

Planning & Zoning

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

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

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 7:00 PM on Wednesday, July 15, 2020, by Chairman Shepard in the Platte County Commission Chambers.

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

Members Absent: Commission Member Brockman, Commission Member Klein

Staff Present: Planner Clark

Election of Chairman and Vice Chairman

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

Upon roll call the vote on the MOTION was:

YES: Commission Member Brockman, Commission Member Warner

NO: Chairman Shepard

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – April 15, 2020

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

Upon roll call the vote on the MOTION was:

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

NO: none

MOTION DECLARED CARRIED

Declaration of Conflicts of Interest

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

New Business

Request for a Subdivision

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

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

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

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

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

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

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

Upon roll call the vote on the MOTION was:

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

NO: None

MOTION DECLARED CARRIED



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Review of updated Planning and Zoning By-laws

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

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

Upon roll call the vote on the MOTION was:

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

NO: None

MOTION DECLARED CARRIED

Board Discussion

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

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

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

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

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

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


Chairman Shepard adjourned the meeting at 8:05 PM.

Approve:



Chairman Planning & Zoning Commission

Attest:



Planning Director