



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

PLATTE COUNTY PLANNING & ZONING COMMISSION

RECORD OF PROCEEDINGS

FEBRUARY 8, 2022

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 6:08 PM on Tuesday, February 8, 2022, by Chairman Shepard in the Wheatland Town Council Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

Members Absent: none

Staff Present: Planning Director Clark

Citizen Comments

Chairman Shepard asked if there were any citizen comments for items not on tonight's agenda.

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had any conflicts of interest to declare.

None noted.

New Business

Request for a Special Use Permit to operate a densitometer within Ranching, Agriculture, and Mining (RAM) District

Planner Clark noted in accordance with Chapter 8 of the Platte County Planning and Zoning Rules and Regulations, Platte Pipe Line Company has submitted an application for a Special Use Permit to operate a densitometer within an Agricultural Classification (since the date of application, Agricultural Classification has been updated to Ranching, Agricultural, and Mining District (RAM)). Platte Pipe Line Company has an agreement in place with the landowners to operate and maintain a pipeline and other equipment and apparatus. Per the letter of intent, the densitometer is sampling equipment that will be enclosed within an approximate 1,920 square foot fenced site. The site will be unmanned, but will require installation of a graveled access road for periodic inspection and maintenance of the equipment. Neighbor Comments: Mr. Roesch – I own 923 Highway 26 and run my cattle on the Frederick's property to the east. Will the applicant contact me before beginning construction to coordinate to ensure that gates are kept closed to keep my cattle in? Agency Comments: Mr. Seno with the Wyoming Office of State Lands and Investments- Based on the information provided the site's location is near or adjacent to state-owned land. We note any access across or work performed on state lands will require prior authorization from the state. Apart from this, we have no further comment as to the activities are not proposed for lands owned by the state. Ms. O'Rourke, Realty Specialist, Western Area Power Administration (WAPA)- F or

safety reasons the Western Area Power Administration would like the fencing to be 37.5 feet from the outer wire on the transmission line. Responses: In relation to Mr. Roesch's question: Platte Pipe Line Lands/ROW personnel are communicating with the landowners of the site and will ensure that any special instructions from the landowners are documented for the construction team and site inspector. However, the landowners have advised that the Project is not located in an area that would impact the neighbor's gates or cattle and plan to discuss the concern directly with their lessee. In relation to WAPA: Platte's submitted drawing D-41-0.0-SC0001-1247 indicates that the closest point of Platte's fence, the northwest corner, will be approximately 90 feet from the nearest overhead powerline. Platte Pipe Line Company's request to operate a densitometer within the RAM District, requires a Special Use Permit per the rules and regulations, and would support the existing pipeline project. Platte County has several pipelines that traverse the county and support economic development within the county. Platte Pipe Line's response to Ms. O'Rourke with WAPA was satisfactory and clarified the distance between the project and the powerlines, since the distance was hard to determine on the plans provided. The opinion of the Planning Office is to approve Platte Pipe Line Company's request to operate a densitometer within the RAM District. Included in the packet was one condition that is no longer needed since it has been confirmed that state land will not be utilized for access. There was no public comment. Member Brockman asked who the landowner is? Planner Clark answered, the land is owned by the Fredericks. Member Brockman asked if there was a substation close to the proposed location. Planner Clark noted that the substation is far enough away that it was not included in WAPA's request for information and WAPA asked for additional information in proximity to their transmission lines. Member Lockhart asked what does this piece of equipment do? Planner Clark noted that it takes samples from the pipeline and pointed out the intake and output on the equipment diagram. Member Klein asked if it required any type of containment and what happens if it leaks? Planner Clark noted including DEQ and the Resource District on the routing that was sent out for comments and not receiving a response from either entity. Planner Clark would request additional information from the applicant in relation to this question to have before the Commissioners meeting. Member Tiltrum asked about the size of the equipment. Planner Clark noted the size of the equipment itself in relation to the pad that it will be sitting on. Member Klein verified that the condition included in the packet was no longer needed due to verification of not traversing state land. Planner Clark confirmed yes.

Commission Member Klein motioned, second by Commission Member Brockman to approve Platte Pipe Line Company's request for a Special Use Permit to operate a densitometer within Ranching, Agriculture, and Mining (RAM) District.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

Final Plat Review of Laffitte Simple Subdivision

Commission Members reviewed the plat and had no questions or concerns. Chairman Shepard signed the final plat.

Final Plat Review of Lakeshore Tracts Replat of Lots 42-45

Commission Members reviewed the plat and had no questions or concerns. Chairman Shepard signed the final plat.

Approval of Minutes

Approval of Minutes – January 11, 2022

Planner Clark noted correcting the yes votes on the minutes approval to the members present at the meeting. Motion by Commission Member Lockhart with a second by Commission Member Tiltrum was made to approve the minutes of the previous January 11, 2022, meeting as amended.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

Board Discussion

Planner Clark noted that there will be a March 8th meeting with one agenda item. Do we want to try to have another subdivision workshop after that meeting or would another time work better? Members discussed scheduling and meeting times and chose to hold the next subdivision workshop after the March Planning and Zoning meeting. Planner Clark noted she would put together a packet and notice the workshop in the newspaper. Planner Clark added after speaking with Sheriff Harris and EMS Coordinator Stevenson that they would like to see large acreage subdivisions, at the very least, be reviewed by the Planning Office and the County Engineer. This would help prevent duplicate road names and other road issues in the future. The Commission agreed that a review would be beneficial for the County and the Landowner and would allow for these divisions to move forward smoothly without the need for Commission or Commissioner approval. Planner Clark added that the fee for the County Engineer's time was already included in the fee schedule and the Planning Office time could be covered under the pre-application fee.

Chairman Shepard adjourned the meeting at 6:50 PM.

Approve:



Chairman Planning & Zoning Commission

Attest:



Planning Director Clark

