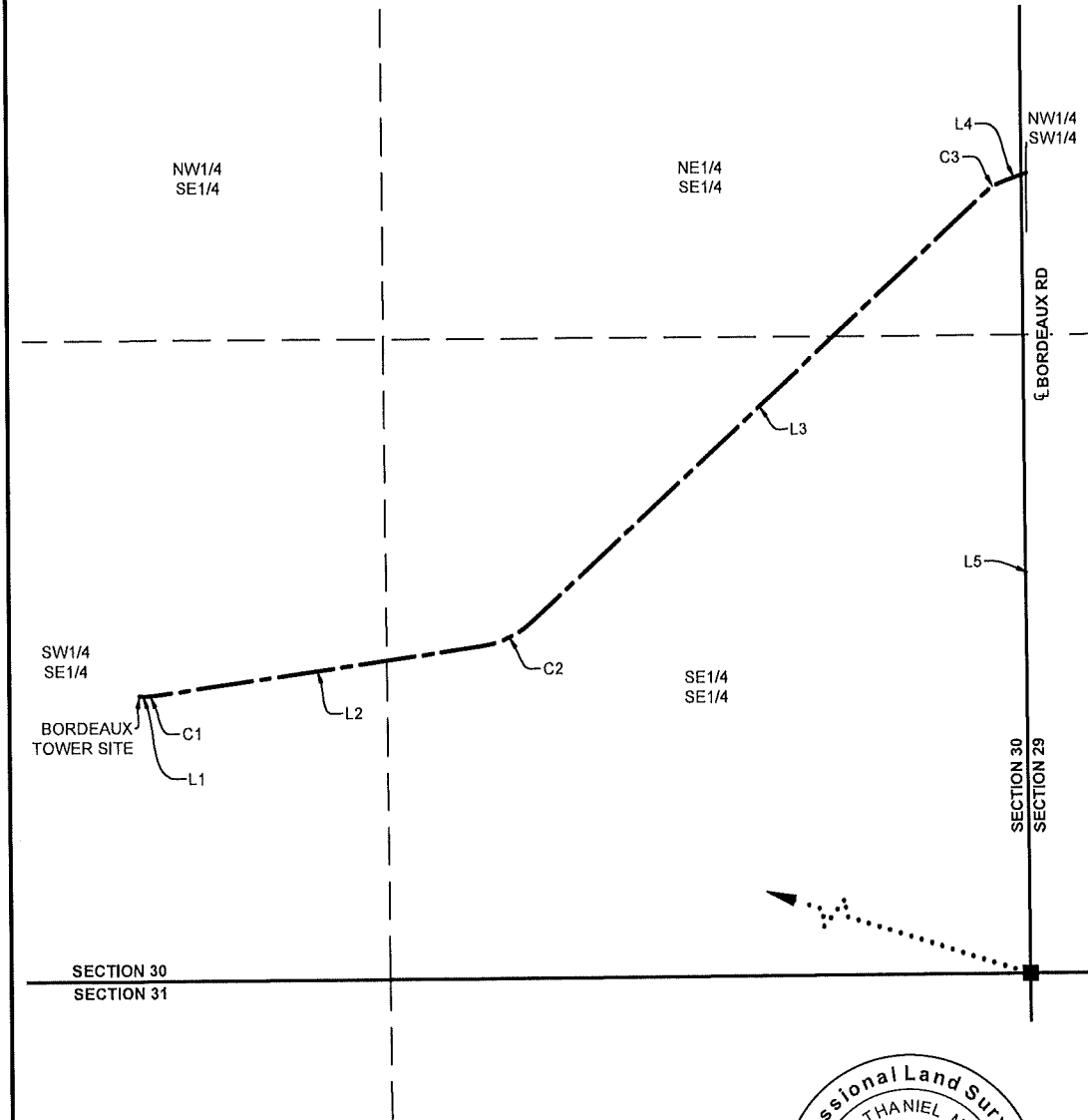
**BORDEAUX TOWER**  
SW1/4SE1/4 SECTION 30  
T.23N., R.66W. 6TH P.M.,  
PLATTE COUNTY, WYOMING

**EXHIBIT A**  
VISIONARY COMMUNICATIONS, INC.  
1001 S. DOUGLAS BLVD. STE 201  
GILLETTE, WY 82716

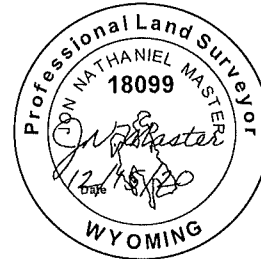
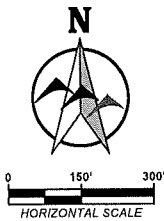
**TOWER SITE**  
PAGE 1 OF 3

DRAWN BY: SWC | CHECKED BY: JNM | APPROVED BY: JNM | SURVEY DATE: 1/23/2020 | PATH: K:\LARAMIE\VISIONARY\_BROADBAND\20202020\_VISIONARY\_BROADBAND REGIONAL SURVEY\SW65CAD\SHETS\20202020-VBRS-BORDEAUX.DWG

SECTION 29 & 30  
T.23N., R.66W.



- LEGEND:**
- RECOVERED ALUMINUM CAP
  - TOWER ACCESS CENTERLINE
  - SIXTEENTH LINE
  - QUARTER LINE
  - SECTION LINE



**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**EXHIBIT B1**  
VISIONARY COMMUNICATIONS, INC.  
1001 S. DOUGLAS BLVD, STE 201  
GILLETTE, WY 82716

**26' WIDE TOWER LEASE ACCESS - BORDEAUX TOWER**  
NW1/4SW1/4 SECTION 29, E1/2SE1/4, SW1/4SE1/4 SECTION 30,  
T.23N., R.66W. 6TH P.M., PLATTE COUNTY, WYOMING

**WWC ENGINEERING**  
611 SKYLINE ROAD  
LARAMIE, WY 82070  
TEL. (307) 742-0031  
www.wwcengineering.com

TOWER ACCESS  
PAGE 2 OF 3


DRAWN BY: SWC CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 11/23/2020

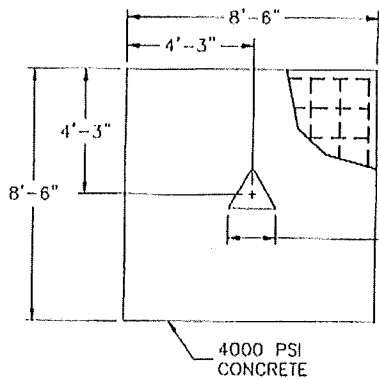
PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CA01\SHEETS\2020350-VBRS-BORDEAUX.DWG

**SECTION 29 & 30  
T.23N., R.66W.**

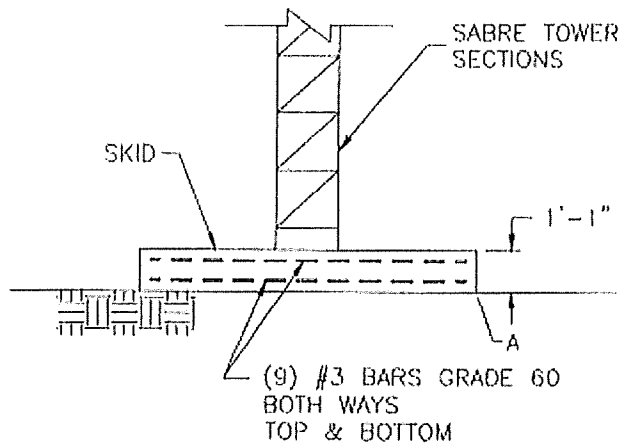
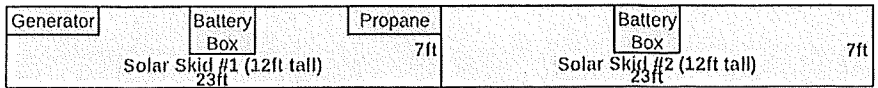
<i>Line Table</i>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L1	14.42	N89°17'59"W
L2	682.76	N81°44'27"E
L3	1287.10	N46°53'18"E
L4	53.81	N69°19'32"E
L5	1652.31	S0°05'03"W

<i>Curve Table</i>					
<i>Curve No.</i>	<i>Radius</i>	<i>Length</i>	<i>Delta</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
C1	100.00	15.64	8°57'34"	N86°13'14"E	15.63
C2	200.00	121.66	34°51'09"	N64°18'53"E	119.80
C3	100.00	39.16	22°26'14"	N58°06'25"E	38.92

<p><b>EXHIBIT B2</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716</p>	<p><b>25' WIDE TOWER LEASE ACCESS - BORDEAUX TOWER</b> NW1/4SW1/4 SECTION 29, E1/2SE1/4, SW1/4SE1/4 SECTION 30, T.23N., R.66W. 6TH P.M., PLATTE COUNTY, WYOMING</p>	 <p><b>WWC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com</p>
<p><b>TOWER ACCESS</b> PAGE 3 OF 3</p>	<p>DRAWN BY: SWC   CHECKED BY: JNM   APPROVED BY: JNM   SURVEY DATE: 11/23/2020</p> <p>PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CAD\SHEETS\2020350-VBRS-BORDEAUX.DWG</p>	



1'-6"  
FACE WIDTH  
TOWER



**TOWER DESIGN NOTES**

1. Tower is located in Platte County, Wyoming.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 110 mph basic wind in accordance with the TIA 222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft.
8. Weld together tower sections have flange connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. Welds are fabricated with ER 70S-6 electrodes.
12. TOWER RATING: 61.9%

Rough estimate of SQ feet needed: 700sq ft

**Torque Requirements:**

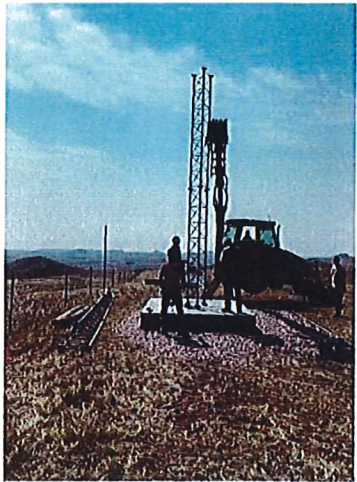
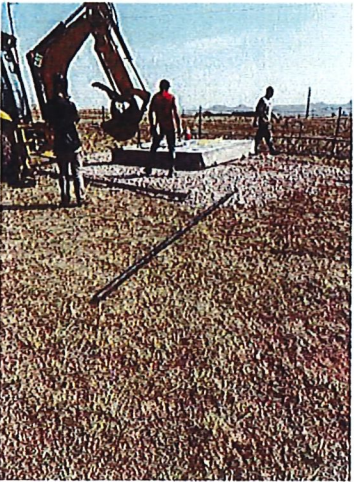
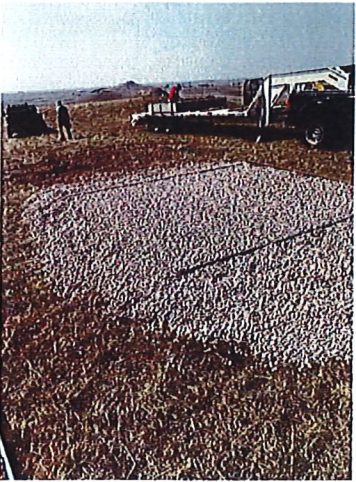
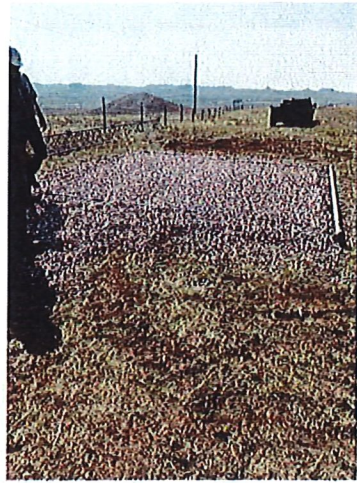
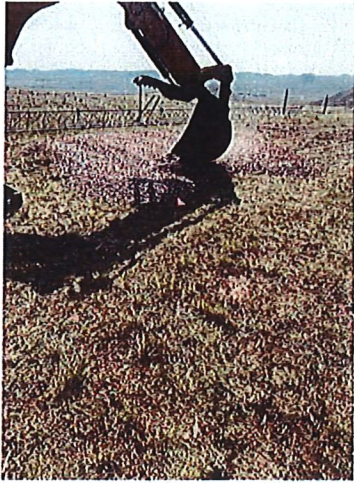
Base: 81 ft lbs of torque  
Sections: 58 ft lbs of torque

**Weight:**


Cement pad: 12,600 lbs  
Tower sections: 976 lbs

<p>CONFIDENTIAL - PROPRIETARY</p>	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE: 1	DWG BY: PSCHILLING	DWG NO: PWT 2020	REV: 1
APPROVED BY:	SCALE: NONE	19AUG2020	SHEET 1 of 3	

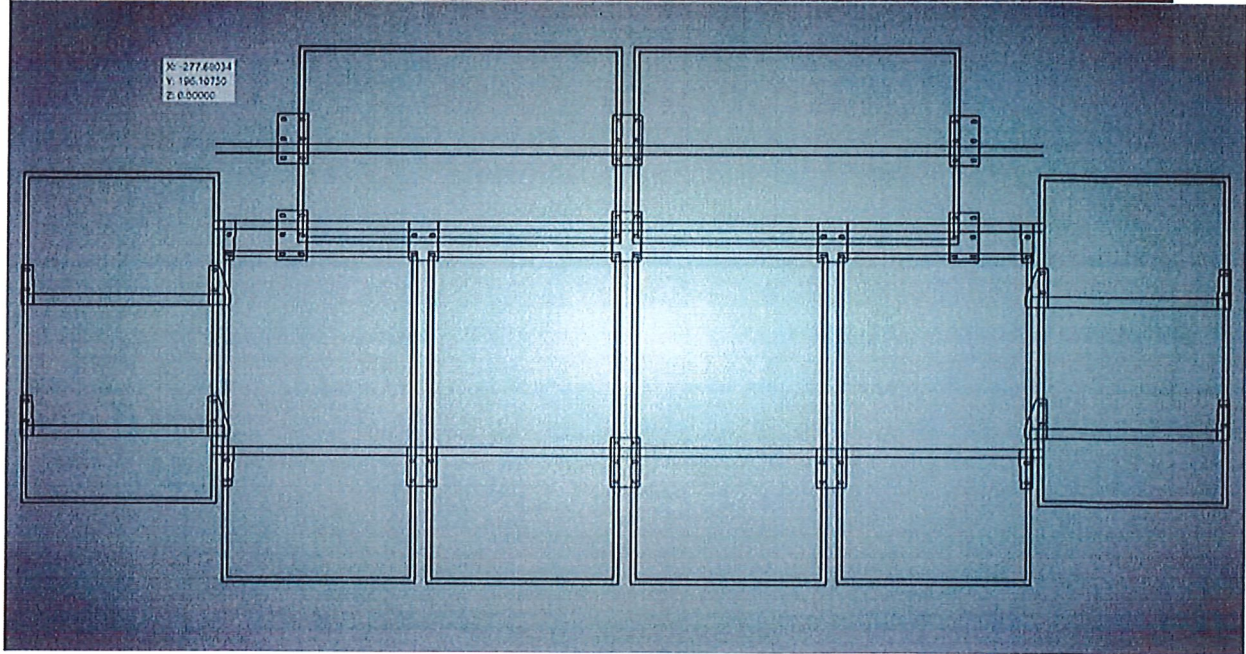
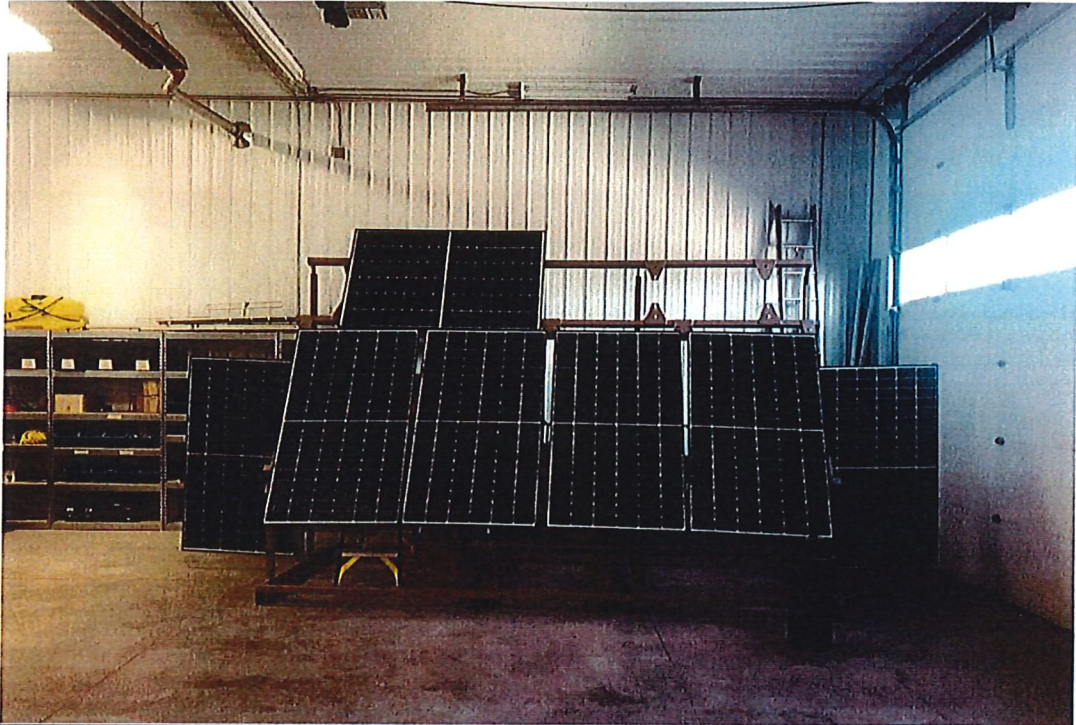
# Rock, pad, tower Process




Pictured with building, there will be no buildings in Platte County Wyoming at the tower locations.

 CONFIDENTIAL - PROPRIETARY	<b>Plunk Tower Deployment</b>			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY PSCILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:	SCALE NONE	19AUG2020	SHEET 2 of 3	

# Rough Image of Solar Skid



 CONFIDENTIAL - PROPRIETARY		Plunk Tower Deployment			
		Physical Layout			
DESIGNED BY: PWS	19AUG2020	SIZE 1	DWG BY PSCHILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:		SCALE	NONE	19AUG2020	SHEET 3 of 3



# Platte County Planning & Zoning

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

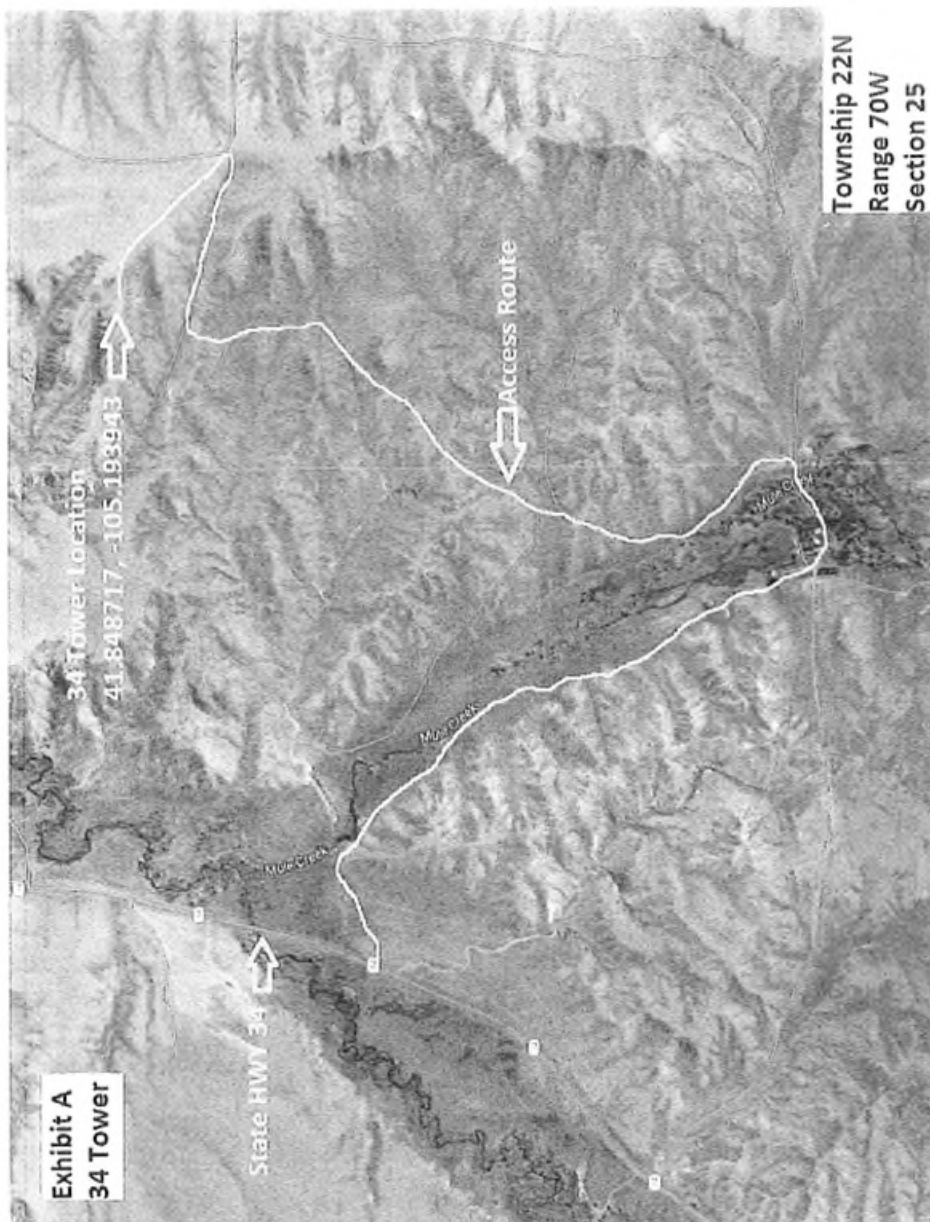
Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Visionary Communications

Request: A Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids

Location: 153 Small Road, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Visionary Communications is requesting a Special Use 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. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly.

### Neighbor Comments:

Ken and Patty Small - We would like to share our support of the special use permit at 153 Small Rd and any others that are connected to Visionary Communications and this project. We have very limited options for telephone and internet in this area and are very happy that Visionary Communications has been willing to work with us. Our whole community will benefit from this project, not just our family. Currently, CenturyLink and satellite internet providers are the only communications available. No cell service is available and no other broadband companies would provide service. CenturyLink is getting very aggressive about wanting to cancel phone service and VOIP options with slow satellite internet are very frustrating. Again, we support Visionary Communications and ask that this special use permit be granted.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Visionary Communications' request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids located at 153 Small Road, Platte County, Wheatland, Wyoming is approved the following condition should apply:

- 1) Special Use Permit will be reviewed on a complaint basis.

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

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- 1) Approve the request as proposed;
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Site Plan

Tower Specs

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Notice of Hearing

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Cc: Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

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Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

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**From:** Greg Worthen

**Sent:** Monday, December 28, 2020 5:40 PM

**To:** Planner <planner@plattecountywyoming.com>

**Cc:** Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

**Subject:** Special use permits

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Kind Regards,

Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

**Exhibit A**  
**34 Tower**

34 Tower Location

41.848717, -105.193943



State HWY 34



Access Route

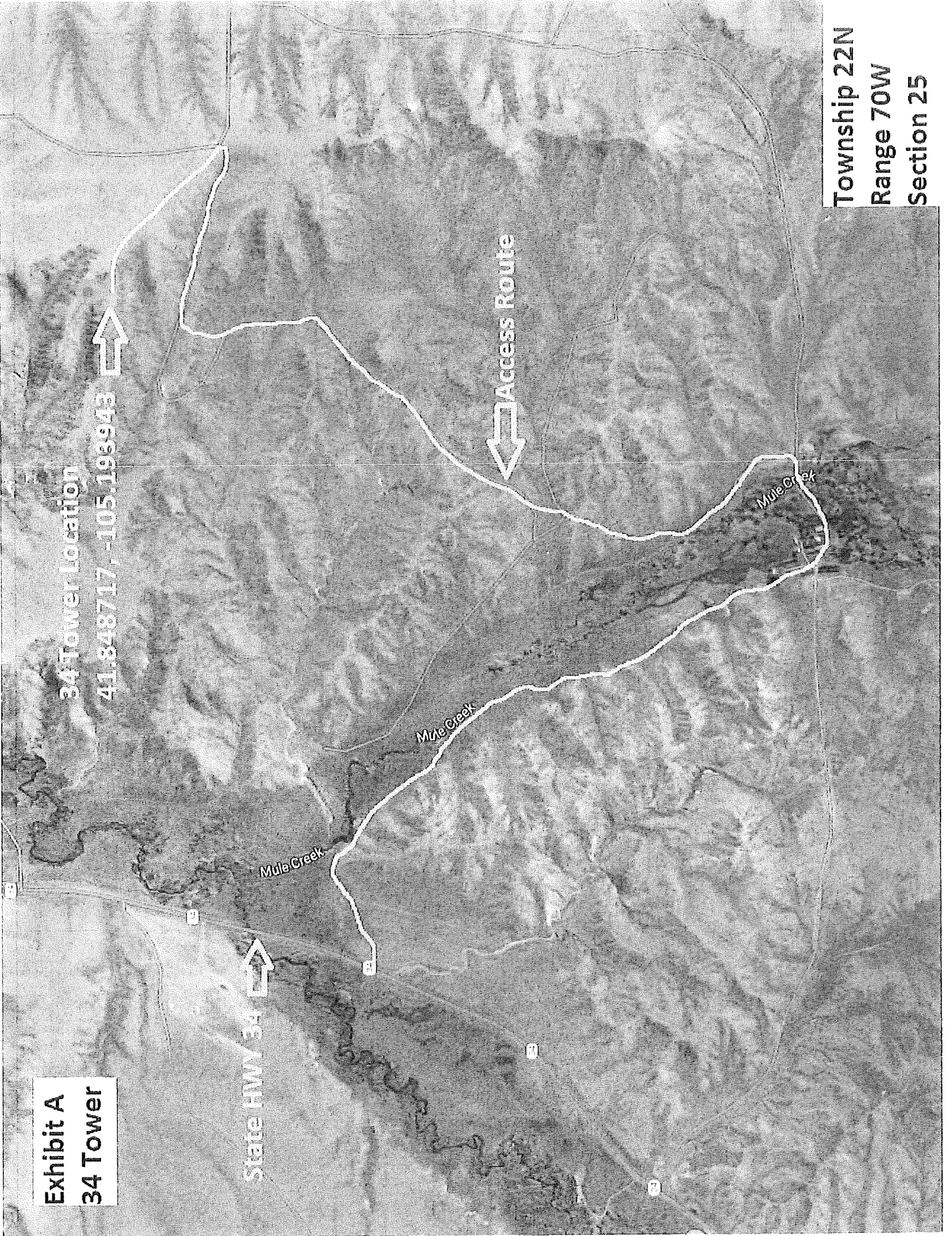


Mule Creek

Mule Creek

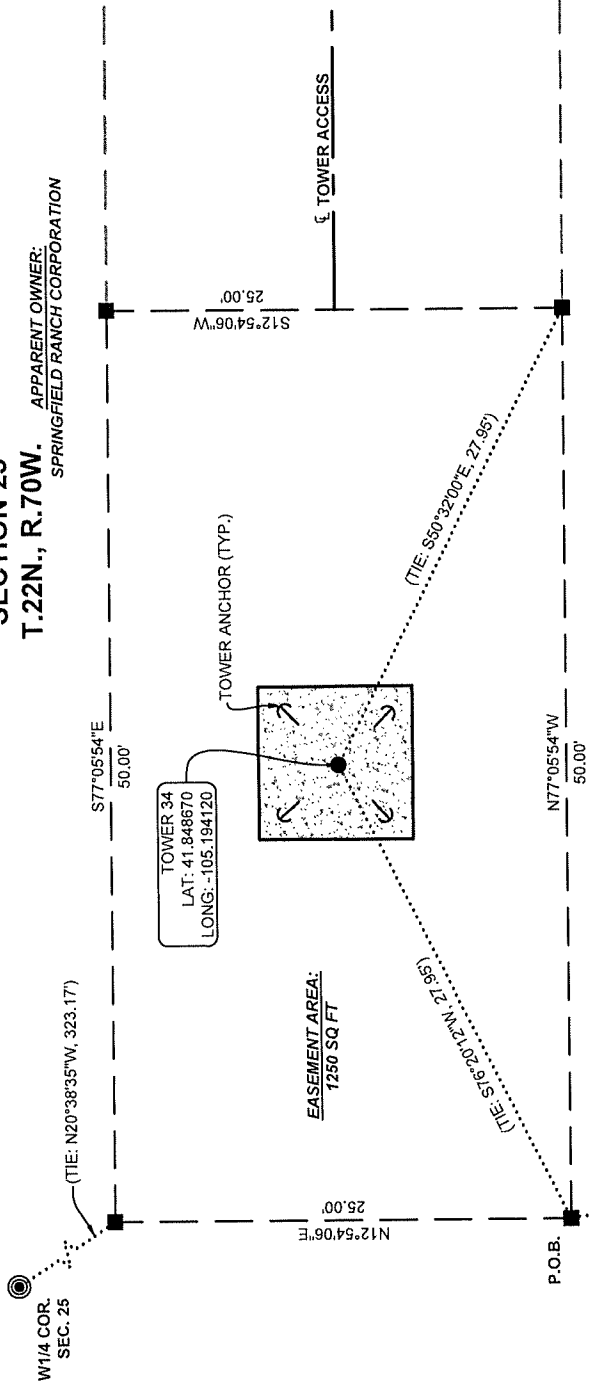
Mule Creek

Township 22N  
Range 70W  
Section 25



**SECTION 25**  
**T.22N., R.70W.**

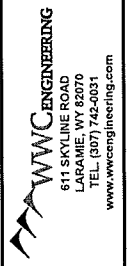
APPARENT OWNER:  
SPRINGFIELD RANCH CORPORATION



**CERTIFICATE OF SURVEYOR**  
THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- LEGEND:**
- ☐ SET ALUMINUM CAP
  - RECOVERED STONE
  - TOWER ACCESS CENTERLINE
  - TOWER LEASE BOUNDARY

- NOTES:**
1. DISTANCES: U.S. SURVEY FOOT (GRID)
  2. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE
  3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, ZONING BOUNDARIES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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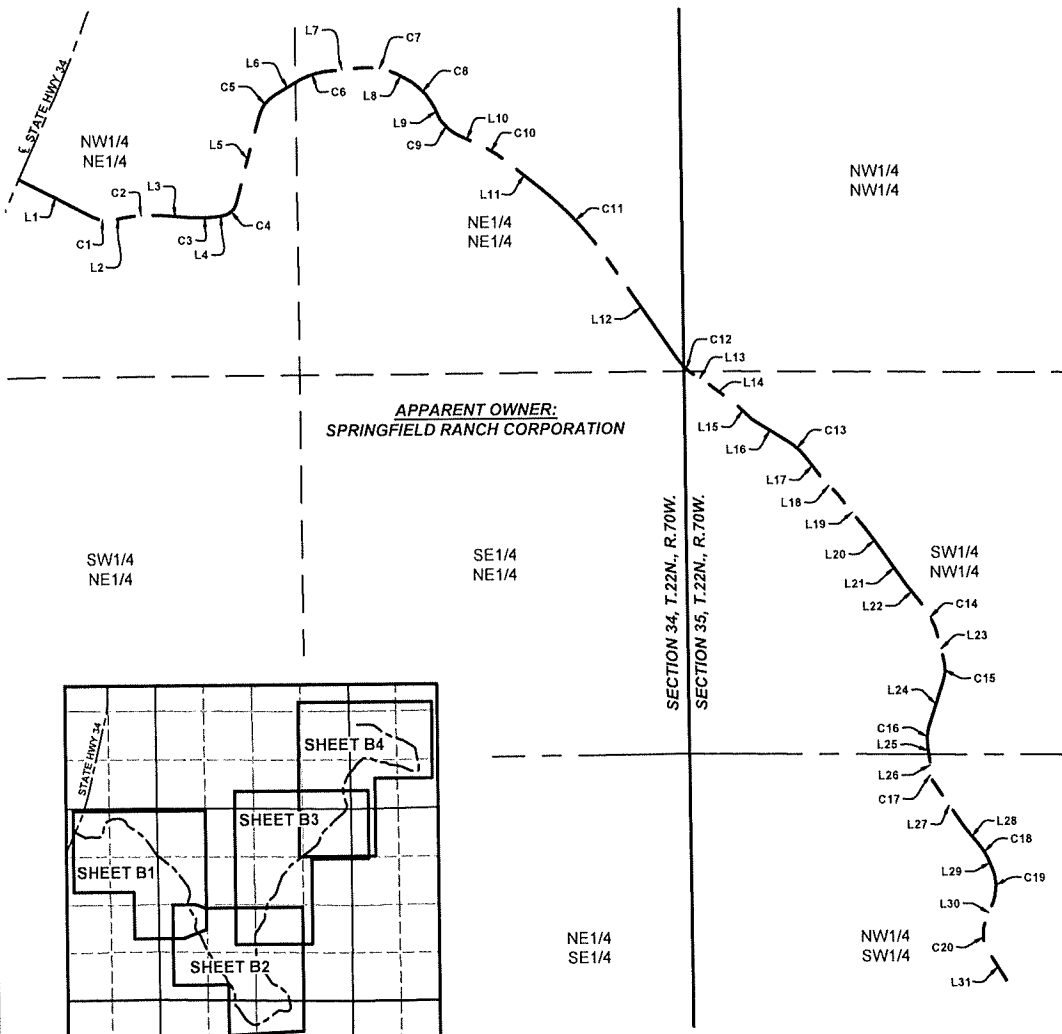
TOWER 34 SITE  
NW1/4SW1/4 SECTION 25, T.22N., R.70W. 6TH P.M.,  
PLATTE COUNTY, WYOMING

**EXHIBIT A**  
VISIONARY COMMUNICATIONS, INC.  
1001 S. DOUGLAS BLVD, STE 201  
GILLETTE, WY 82716

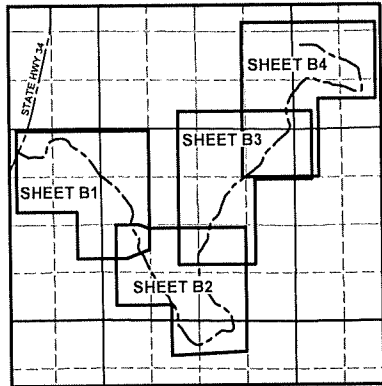
TOWER SITE  
PAGE 1 OF 8

DRAWN BY: SWC | CHECKED BY: JMM | APPROVED BY: JMM | SURVEY DATE: 11/18/2020 | PATH: K:\LARAMIE\VISIONARY BROADBAND\2020\50 VISIONARY BROADBAND REGIONAL SURVEY\SURCAD\SHETS\2020\50-VBR8-T34.DWG

SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.

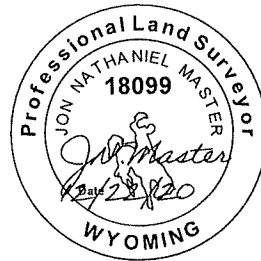
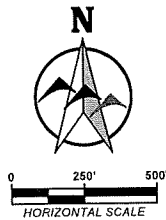


APPARENT OWNER:  
SPRINGFIELD RANCH CORPORATION



TOWER LEASE ACCESS OVERVIEW  
N.T.S.

- LEGEND:**
- LEASE ACCESS CENTERLINE
  - SIXTEENTH LINE
  - - - QUARTER LINE
  - SECTION LINE

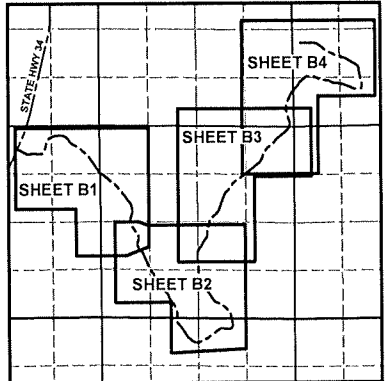
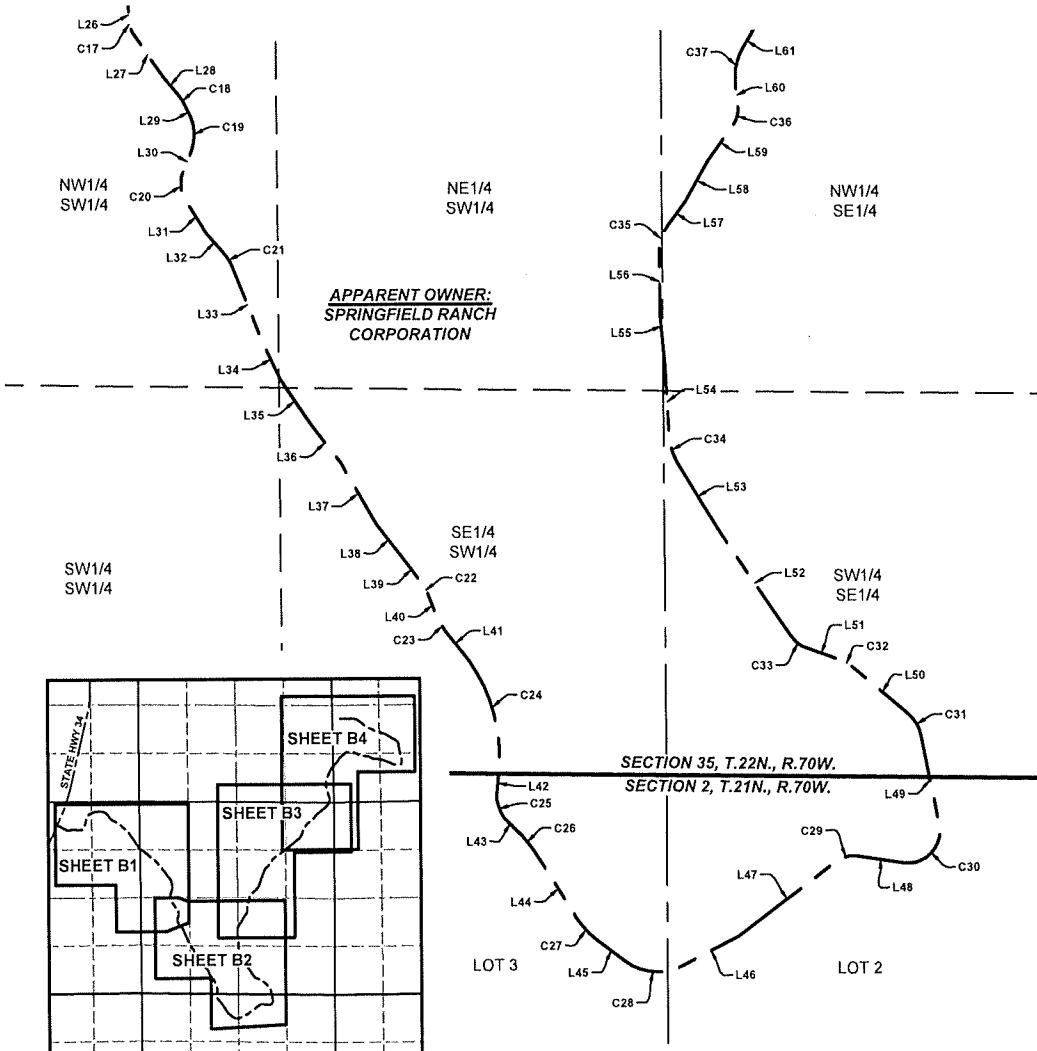


**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

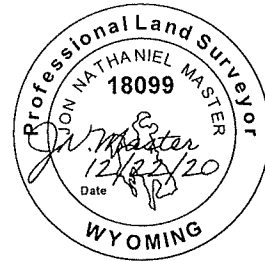
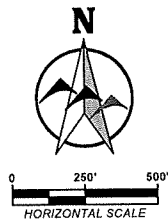
<p><b>EXHIBIT B1</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716</p>	<p>TOWER 34 LEASE ACCESS W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING</p>		<p><b>WWC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com</p>
	<p>TOWER ACCESS PAGE 2 OF 8</p>	<p>DRAWN BY: SWC   CHECKED BY: JNM   APPROVED BY: JNM   SURVEY DATE: 11/18/2020</p>	

SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.



TOWER LEASE ACCESS OVERVIEW  
N.T.S.

- LEGEND:**
- LEASE ACCESS CENTERLINE
  - SIXTEENTH LINE
  - QUARTER LINE
  - SECTION LINE
  - TOWNSHIP/RANGE LINE

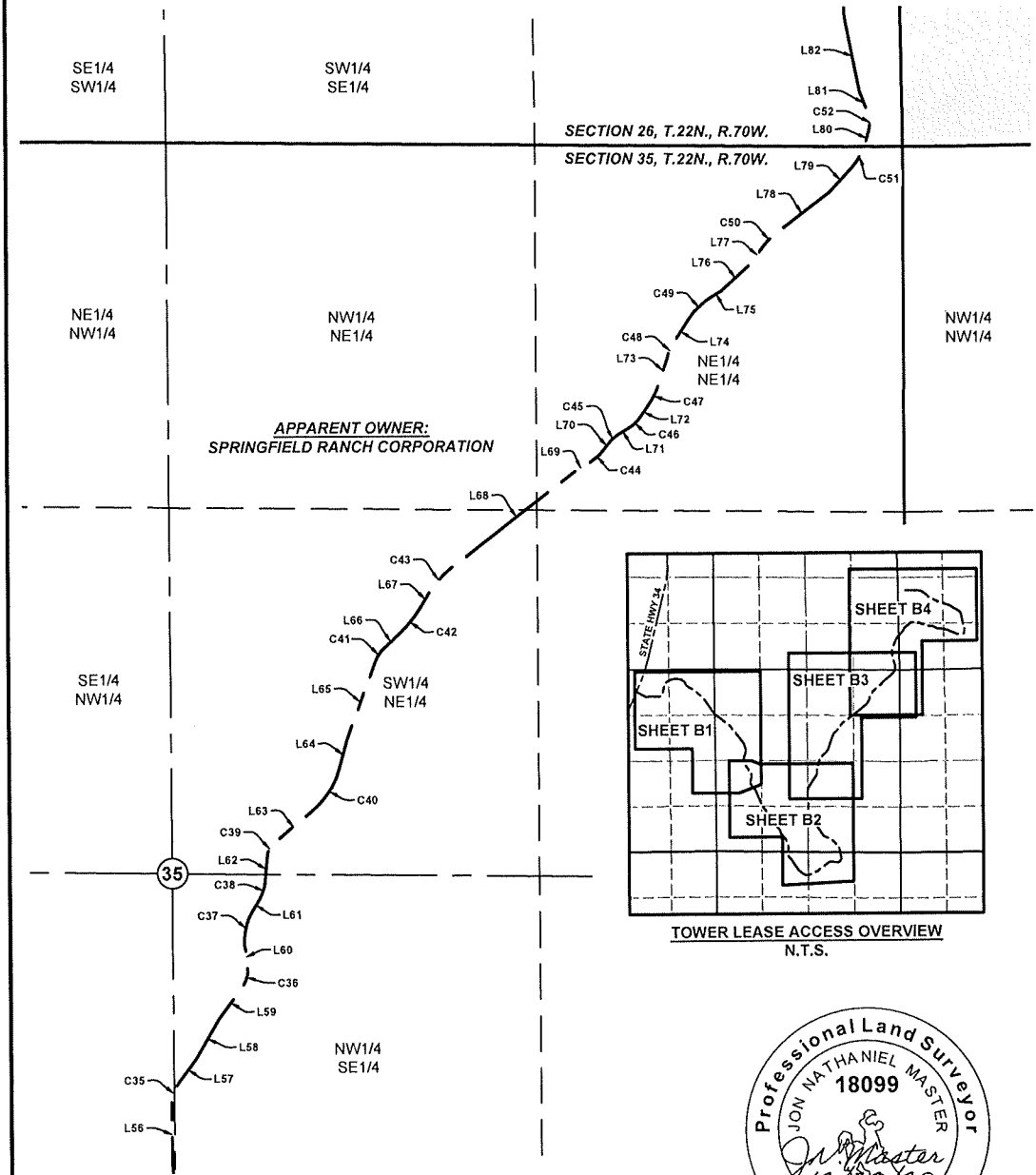


**CERTIFICATE OF SURVEYOR**

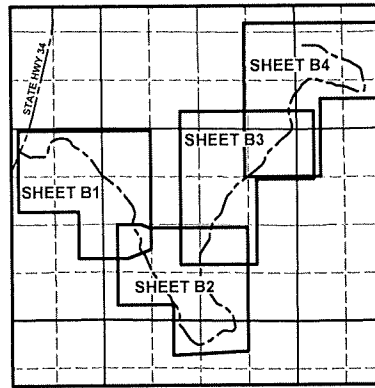
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<p><b>EXHIBIT B2</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716</p>	<p>TOWER 34 LEASE ACCESS W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING</p>		<p><b>WWC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com</p>
	<p>TOWER ACCESS PAGE 3 OF 8</p>	<p>DRAWN BY: SWC CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 11/18/2020</p>	

SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.

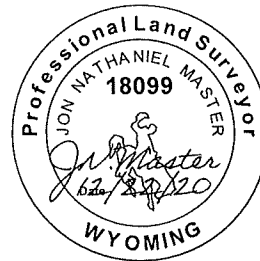
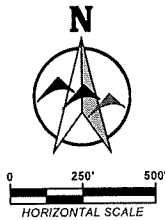


APPARENT OWNER:  
SPRINGFIELD RANCH CORPORATION



TOWER LEASE ACCESS OVERVIEW  
N.T.S.

- LEGEND:**
- LEASE ACCESS CENTERLINE
  - SIXTEENTH LINE
  - QUARTER LINE
  - SECTION LINE

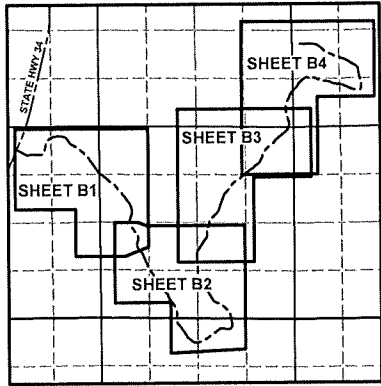
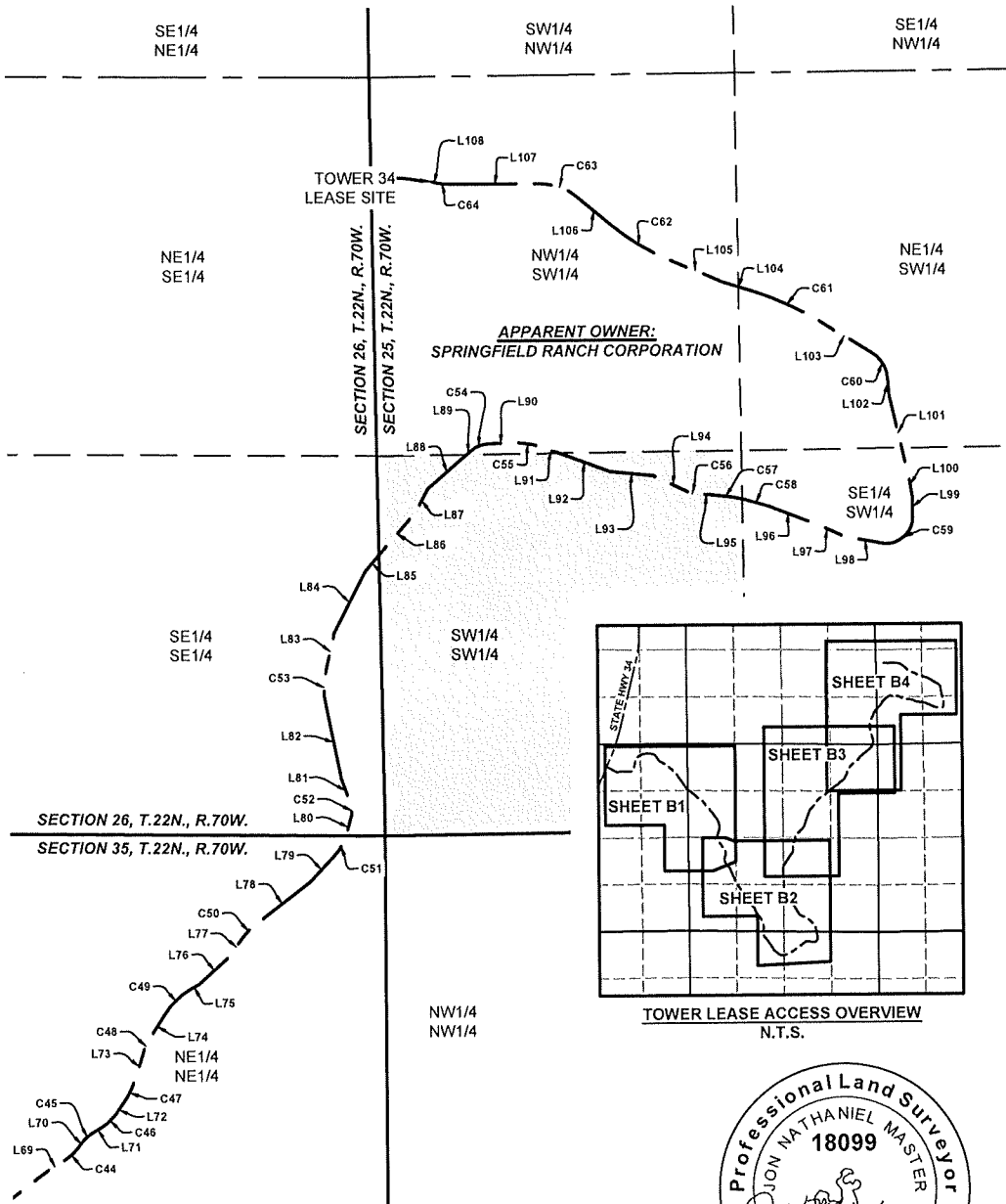


**CERTIFICATE OF SURVEYOR**

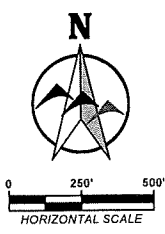
THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

<p><b>EXHIBIT B3</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716</p>	<p><b>TOWER 34 LEASE ACCESS</b> W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING</p>		<p><b>WVC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wvcengineering.com</p>
	<p>TOWER ACCESS PAGE 4 OF 8</p>	<p>DRAWN BY: SWC CHECKED BY: JNM APPROVED BY: JNM SURVEY DATE: 11/18/2020</p>	

SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.



**LEGEND:**  
 - - - - - LEASE ACCESS CENTERLINE  
 - - - - - SIXTEENTH LINE  
 - - - - - QUARTER LINE  
 - - - - - SECTION LINE  
 [Shaded Area] FEDERAL LANDS



**CERTIFICATE OF SURVEYOR**  
 THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


<b>EXHIBIT B4</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	<b>TOWER 34 LEASE ACCESS</b> W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING		<b>WVC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wvcengineering.com
	<b>TOWER ACCESS</b> PAGE 5 OF 8	DRAWN BY: SWC    CHECKED BY: JNM    APPROVED BY: JNM    SURVEY DATE: 11/18/2020 PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CAD\1SHEETS\2020350-VBRS-T34.DWG	

**SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.**

<i>Line Table</i>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L1	277.67	S62°30'01"E
L2	27.39	N78°40'23"E
L3	98.41	S85°57'58"E
L4	5.43	N81°36'57"E
L5	311.97	N15°04'50"E
L6	105.33	N59°58'26"E
L7	126.04	N83°45'59"E
L8	27.08	S63°18'52"E
L9	15.72	S24°10'50"E
L10	57.14	S66°09'34"E
L11	153.80	S51°17'54"E
L12	439.16	S35°01'15"E
L13	35.33	S58°29'14"E
L14	126.50	S53°23'11"E
L15	84.65	S47°09'47"E
L16	148.68	S57°41'32"E
L17	87.75	S36°45'34"E
L18	87.88	S43°17'49"E
L19	155.34	S38°16'18"E
L20	91.55	S36°13'08"E
L21	140.82	S34°40'02"E
L22	61.37	S39°10'31"E
L23	68.71	S13°28'10"E
L24	161.45	S17°27'59"W
L25	59.45	S7°33'54"E
L26	11.54	S6°57'58"W
L27	185.66	S34°02'40"E
L28	76.68	S40°01'53"E
L29	30.56	S23°24'25"E
L30	73.53	S21°36'23"W
L31	131.57	S31°48'57"E
L32	86.13	S40°50'45"E
L33	264.48	S21°27'07"E
L34	146.66	S24°52'26"E
L35	181.64	S33°13'32"E
L36	169.72	S38°09'06"E
L37	245.29	S29°46'09"E
L38	134.55	S38°05'18"E
L39	120.07	S36°18'33"E
L40	66.87	S21°53'14"E


<i>Line Table</i>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L41	52.75	S39°44'55"E
L42	65.11	S5°49'27"W
L43	14.93	S46°37'55"E
L44	232.58	S31°49'57"E
L45	116.48	S52°43'53"E
L46	217.18	N62°37'10"E
L47	416.21	N52°38'11"E
L48	157.33	S81°20'25"E
L49	312.72	N11°06'08"W
L50	240.81	N49°06'55"W
L51	110.99	N70°20'43"W
L52	445.23	N33°48'59"W
L53	266.27	N31°20'28"W
L54	232.48	N3°00'06"W
L55	195.65	N5°04'54"W
L56	202.21	N0°17'48"W
L57	103.15	N36°33'08"E
L58	163.46	N29°29'28"E
L59	143.73	N36°09'40"E
L60	75.39	N6°30'24"W
L61	49.17	N31°17'21"E
L62	90.72	N5°21'08"E
L63	176.16	N50°23'53"E
L64	101.17	N14°34'06"E
L65	295.88	N20°27'41"E
L66	57.49	N47°27'01"E
L67	57.26	N31°21'28"E
L68	566.83	N52°30'14"E
L69	65.38	N59°07'23"E
L70	30.65	N37°48'14"E
L71	51.73	N58°41'24"E
L72	41.17	N36°08'40"E
L73	101.77	N17°36'35"E
L74	105.22	N32°15'34"E
L75	40.53	N59°21'42"E
L76	144.14	N47°50'47"E
L77	82.78	N35°40'52"E
L78	245.21	N52°23'04"E
L79	121.15	N42°56'08"E
L80	54.27	N16°37'29"E

<i>Line Table</i>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L81	82.91	N20°32'14"W
L82	264.42	N11°19'56"W
L83	130.51	N12°50'49"E
L84	241.50	N26°56'21"E
L85	74.89±	N41°17'33"E
L86	196.54±	N41°17'33"E
L87	93.51	N28°28'27"E
L88	181.44±	N49°25'52"E
L89	19.00±	N49°25'52"E
L90	82.49	N87°51'12"E
L91	58.19±	S70°25'04"E
L92	193.08±	S70°25'04"E
L93	152.42	S84°19'40"E
L94	111.02	S64°32'58"E
L95	16.84	S87°22'06"E
L96	135.98	S69°27'27"E
L97	155.78	S67°01'10"E
L98	123.98	S80°26'12"E
L99	70.83	N1°17'12"W
L100	86.93	N9°27'49"W
L101	278.48	N13°22'21"W
L102	55.64	N3°42'08"W
L103	220.17	N58°25'23"W
L104	121.53	N72°07'02"W
L105	201.91	N67°20'00"W
L106	158.55	N50°28'00"W
L107	323.17	N90°00'00"W
L108	17.60	N77°05'54"W

<b>EXHIBIT B5</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	<b>TOWER 34 LEASE ACCESS</b> W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING		 <b>WVC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 <a href="http://www.wvcengineering.com">www.wvcengineering.com</a>
	<b>TOWER ACCESS</b> PAGE 6 OF 8	DRAWN BY: SWC   CHECKED BY: JNM   APPROVED BY: JNM   SURVEY DATE: 11/18/2020 PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CADISHEETS\2020350-VBRS-134.DWG	

**SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.**


<i>Curve Table</i>					
<i>Curve No.</i>	<i>Radius</i>	<i>Length</i>	<i>Delta</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
C1	120.00	81.32	38°49'36"	S81°54'49"E	79.78
C2	500.00	134.05	15°21'38"	N86°21'13"E	133.65
C3	500.00	108.37	12°25'05"	N87°49'29"E	108.16
C4	60.00	69.68	66°32'07"	N48°20'54"E	65.83
C5	110.00	86.19	44°53'36"	N37°31'38"E	84.01
C6	200.00	83.05	23°47'33"	N71°52'12"E	82.46
C7	225.00	129.27	32°55'09"	S79°46'27"E	127.51
C8	225.00	153.68	39°08'02"	S43°44'51"E	150.71
C9	150.00	109.90	41°58'44"	S45°10'12"E	107.46
C10	500.00	129.69	14°51'40"	S58°43'44"E	129.33
C11	1100.00	312.51	16°16'39"	S43°09'35"E	311.46
C12	200.00	81.91	23°27'59"	S46°45'14"E	81.35
C13	200.00	73.07	20°55'58"	S47°13'33"E	72.67
C14	350.00	157.03	25°42'21"	S26°19'20"E	155.72
C15	150.00	80.99	30°56'08"	S1°59'54"W	80.01
C16	150.00	65.53	25°01'52"	S4°57'03"W	65.02
C17	80.00	57.26	41°00'38"	S13°32'21"E	56.05
C18	200.00	58.03	16°37'28"	S31°43'09"E	57.83
C19	160.00	125.70	45°00'48"	S0°54'01"E	122.50
C20	110.00	102.56	53°25'20"	S5°06'17"E	98.89
C21	200.00	67.70	19°23'37"	S31°08'56"E	67.38
C22	200.00	50.34	14°25'19"	S29°05'54"E	50.21
C23	300.00	93.52	17°51'41"	S30°49'04"E	93.15
C24	575.00	457.35	45°34'22"	S16°57'44"E	445.40
C25	125.00	114.44	52°27'22"	S20°24'14"E	110.49
C26	600.00	154.98	14°47'58"	S39°13'56"E	154.55
C27	300.00	109.43	20°53'56"	S42°16'55"E	108.83
C28	190.00	214.38	64°38'57"	S85°03'22"E	203.20
C29	100.00	80.33	46°01'24"	N75°38'53"E	78.19
C30	110.00	210.73	109°45'43"	N43°46'43"E	179.96
C31	125.00	82.93	38°00'47"	N30°06'31"W	81.42
C32	200.00	74.11	21°13'48"	N59°43'49"W	73.69

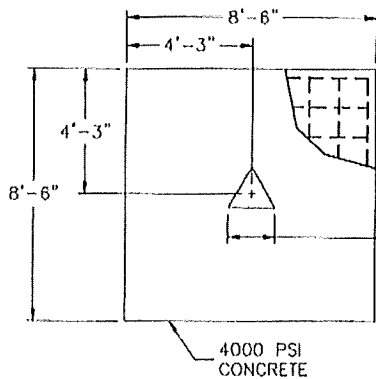
<b>EXHIBIT B7</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	<b>TOWER 34 LEASE ACCESS</b> W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING				 <b>WWC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com
	<b>TOWER ACCESS</b> PAGE 7 OF 8	DRAWN BY: SWC   CHECKED BY: JNM   APPROVED BY: JNM   SURVEY DATE: 11/18/2020 PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CAD\ISHEETS\2020350-VBRS-T34.DWG			

**SECTION 34, 35, 26 & 25, T.22N., R.70W.  
SECTION 2, T.21N., R.70W.**

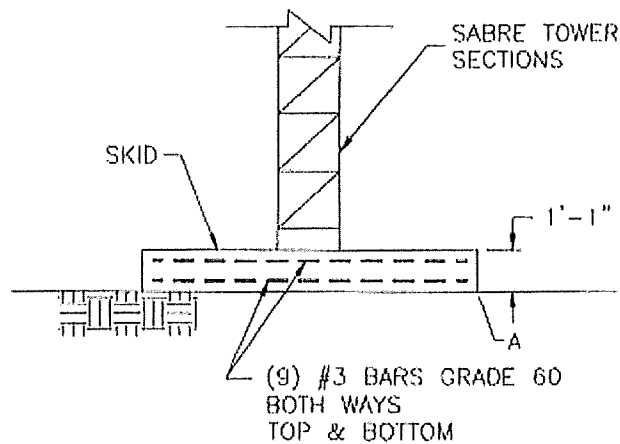
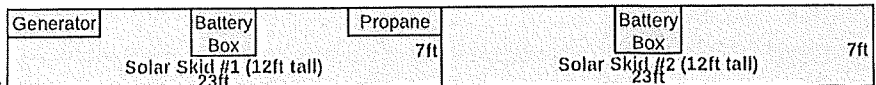
**Curve Table**

Curve No.	Radius	Length	Delta	Chord Bearing	Chord Length
C33	100.00	63.75	36°31'44"	N52°04'51"W	62.69
C34	200.00	98.92	28°20'22"	N17°10'17"W	97.92
C35	150.00	96.47	36°50'55"	N18°07'40"E	94.82
C36	100.00	74.47	42°40'04"	N14°49'38"E	72.77
C37	200.00	131.93	37°47'45"	N12°23'28"E	129.56
C38	150.00	67.90	25°56'12"	N18°19'14"E	67.33
C39	75.00	58.96	45°02'45"	N27°52'31"E	57.46
C40	300.00	187.60	35°49'47"	N32°29'00"E	184.57
C41	150.00	70.66	26°59'19"	N33°57'21"E	70.01
C42	500.00	140.43	16°05'33"	N39°24'14"E	139.98
C43	300.00	110.72	21°08'46"	N41°55'51"E	110.10
C44	200.00	74.42	21°19'09"	N48°27'49"E	73.99
C45	100.00	36.45	20°53'09"	N48°14'49"E	36.26
C46	150.00	59.02	22°32'43"	N47°25'02"E	58.65
C47	300.00	97.05	18°32'06"	N26°52'38"E	96.63
C48	200.00	51.14	14°38'59"	N24°56'04"E	51.00
C49	250.00	118.26	27°06'08"	N45°48'38"E	117.16
C50	200.00	58.31	16°42'11"	N44°01'58"E	58.10
C51	200.00	91.84	26°18'39"	N29°46'49"E	91.04
C52	100.00	64.86	37°09'43"	N1°57'22"W	63.73
C53	300.00	126.60	24°10'46"	N0°45'27"E	125.67
C54	100.00	67.06	38°25'19"	N68°38'32"E	65.81
C55	300.00	113.77	21°43'44"	S81°16'56"E	113.10
C56	200.00	79.65	22°49'08"	S75°57'32"E	79.13
C57	700.00	118.42±	9°41'36"	S82°31'18"E	118.29
C58	700.00	100.40±	8°13'03"	S73°33'59"E	100.31
C59	90.00	158.41	100°51'00"	N49°08'18"E	138.75
C60	120.00	114.61	54°43'14"	N31°03'46"W	110.31
C61	1000.00	239.01	13°41'39"	N65°16'12"W	238.45
C62	800.00	235.50	16°52'00"	N58°54'00"W	234.66
C63	200.00	138.00	39°32'00"	N70°14'00"W	135.28
C64	200.00	45.04	12°54'06"	N83°32'57"W	44.95

<b>EXHIBIT B6</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	<b>TOWER 34 LEASE ACCESS</b> W1/2NW1/4, NW1/4SW1/4, NE1/4SW1/4, SE1/4SW1/4 SECTION 35, SE1/4SE1/4 SECTION 26, SW1/4 SECTION 25, T.22N., R.70W. LOT 3, LOT 2 SECTION 2, T.21N., R.70W. 6TH P.M. PLATTE COUNTY, WYOMING				 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com
	<b>TOWER ACCESS</b> PAGE 8 OF 8	DRAWN BY: SWC    CHECKED BY: JNM    APPROVED BY: JNM    SURVEY DATE: 11/18/2020 PATH: K:\LARAMIE\VISIONARY BROADBAND\2020\350 VISIONARY BROADBAND REGIONAL SURVEYS\05\CAD\SHETS\2020350-VBRS-T34.DWG			



1'-6"  
FACE WIDTH  
TOWER



**TOWER DESIGN NOTES**

1. Tower is located in Platte County, Wyoming.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Weld together tower sections have flange connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. Welds are fabricated with ER-70S-6 electrodes.
12. TOWER RATING: 61.9%

Rough estimate of SQ feet needed: 700sq ft

**Torque Requirements:**

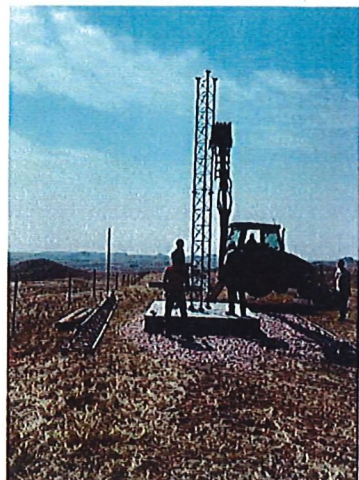
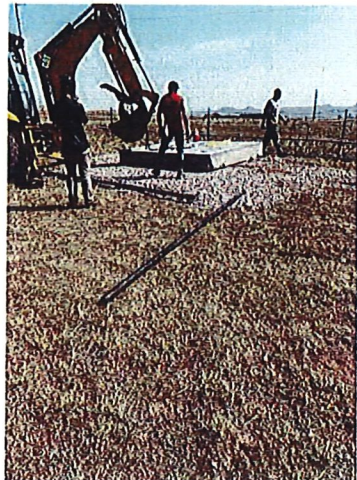
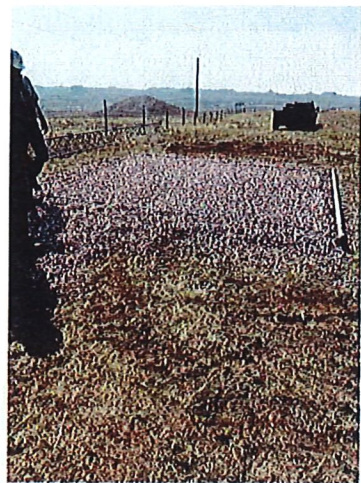
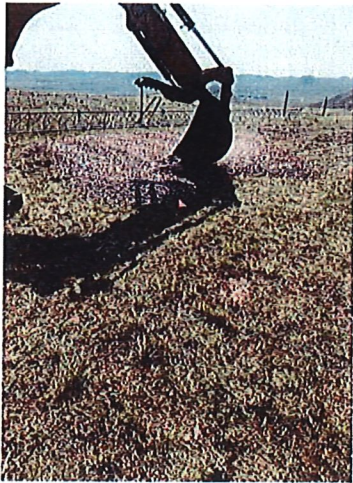
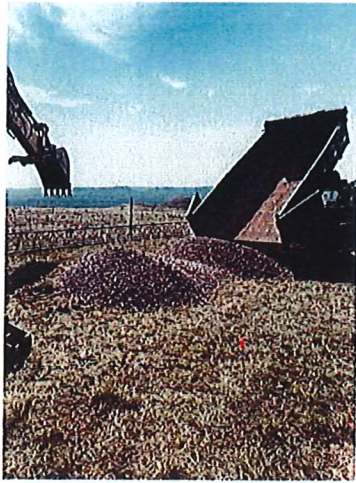
**Base: 81 ft lbs of torque  
Sections: 58 ft lbs of torque**

**Weight:**


**Cement pad: 12,600 lbs  
Tower sections: 976 lbs**

<p>CONFIDENTIAL - PROPRIETARY</p>	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY: PSCHILLING	DWG NO: Plunk 2020	REV 1
APPROVED BY:	SCALE NONE	19AUG2020	SHEET 1 of 3	

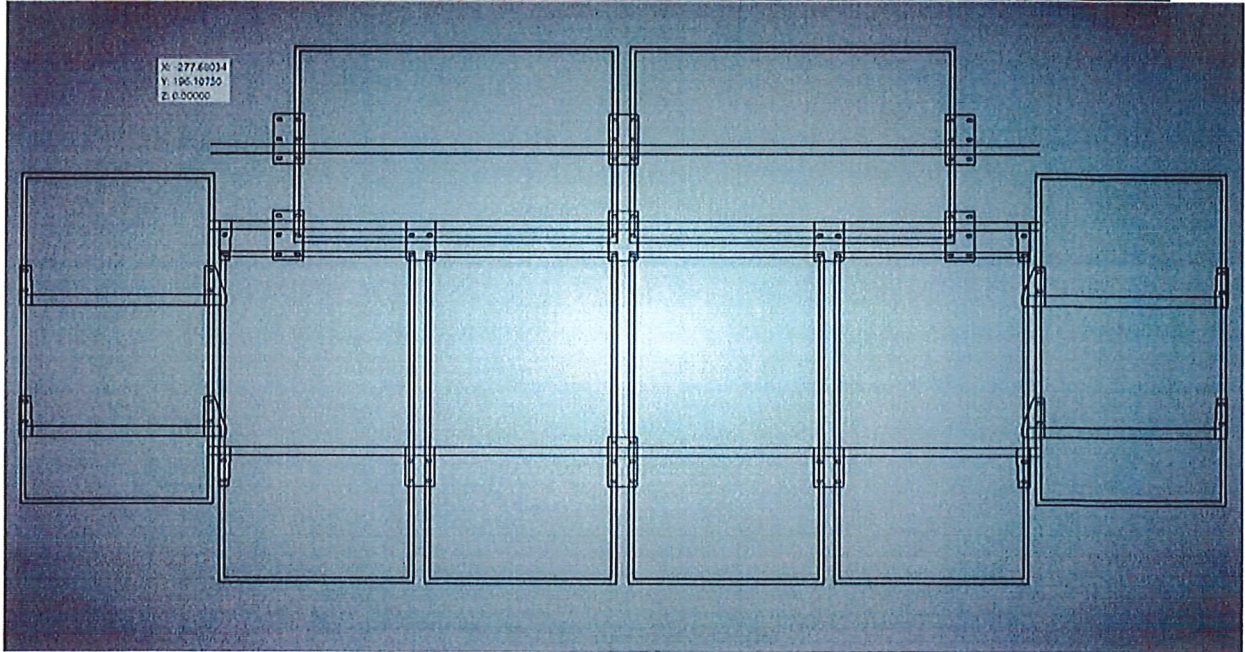
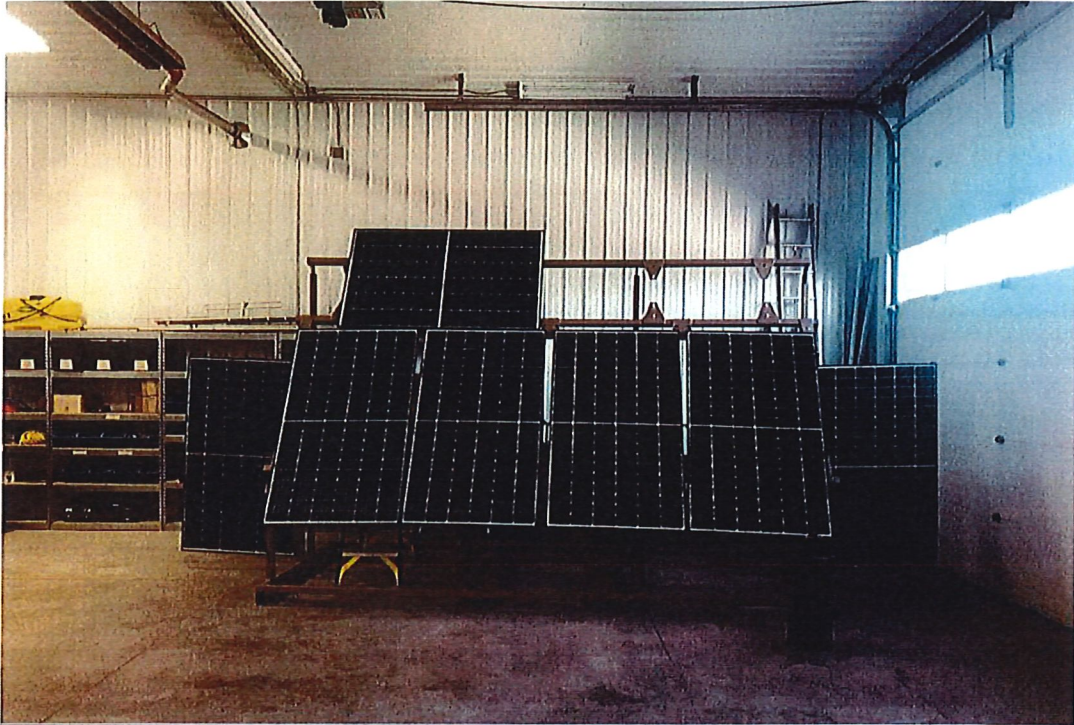
# Rock, pad, tower Process




Pictured with building, there will be no buildings in Platte County Wyoming at the tower locations.

 CONFIDENTIAL - PROPRIETARY	<b>Plunk Tower Deployment</b>			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY PSCILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:	SCALE	NONE	19AUG2020	SHEET 2 of 3

# Rough Image of Solar Skid



 CONFIDENTIAL - PROPRIETARY		Plunk Tower Deployment			
		Physical Layout			
DESIGNED BY: PWS	19AUG2020	SIZE 1	DWG BY PSCHILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:		SCALE	NONE	19AUG2020	SHEET 3 of 3



# Platte County Planning & Zoning

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

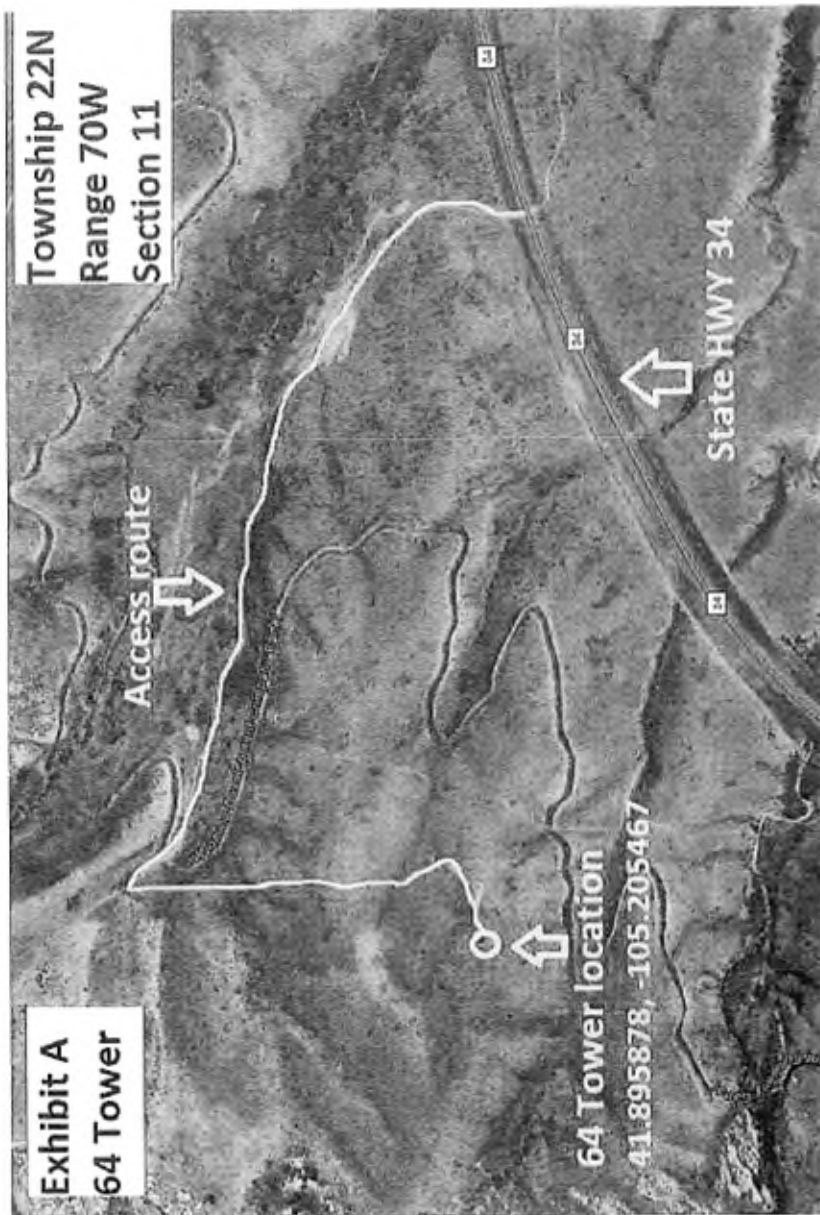
Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

Applicant: Visionary Communications

Request: A Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids

Location: 3652 Highway 34, Platte County, Wheatland, Wyoming



### Background and Proposal Details:

Visionary Communications is requesting a Special Use 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. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly.

### Neighbor Comments:

Steve Neff- Asked for additional information due to the confusion of the Special Use Permit request coming after the tower had already been erected and what type of services would be provided. After answering his questions no further comment was received by the Planning Office.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Visionary Communications' request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids located at 3652 Highway 34, Platte County, Wheatland, Wyoming is approved the following condition should apply:

- 1) Special Use Permit will be reviewed on a complaint basis.

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Special Use Permit 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  
Tower Specs

### Available Upon Request:

Notice of Hearing  
Neighbor List and Letter  
Routing Letter

## RE: Special use permits

Greg Worthen <gworthen@visionarybroadband.com>

Tue 12/29/2020 8:52 AM

To: Planner <planner@plattecountywyoming.com>

Cc: Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

Good Morning Amy,

I sent all of the documentation and a check to your office today, I anticipate you will see this around 11 am. I added a few documents that were not in the email last night. The question of FCC information came up in previous discussions. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly. Let me know if there are any questions on this.

Thank you,

Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

---

**From:** Greg Worthen

**Sent:** Monday, December 28, 2020 5:40 PM

**To:** Planner <planner@plattecountywyoming.com>

**Cc:** Patrick Tolley <PTolley@wsmtlaw.com>; Mariann Wood <mwood@visionarybroadband.com>

**Subject:** Special use permits

Hi Amy,

Attached is all of the information I believe you need from us for the small broadband tower locations we have in Platte County.

I will have a check for \$400 dropped off tomorrow. Below is the statement of purpose and need for these locations.

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.

Let me know if I missed anything, and how to proceed with the building permits if needed. These are prebuilt structures that are dropped off at the location, even the concrete is a preform.

Kind Regards,

Greg Worthen  
Special Sales Engineering &  
Wyoming Business Development  
Visionary Broadband  
307.685.5510

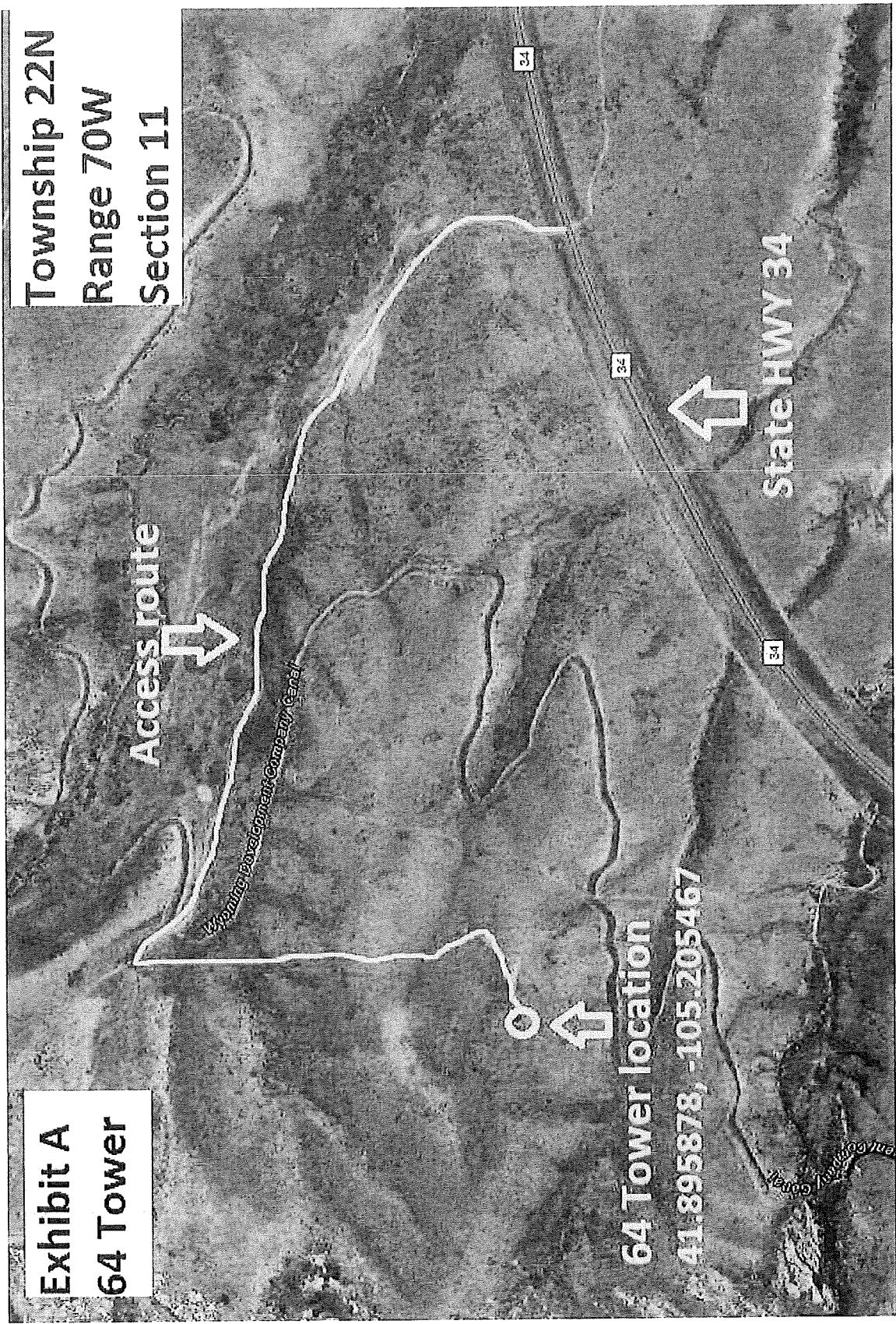
**Township 22N  
Range 70W  
Section 11**

**Exhibit A  
64 Tower**

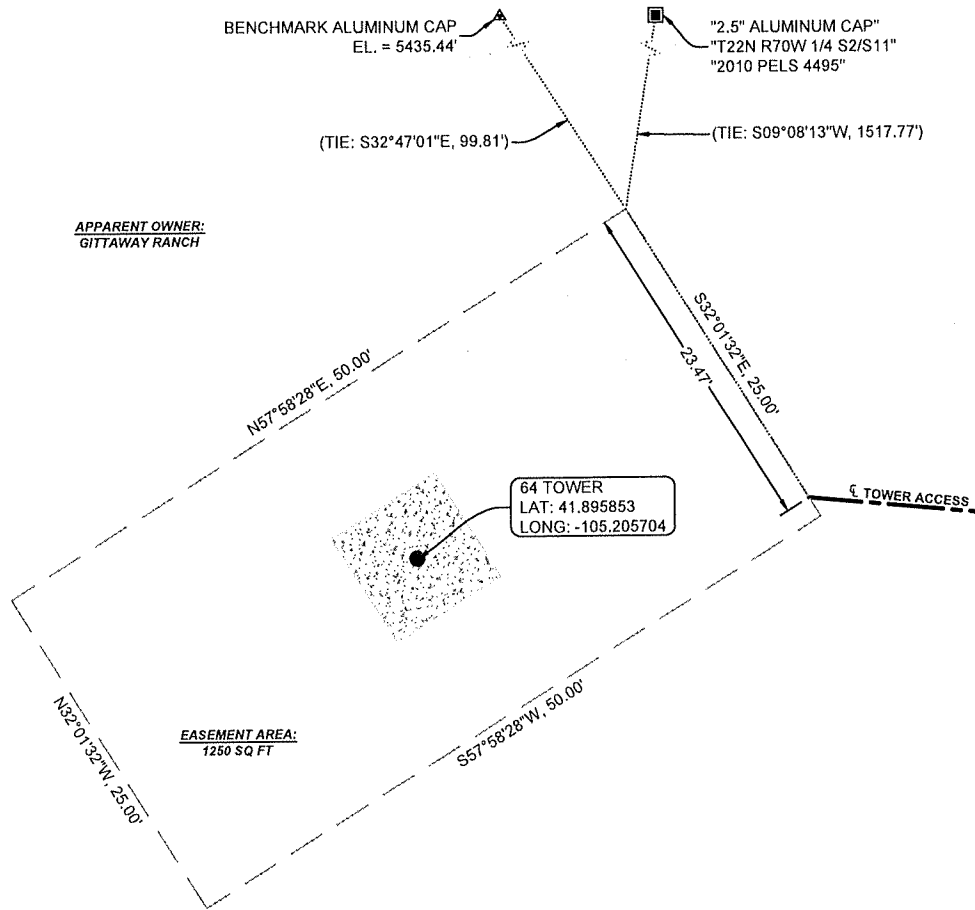
**Access route**

**64 Tower location  
41.895878, -105.205467**

**State HWY 34**



**SECTION 11  
T.22N., R.70W.**



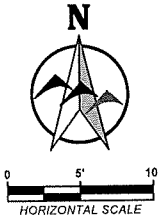
APPARENT OWNER:  
GITTAWAY RANCH

EASEMENT AREA:  
1250 SQ FT

64 TOWER  
LAT: 41.895853  
LONG: -105.205704

TOWER ACCESS

- LEGEND:**
- RECOVERED ALUMINUM CAP
  - RECOVERED BRASS CAP
  - ACCESS CENTERLINE
  - EXISTING FENCE
  - EXISTING EASEMENT
  - SIXTEENTH LINE
  - QUARTER LINE
  - SECTION LINE
  - TOWNSHIP/RANGE LINE



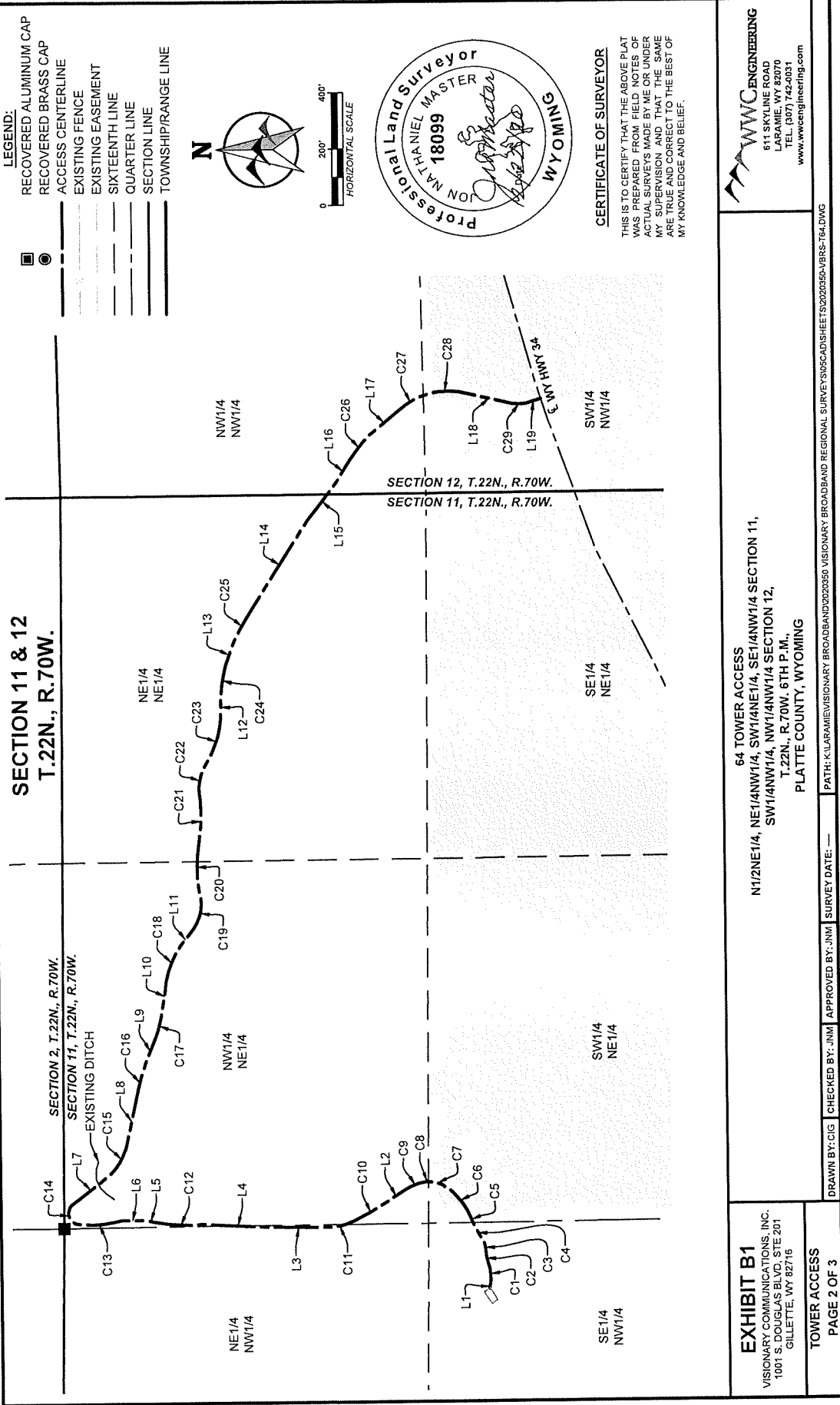
**CERTIFICATE OF SURVEYOR**

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

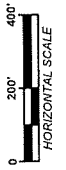
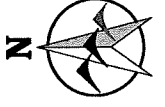
**NOTES:**

1. DISTANCES: U.S. SURVEY FOOT (GRID)
2. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY, BUILDING SETBACK LINES, ZONING BOUNDARIES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. TOWER SITE ACCESS EASEMENT IS 25' WIDE, BEING 12.5', BY PERPENDICULAR MEASURE, TO EACH SIDE OF THE CENTERLINE DEPICTED HEREON.

<p><b>EXHIBIT A</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716</p>	<p>64 TOWER SITE SE1/4NW1/4 SECTION 11, T.22N., R.70W. 6TH P.M., PLATTE COUNTY, WYOMING</p>				<p><b>WWCENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wwcengineering.com</p>
	<p>TOWER SITE PAGE 1 OF 3</p>	<p>DRAWN BY: CIG</p>	<p>CHECKED BY: JNM</p>	<p>APPROVED BY: JNM</p>	
<p>PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\105CAD\15HEETS\2020350-VBR3-T64.DWG</p>					



- LEGEND:**
- RECOVERED ALUMINUM CAP
  - RECOVERED BRASS CAP
  - ACCESS CENTERLINE
  - EXISTING FENCE
  - EXISTING EASEMENT
  - SIXTEENTH LINE
  - QUARTER LINE
  - SECTION LINE
  - TOWNSHIP/RANGE LINE



**CERTIFICATE OF SURVEYOR**  
 THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


<p><b>EXHIBIT B1</b>          VISIONARY COMMUNICATIONS, INC.          1001 S. DOUGLAS BLVD., STE 201          GILLETTE, WY 82716</p>	<p><b>64 TOWER ACCESS</b>          N1/2NE1/4, NE1/4NW1/4, SW1/4NE1/4, SE1/4NW1/4 SECTION 11,          SW1/4NW1/4, NW1/4NW1/4 SECTION 12,          T.22N., R.70W., 6TH P.M.,          PLATTE COUNTY, WYOMING</p>		<p>VISIONARY BROADBAND REGIONAL SURVEY CAD SHEET 2020350-VBRS-164.DWG</p>
	<p>VISIONARY BROADBAND REGIONAL SURVEY CAD SHEET 2020350-VBRS-164.DWG</p>	<p>VISIONARY BROADBAND REGIONAL SURVEY CAD SHEET 2020350-VBRS-164.DWG</p>	<p>VISIONARY BROADBAND REGIONAL SURVEY CAD SHEET 2020350-VBRS-164.DWG</p>

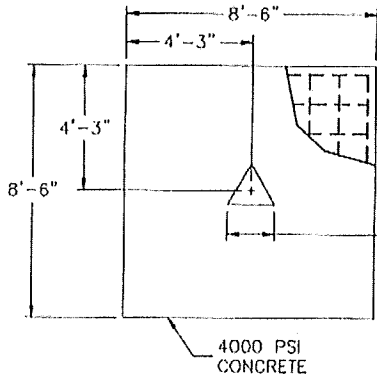
**WVC ENGINEERING**  
 611 SKYLINE ROAD  
 LARAMIE, WY 82070  
 TEL: (307) 746-4444  
 www.wvcengineering.com

**SECTION 11 & 12  
T.22N., R.70W.**

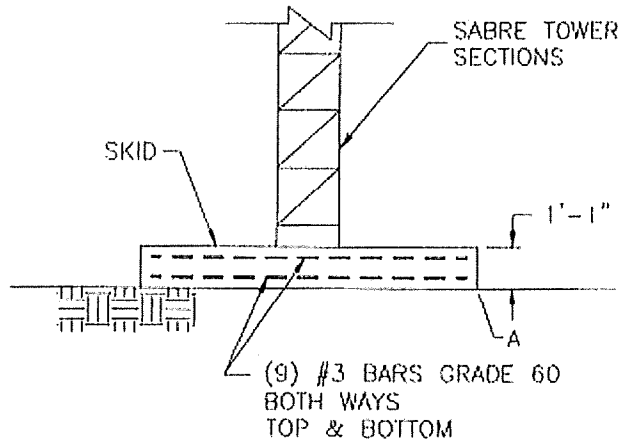
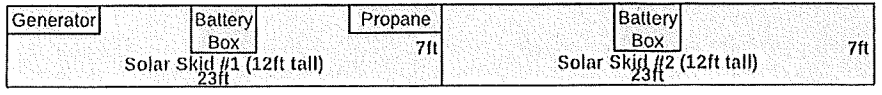
<b>Line Table</b>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L1	13.10	S84°28'57"E
L2	79.44	N33°34'05"W
L3	187.68	N0°38'01"E
L4	246.77	N2°43'45"E
L5	52.67	N9°11'19"E
L6	78.36	N0°16'09"E
L7	172.34	S37°06'52"E
L8	137.47	S77°36'24"E
L9	85.52	S67°34'54"E
L10	107.48	S81°29'43"E
L11	55.92	S52°12'05"E
L12	81.65	S88°20'02"E
L13	80.05	S70°43'38"E
L14	369.38	S57°24'58"E
L15	175.82	S52°35'05"E
L16	88.66	S58°09'17"E
L17	137.56	S39°20'39"E
L18	165.81	S13°19'46"W
L19	54.99	S18°04'10"E

<b>Curve Table</b>					
<i>Curve No.</i>	<i>Radius</i>	<i>Length</i>	<i>Delta</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
C1	149.87	77.16	29°29'53"	N85°28'31"E	76.31
C2	121.01	38.68	18°18'41"	N79°18'12"E	38.52
C3	135.63	39.24	16°34'32"	N79°12'16"E	39.11
C4	398.98	80.33±	11°32'10"	N61°00'57"E	80.20
C5	398.98	24.39±	3°30'07"	N68°32'05"E	24.39
C6	259.96	134.08	29°33'05"	N51°39'06"E	132.61
C7	130.81	69.87±	30°36'13"	N17°52'15"E	69.05
C8	130.81	9.61±	4°12'33"	N0°27'51"E	9.61
C9	193.22	80.28	23°48'24"	N21°09'05"W	79.71
C10	1300.52	134.98	5°56'49"	N28°59'33"W	134.93
C11	208.70	106.60	29°15'52"	N11°32'43"W	105.45
C12	630.55	162.34	14°45'04"	N3°01'11"E	161.90
C13	392.50	163.58	23°52'42"	N4°00'35"W	162.40
C14	42.35	82.98	112°16'29"	N76°00'25"E	70.33
C15	234.27	142.95	34°57'41"	S62°05'17"E	140.75
C16	833.47	148.09	10°10'50"	S74°53'45"E	147.90
C17	423.83	106.42	14°23'10"	S75°00'41"E	106.14
C18	307.59	138.60	25°48'59"	S67°22'25"E	137.43
C19	159.64	163.38	58°38'12"	S77°31'05"E	156.35
C20	535.64	171.79	18°22'33"	S89°50'22"E	171.06
C21	563.30	154.39	15°42'13"	S87°47'25"E	153.91
C22	176.11	137.82	44°50'16"	S79°19'51"E	134.33
C23	343.02	167.79	28°01'35"	S72°11'03"E	166.13
C24	519.97	108.59	11°57'55"	S80°19'34"E	108.40
C25	936.60	142.84	8°44'18"	S60°14'36"E	142.71
C26	539.47	115.63	12°16'52"	S51°38'16"E	115.42
C27	266.17	101.87±	21°55'41"	S30°32'15"E	101.25
C28	266.17	156.33±	33°39'04"	S2°44'53"E	154.10
C29	218.36	52.32	13°43'39"	S0°04'25"E	52.20

<b>EXHIBIT B2</b> VISIONARY COMMUNICATIONS, INC. 1001 S. DOUGLAS BLVD, STE 201 GILLETTE, WY 82716	<b>64 TOWER ACCESS</b> N1/2NE1/4, NE1/4NW1/4, SW1/4NE1/4, SE1/4NW1/4 SECTION 11, SW1/4NW1/4, NW1/4NW1/4 SECTION 12, T.22N., R.70W. 6TH P.M., PLATTE COUNTY, WYOMING				 <b>WVC ENGINEERING</b> 611 SKYLINE ROAD LARAMIE, WY 82070 TEL. (307) 742-0031 www.wvcengineering.com
	<b>TOWER ACCESS</b> PAGE 3 OF 3	DRAWN BY: CIG   CHECKED BY: JNM   APPROVED BY: JNM   SURVEY DATE: —	PATH: K:\LARAMIE\VISIONARY BROADBAND\2020350 VISIONARY BROADBAND REGIONAL SURVEYS\05CAD\SHEETS\2020350-VBRS-T64.DWG		



1'-6"  
FACE WIDTH  
TOWER



**TOWER DESIGN NOTES**

1. Tower is located in Platte County, Wyoming.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Weld together tower sections have flange connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A153 and ASTM A153 Standards.
11. Welds are fabricated with ER-70S-6 electrodes.
12. TOWER RATING: 61.9%

Rough estimate of SQ feet needed: 700sq ft

**Torque Requirments:**

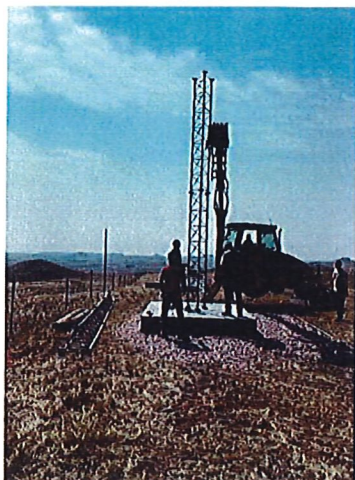
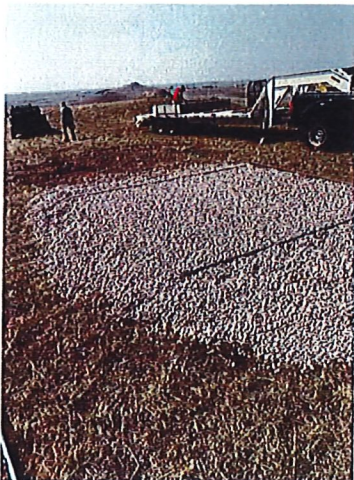
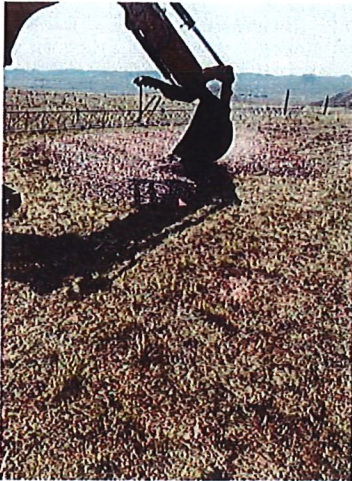
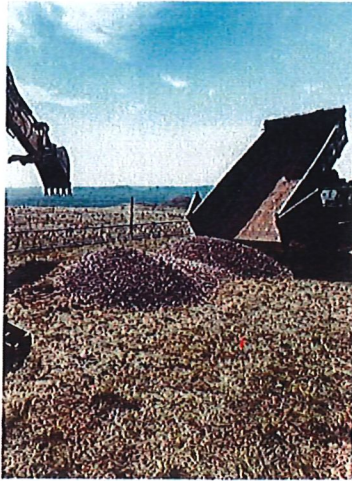
**Base: 81 ft lbs of torque**  
**Sections: 58 ft lbs of torque**

**Weight:**


**Cement pad: 12,600 lbs**  
**Tower sections: 976 lbs**

<p>CONFIDENTIAL - PROPRIETARY</p>	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE: 1	DWG BY: PSCHILLING	DWG NO: Plunk 2020	REV: 1
APPROVED BY:	SCALE: NONE	19AUG2020	SHEET 1 of 3	

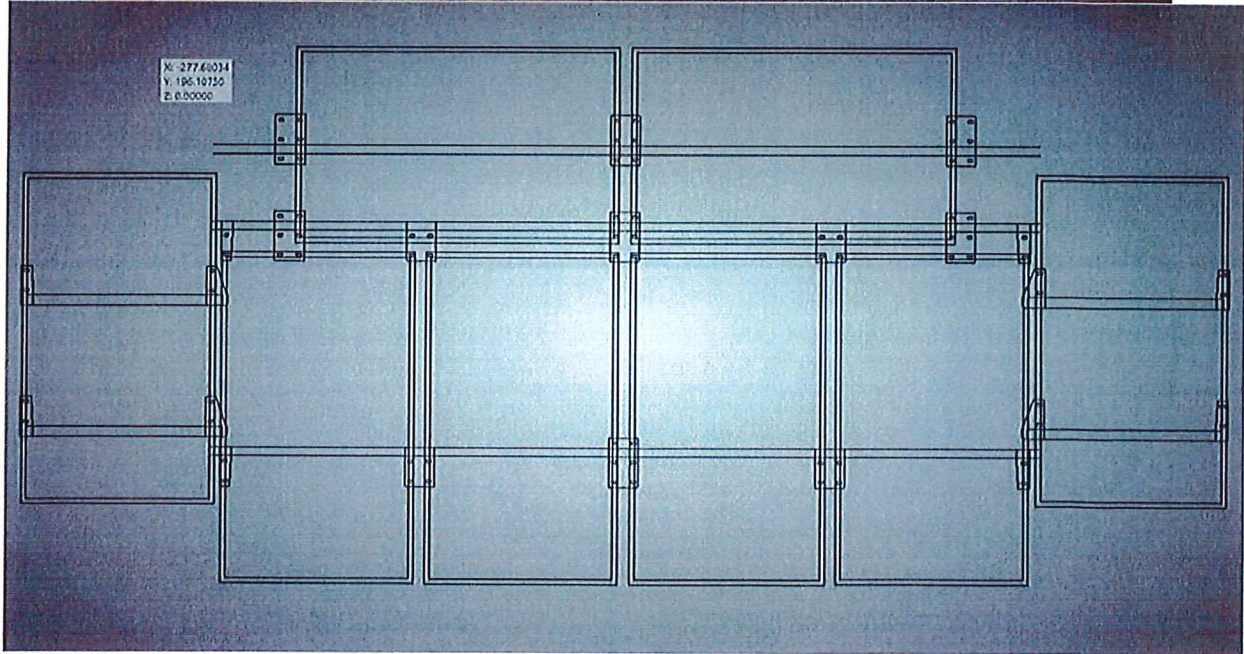
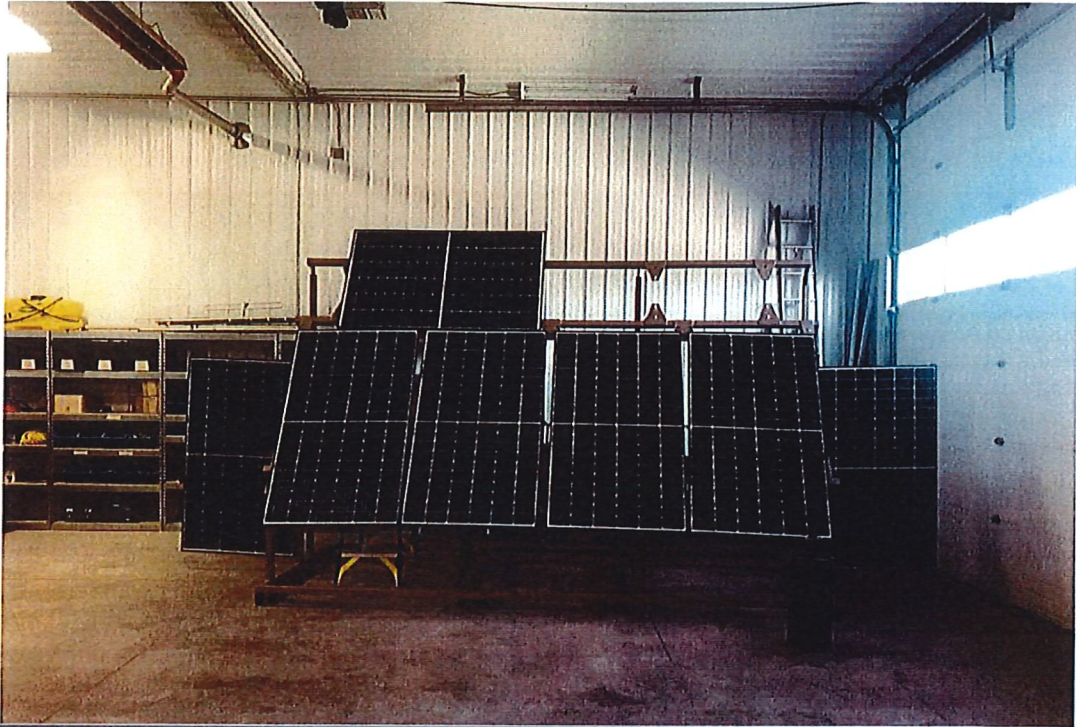
# Rock, pad, tower Process




Pictured with building, there will be no buildings in Platte County Wyoming at the tower locations.

 CONFIDENTIAL - PROPRIETARY		Plunk Tower Deployment			
		Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY PSCHILLING	DWG NO Plunk 2020	REV 1	
APPROVED BY:	SCALE	NONE	19AUG2020	SHEET 2 of 3	

# Rough Image of Solar Skid



 CONFIDENTIAL - PROPRIETARY	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY PSCHILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:	SCALE NONE	19AUG2020	SHEET 3 of 3	



# Platte County Planning & Zoning

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

Meeting Dates: Platte County Planning & Zoning, Tuesday, February 9, 2021 at 6:00 PM

Platte County Commissioners, Tuesday, February 16, 2021 at 10:00 AM

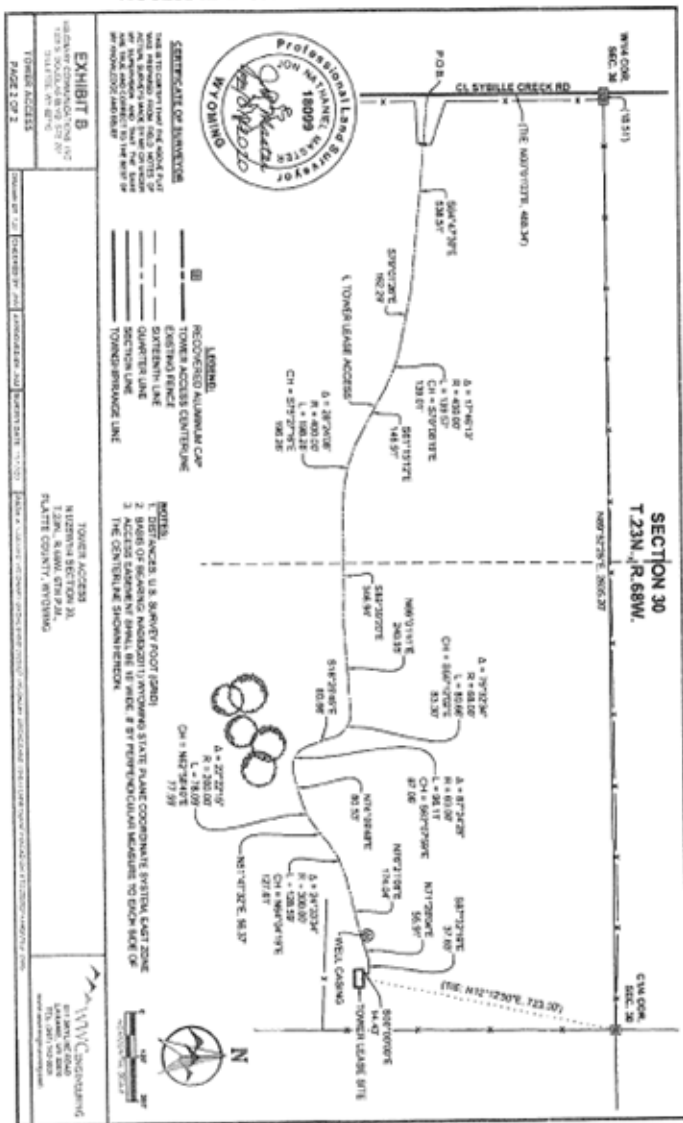
Applicant: Visionary Communications

Request: A Special Use Permit to erect and operate a 50 ft communication tower with solar panel skirts

Location: 1256 Sybille Creek Road, Platte County, Wheatland, Wyoming

### EXHIBIT B-2

#### ACCESS AND UTILITY EASEMENTS PROPERTY



### Background and Proposal Details:

Visionary Communications is requesting a Special Use 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. The FCC does not require paperwork on a tower this small, but any radio equipment on the tower that is required to be licensed by the FCC will be licensed accordingly.

### Neighbor Comments:

Kim and Lee Ludeman - My husband and I live at 1995 Sybille Rd, Wheatland, WY. We have been very excited to find out that Visionary Communication was putting up a communication tower in our area. We have been trying to get internet service to our home for several years. This tower will provide a reliable source of internet service at a reasonable price. Thank you for your time and consideration.

Ray and Michelle Parker - We are very much in favor of Visionary putting up a communications tower at 153 Small Road. It will be of huge benefit to our Sybille Canyon community as we have had major issues with good, reliable internet service.

### Agency Comments:

None received.

### Analysis and Recommendation:

The Planning Office believes that if Visionary Communications' request for a Special Use Permit to erect and operate a 50 ft communication tower with solar panel skids located at 1256 Sybille Creek Road, Platte County, Wheatland, Wyoming is approved the following condition should apply:

- 1) Special Use Permit will be reviewed on a complaint basis.

### Planning and Zoning Commission Options:

Planning & Zoning Commission's Options:

In reviewing requests for this Special Use Permit 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

Tower Specs

Available Upon Request:

Notice of Hearing

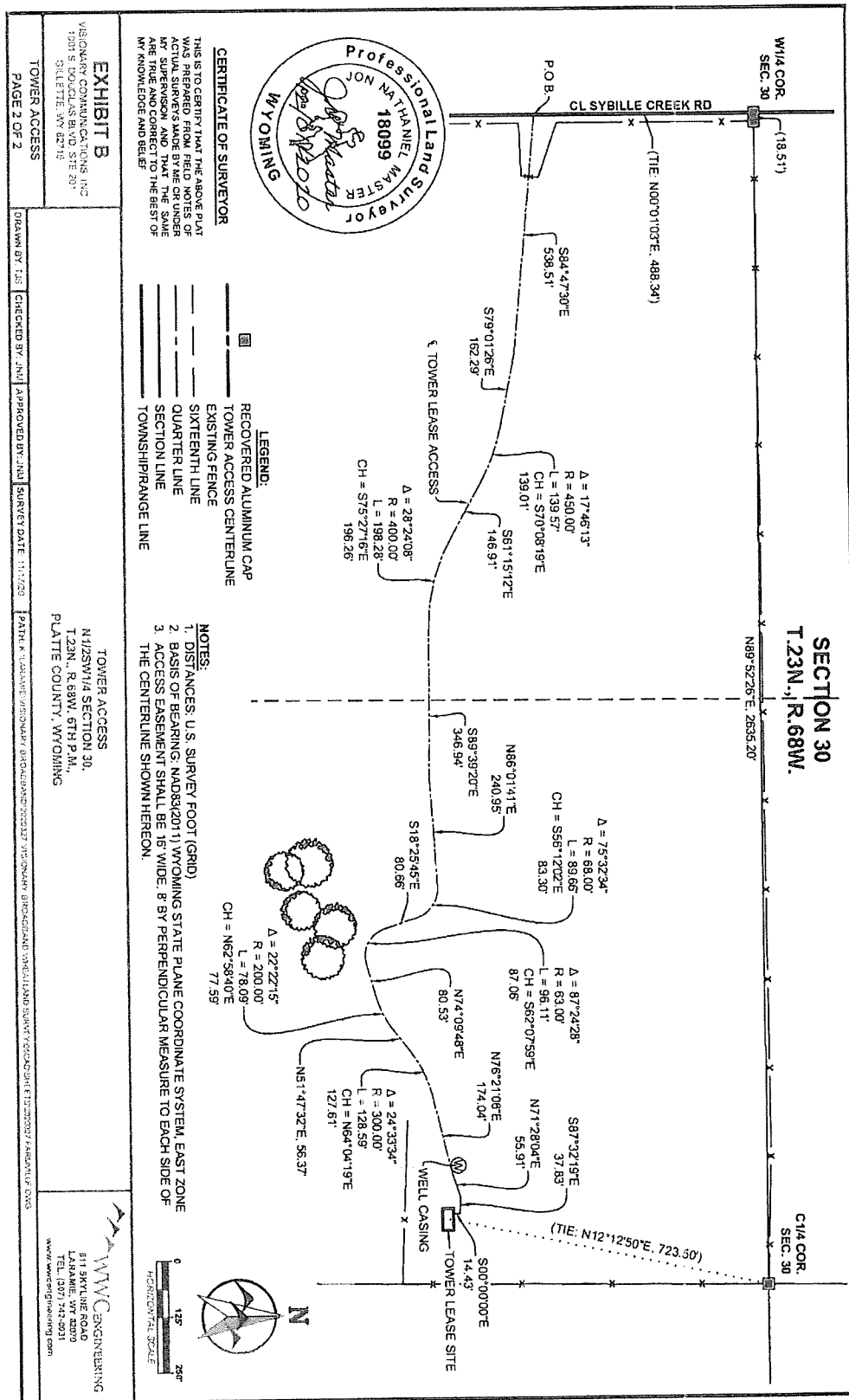
Neighbor List and Letter

Routing Letter



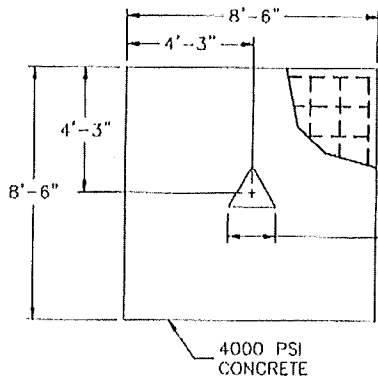
**EXHIBIT B-2**

**ACCESS AND UTILITY EASEMENTS PROPERTY**

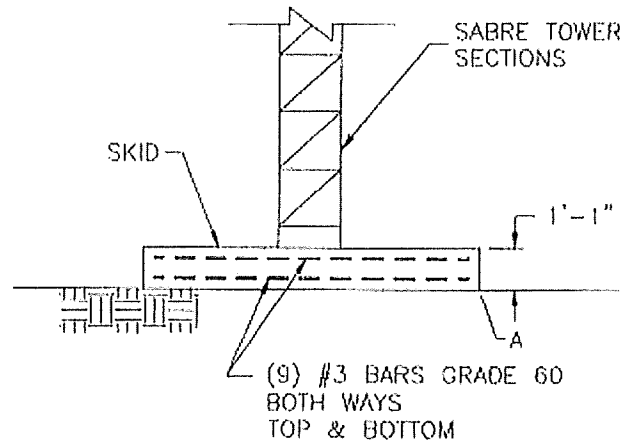
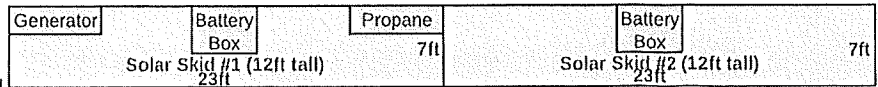


<i>Line Table</i>		
<i>Line No.</i>	<i>Length</i>	<i>Bearing</i>
L1	14.43	S0°00'00"E
L2	37.83	S87°32'19"E
L3	55.91	N71°28'04"E
L4	174.04	N76°21'06"E
L5	56.37	N51°47'32"E
L6	80.53	N74°09'48"E
L7	80.66	S18°25'45"E
L8	240.95	N86°01'41"E
L9	346.94	S89°39'20"E
L10	146.91	S61°15'12"E
L11	162.29	S79°01'26"E
L12	538.51	S84°47'30"E

<i>Curve Table</i>					
<i>Curve No.</i>	<i>Radius</i>	<i>Length</i>	<i>Delta</i>	<i>Chord Bearing</i>	<i>Chord Length</i>
C1	300.00	128.59	24°33'34"	N64°04'19"E	127.62
C2	200.00	78.09	22°22'15"	N62°58'40"E	77.60
C3	63.00	96.11	87°24'28"	S62°07'59"E	87.06
C4	68.00	89.66	75°32'34"	S56°12'02"E	83.31
C5	400.00	198.28	28°24'08"	S75°27'16"E	196.27
C6	450.00	139.57	17°46'13"	S70°08'19"E	139.01



1'-6"  
FACE WIDTH  
TOWER



**TOWER DESIGN NOTES**

1. Tower is located in Platte County, Wyoming.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 90 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 30 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Structure Class II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. Weld together tower sections have flange connections.
9. Connections use galvanized A325 bolts, nuts and locking devices. Installation per TIA/EIA-222 and AISC Specifications.
10. Tower members are "hot dipped" galvanized in accordance with ASTM A123 and ASTM A153 Standards.
11. Welds are fabricated with ER-70S-6 electrodes.
12. TOWER RATING: 61.9%

Rough estimate of SQ feet needed: 700sq ft

**Torque Requirements:**

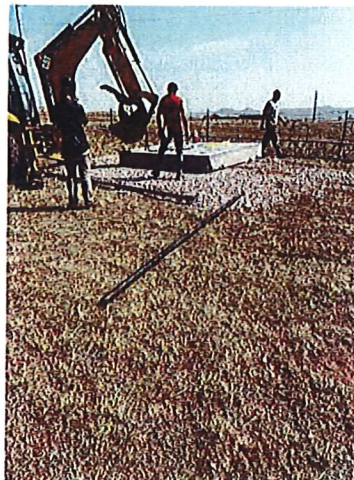
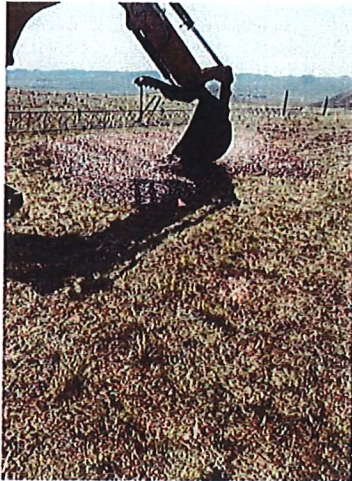
Base: 81 ft lbs of torque  
 Sections: 58 ft lbs of torque

**Weight:**


Cement pad: 12,600 lbs  
 Tower sections: 976 lbs

<p>CONFIDENTIAL - PROPRIETARY</p>	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY: PSCHILLING	DWG NO: Plunk 2020	REV 1
APPROVED BY:	SCALE	NONE	19AUG2020	SHEET 1 of 3

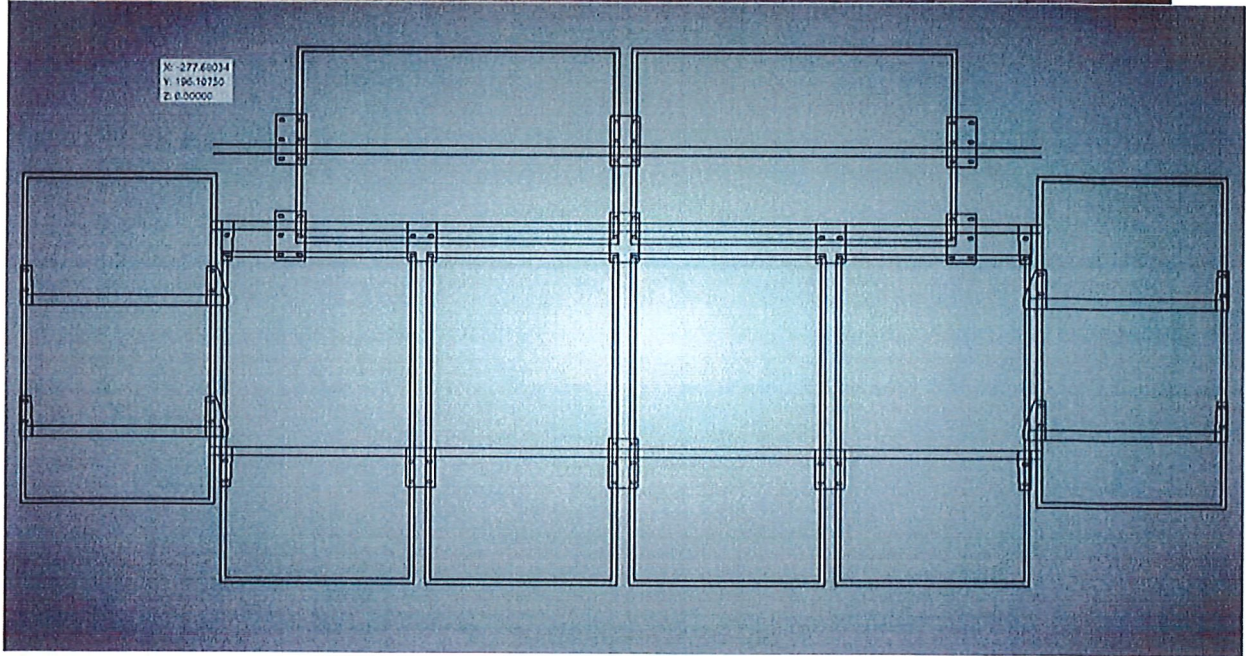
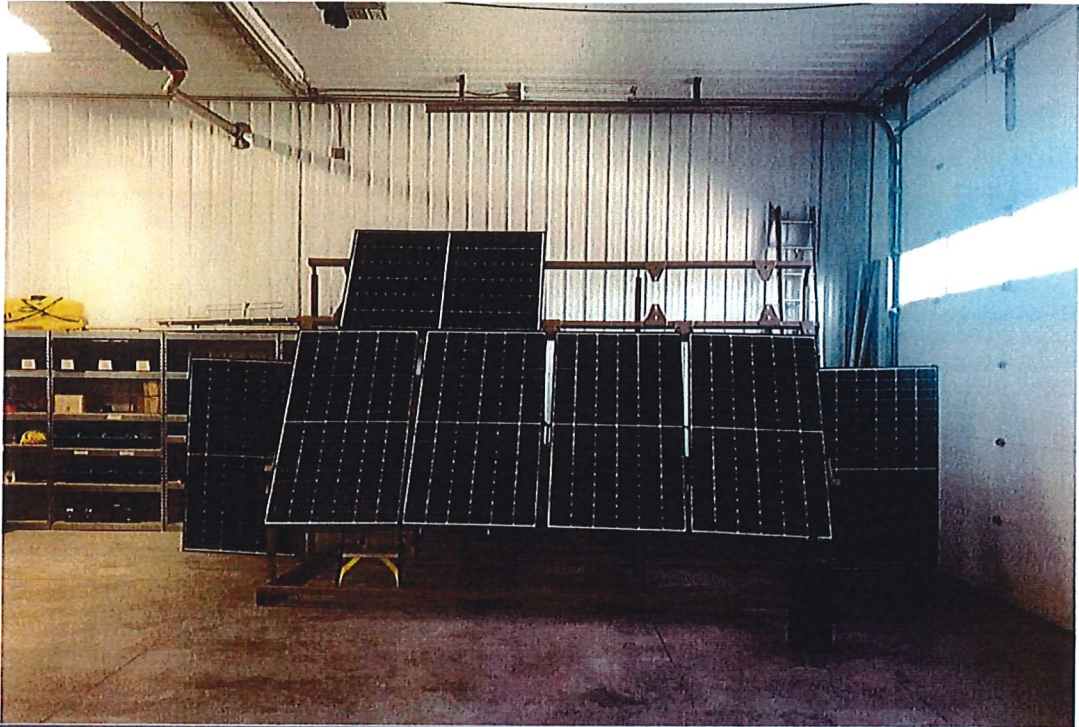
# Rock, pad, tower Process




Pictured with building, there will be no buildings in Platte County Wyoming at the tower locations.

 CONFIDENTIAL - PROPRIETARY	Plunk Tower Deployment			
	Physical Layout			
DESIGNED BY: PWS 19AUG2020	SIZE 1	DWG BY PSCHILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:	SCALE NONE	19AUG2020	SHEET 2 of 3	

# Rough Image of Solar Skid



 CONFIDENTIAL - PROPRIETARY		Plunk Tower Deployment			
		Physical Layout			
DESIGNED BY: PWS	19AUG2020	SIZE 1	DWG BY PSCILLING	DWG NO Plunk 2020	REV 1
APPROVED BY:		SCALE	NONE	19AUG2020	SHEET 3 of 3



# Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF PROCEEDINGS  
TUESDAY, JANUARY 12, 2021

## 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, January 12, 2021, by Chairman Shepard in the Platte County Commission Chambers.

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

Members Absent: none

Staff Present: Planner Clark

## Citizen Comments

Jeanie Joelson and Kenneth Banhowton in relation to 208 N Yellowstone Glendo WY – Jean Allred out of Cheyenne instructed us to come to the county planning and zoning for assistance with our buildings located at 208 N Yellowstone in Glendo, Wyoming. We are trying to improve the building and make it beautiful and it would be good for Glendo. We hired a structural engineer out of Laramie that put together a report showing that the building is structurally sound. We have City Electric out of Casper ready to go to bring the electrical up to the current code.

Chairman Shepard asked Planner Clark if there was anything that planning and zoning could assist with on this project.

Planner Clark noted the Town of Glendo confirmed that this location has been condemned by the District Court and therefore the owners would need to pursue a civil appeal with the District Court and then obtain a building permits through the Town of Glendo as Platte County cannot issue Building Certificates within town limits.

Ms. Joelson noted hiring a plumbing company to bring the plumbing up to the current code and contacted the Town of Glendo to inspect the plumbing before turning the water service back on. The Town of Glendo refused to turn the water service back on and Town of Glendo Attorney Jones told them that they will be taking the building. Glendo wants the property, because it is worth a lot of money. We put up a really nice sign and the Town of Glendo cut it down; I had Sheriff Harris come and look at it and he stated that he couldn't believe the town did that.

Ms. Joelson read a letter that was given to her by her then attorney Drew Perkins with Perkins Law that stated he had requested public notices in relation to the condemnation of the property, but they had not been supplied. Ms. Joelson continued that it has been hard to find an attorney that will help in this matter due to the reach of Town of Glendo Attorney Jones.

Commission Member Lockhart provided some background history on the building.

Commission Members recommended that Ms. Joelson and Mr. Banhowton pursue hiring an attorney out of the area to have the district court's ruling of condemnation overturned and then obtain the proper building permit through the Town of Glendo.

### **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 16.5 acres off 38.9 acres

Planner Clark noted Mr. Tinsley has applied for a Subdivision to divide approximately 38.9 acres into 23 parcels; located just west of Guernsey town limits and north of US Highway 26, part of the NE4NE4, part of the NE4SE4, Section 34, T27N, R66W, Platte County, Wyoming.

Upon working with Lingle REA to provide electrical services to the proposed development it was discovered that separating the proposed subdivision into two sections would save a substantial amount of money. Thus, prompting the decision to create a Simple Subdivision on the north portion of the property while keeping the already approved Subdivision on the south portion of the property.

When it comes time for the final plat, if any significant changes are made to the proposed subdivision's layout a secondary subdivision review will be required by both Planning and Zoning and the County Commissioners. The final plat will need to meet all the requirements set forth in the Platte County Planning and Zoning Rules and Regulations.

This adjustment to the overall development does not change Mr. Tinsley's plans to donate the remaining acreage located on the south side of Highway 26.

Mr. Tinsley noted that Lingle REA will not bring power into a subdivision in partials, but rather do complete build outs due to previous issues that they have had in other areas that resulted in them losing money. By creating a division to the north and keeping the approved one to the south; Lingle REA can reduce the cost of providing power to the north (this portion) by a significant amount.

Commission Member Brockman noted that the previous issue that Lingle REA had that Mr. Tinsley was referring to possibly cost Lingle REA over a million dollars.

Motion by Commission Member Lockhart was seconded by Commission Member Warner to approve the Simple Subdivision for with the recommended conditions.

Upon roll call the vote on the MOTION was:

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

NO: none

MOTION DECLARED CARRIED

### **Approval of Minutes**

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

Planner Clark noted making a few grammatical corrections to the minutes.

Motion by Commission Member Warner with a second by Commission Member Brockman was made to approve the minutes of the previous December 8, 2020 meeting as amended.



# Planning & Zoning

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

Upon roll call the vote on the MOTION was:

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

NO: None

MOTION DECLARED CARRIED

## Board Discussion

Commission Member Lockhart asked what the Commissioners decided on the special use permit for the communication tower. Planner Clark noted that Visionary Communications did not have a representative at the Commissioners' meeting to answer several questions that the Commissioners had; thus, resulting in the Commissioners motioning to postpone indefinitely. If Visionary wants to pursue the special use permit again, they will need to reapply.

Planner Clark noted that currently there are agenda items for meetings thru March 2021.

Planner Clark requested a recommendation in relation to a packing plant that is proposed in Platte County outside of Chugwater. Currently the Platte County Rules and Regulations applicable to Industrial Classification have Meat Packing (without slaughtering) listed under Allowed Uses and have Commercial Slaughterhouses listed under Special Use Permit. The proposed packing plant will slaughter onsite but will not be considered a Commercial Slaughter per state regulations. DEQ will require the septic to be equipped with a trap that can be pumped out. When additional uses are requested, but not listed the Planning Commission and Board of Commissioners will determine whether the use meets the intent of Allowed Uses or Uses Allowed with Special Use Permit. In this instance, does the Commission feel that in addition to the required Building Certificate and Rezone applications that the applicant applies for a Special Use Permit?

Commission Member Warner noted that when it comes before the commission, she would have a conflict of interest because she inspects these facilities and noted there are a lot of state regulations that will need to be met for a meat packing operation.

Commission Member Klein added that just because they wont commercial to begin with, they could grow to that size and the special use permit could have conditions that could be added. Commission Members and Chairman Shepard recommended to have the special use permit already in place now versus having to get it later.

Chairman Shepard adjourned the meeting at 6:40 PM.

Approve:

Attest: