



Planning & Zoning Commission

SPECIAL MEETING AGENDA

June 9, 2022, 5:30 PM
Town Hall Council Chamber
600 9th Street, Wheatland, WY

- A. Call to Order – Roll Call
- B. Declaration of conflicts of interest
- C. Scheduled Business
 - a. **Request:** Special Use Permit to operate a medical office in a Residential District
 - i. **Applicant:** Memorial Hospital of Converse County
 - ii. **Location:** 1356 Shiek Street, Wheatland, Wyoming
 - b. **Request:** Land Use District Boundary Change to rezone from Highway Business District to Industrial District
 - i. **Applicant:** FBS Wheatland LLC
 - ii. **Location:** approximately 20-acres located in part of the N2NW4 of Section 12, Township 24 North, Range 68 West, Town of Wheatland
 - c. **Request:** Special Use Permit to construct, maintain, and operate a storage facility with indoor and outdoor storage
 - i. **Applicant:** Erik and Allie Eddington
 - ii. **Location:** within the Highway Business District located on approximately 6 acres located in the E2NE4 of Section 23, Township 24 North, Range 68 West, Town of Wheatland
- D. Adjournment



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING

OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Memorial Hospital of Converse County
Request: Special Use Permit (SUP) to operate a medical facility in a Residential District
Location: 1356 Shiek Street, Wheatland, Wyoming
Meeting: Planning and Zoning Commission - June 9, 2022 – Special Meeting

Proposal Details

Memorial Hospital of Converse County has applied for a Special Use Permit (SUP) to operate a medical facility in a Residential District located at 1356 Shiek Street, Wheatland, Wyoming. SUP requests are reviewed by the Wheatland Planning and Zoning Commission.

Agency Comments

Electric Superintendent Pinneo: No problems.

Town Clerk Wright: No comments or concerns.

Police Chief Willadsen: This seems fine to me, it's been used as this for a long time.

Water/Wastewater Superintendent Keck: No issues with water/wastewater.

Neighbor Comments

None received.

Analysis

Memorial Hospital of Converse County's request for a Special Use Permit (SUP) to operate a medical facility in a Residential District located at 1356 Shiek Street, Wheatland, Wyoming is not a new use for the district or this location. This location has long been utilized as a medical office and the request for a special use permit is due to the change in ownership and SUPs being nontransferable. There is plenty of on-street parking to accommodate this continued use.

The Planning Office recommends approval of Memorial Hospital of Converse County's request for a Special Use Permit (SUP) to operate a medical facility in a Residential District located at 1356 Shiek Street, Wheatland, Wyoming with the following conditions:

- 1) Review upon a complaint basis.

Planning and Zoning Commission Options

- 1) Approve the request as proposed;
- 2) Approve the request with conditions recommended (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 result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.



MEMORIAL HOSPITAL of
CONVERSE COUNTY

Advanced Medicine. Hometown Care.

April 26, 2022

To: Town of Wheatland Planning and Zoning Commission

Re: Letter of Intent for 1356 Shiek Street

Memorial Hospital has and continues to provide the citizens of Wheatland and Platte County with access to high quality Medical Providers.

We have an agreement to purchase the Shiek street clinic from Bill Holding. We continue to operate it as a medical clinic as it has been for several years. We have no plans for any major changes other than continued interior painting and flooring as necessary.

We thank you for your consideration. If you have any questions please feel free to give me a call 307-358-1459.

Respectfully Submitted,

Jim Cussins, Chief Financial Officer
Memorial Hospital of Converse County

1356 Shiek Street





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Applicant: FBS Wheatland, LLC

Request: Land Use District Boundary change request to rezone from Highway Business District to Industrial District

Location: approximately 20 acres located in part of the N ½ of the NW ¼ of Section 12, Township 24 North, Range 68 West, Wheatland, Wyoming

Meeting: Planning and Zoning Commission - June 9, 2022 – Special Meeting

Proposal Details

FBS Wheatland, LLC has applied for a Land Use District Boundary Change to rezone from Highway Business to Industrial located on approximately 20-acres located in part of the N2NW4 of Section 12, Township 24 North, Range 68 West, Town of Wheatland. Land Use District Boundary Change requests are reviewed by the Planning and Zoning Commission and transmitted with their recommendation for final decision to Wheatland Town Council. If approved by Town Council, a Land Use District Boundary Change Ordinance will follow, requiring three readings with approval at each reading before becoming effective and causing a change to the Land Use District Boundary Map.

If this rezone is approved FBS Wheatland will move forward with their requests for a special use permit and industrial development permit to construct and operate a USDA meat processing facility with retail butcher shop.

Agency Comments

WYDOT District Traffic Engineer Aagard: Just a reminder that this will need a change in use for the existing access permit. It is basically the same as a new access permit

Police Chief Willadsen: No issues with the rezone, but when they move forward with the project: Looking at the map the only thing I don't like is the driveway access off Rompooon Road. This driveway is right at the preschool and will add truck traffic and more vehicular traffic in a school zone. If this driveway could be moved further west away from the school would be good but not the safest option due to how Rompooon Rd connects into Swanson Road. Best option I can see is having the one driveway on Swanson Road and removing the Rompooon Road driveway.

Water/Wastewater Superintendent Keck: No issues with the rezone, but when they move forward with the project: The waste removal to the city lagoons is the issue on this. Need to discuss the pre treatment plan, possible testing of the effluent after their treatment.

Town Clerk Wright: No issues with the request to rezone from Highway Business District to Industrial District. Industrial is located across Rompoon Road to the northeast in the County and southwest across Swanson Road in town limits.

Neighbor Comments

Ms. Mary Ann Goldsmith – letter received May 23, 2022:



Re: F.R.Z. 22-08 5/23/2022
Amy Clark
owner of Westland
This letter is a
response to a re-
quest to change the Planning
Zoning to make
it possible to put in
a slaughter house and
meat packing plant

from business to
industrial.
I bought a home, paid
in full at 959 Poplar
at last September.
There is plenty of open
land outside of this
area further out that
won't change anyone's
life if this request
continues.
The idea of an
incinerator is poor



World change our won-
derful air in this
in area people,
I am totally
against this proposed
action put it
further outside
our area.
Sincerely,
Margaret Eldsmith

372-NP

Rick and Kathy Geringer - Town of Wheatland Planning and Zoning Commission, This email is to voice our objection to the proposed zoning change T-RZ-22-08 Request to rezone from Highway Business to Industrial. We feel Wheatland is better served to leave the proposed area Highway Business. We realize that this meeting is only to consider re-zoning and not to decide upon allowing a processing plant with on-site slaughter and a retail butcher shop in the area. But if this zoning change passes and we go to the next step of considering a permit for a processing plant then we could have an undesirable industrial business right in our back yard. We live on 954 Elm in the Fertig addition so our home would be directly downwind from all that goes with a processing plant, the smells, the flies, possibly noise and truck traffic. We live in this area because it is quiet and we have a constant supply of fresh air blown in by our Wyoming winds. . There are many families living in our neighborhood and we don't feel an industrial business is appropriate next to our residential area. We hope you will recommend to the Wheatland Town Council to deny this zoning change.

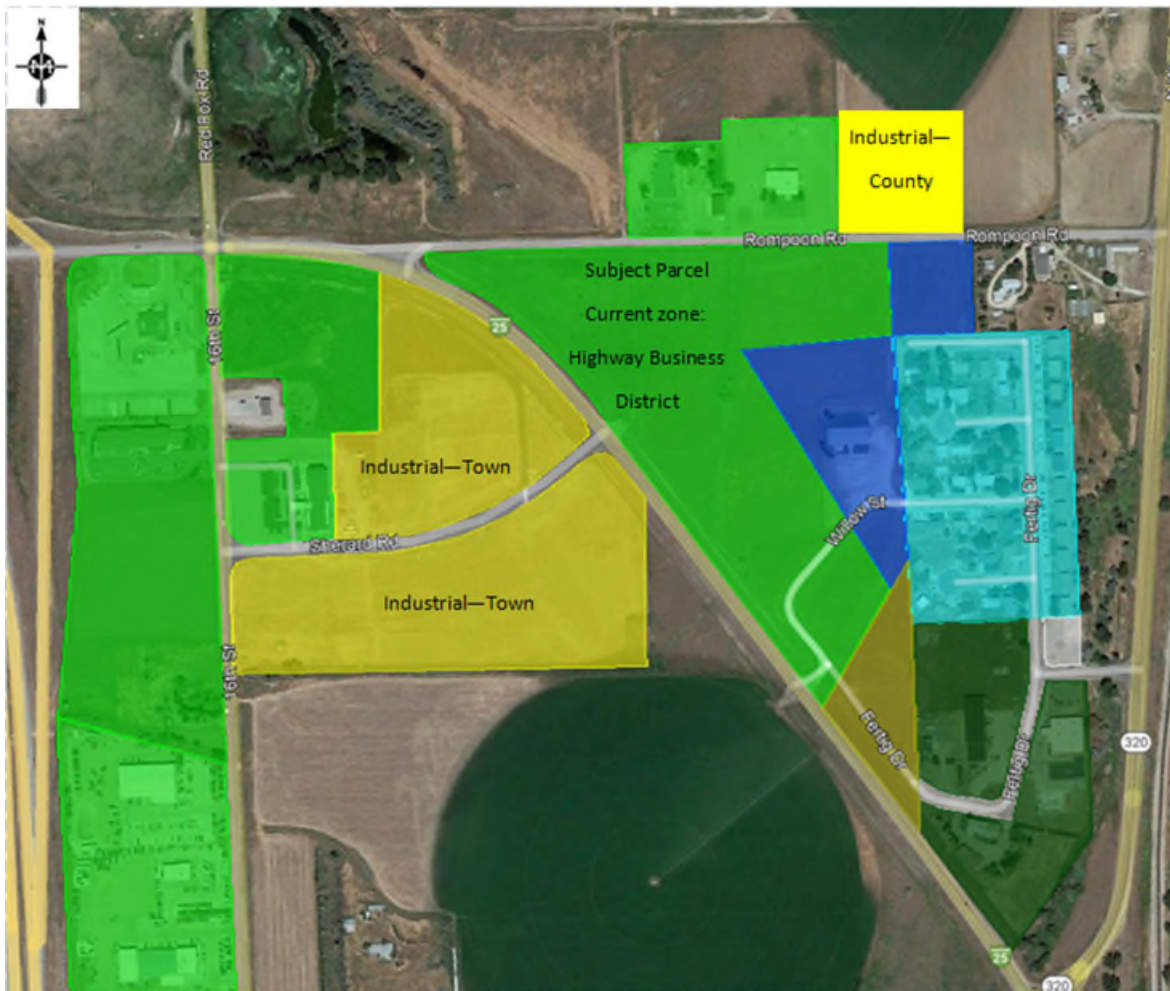
Andy Stellpflug with Stellpflug Cattle Co LLC - I just heard there was a possibility of a new meat processing plant coming to Wheatland. While wheatland currently has a great processing plant they are in desperate

need of another one. With having to wait 6-12 months to get a beef in we have had to travel as far as lander and basin to get our beef processed. We would love to keep our money in Platte County and hope the town helps make it possible to bring in new business that can service the county and will bring customers in from neighboring counties.

Analysis

FBS Wheatland, LLC has applied for a Land Use District Boundary Change to rezone from Highway Business District to Industrial District located on approximately 20-acres located in part of the N2NW4 of Section 12, Township 24 North, Range 68 West, Town of Wheatland. As stated in FBS Wheatland, LLC’s letter of justification, if this request is approved FBS Wheatland, LLC will move forward with their requests for a special use permit and industrial development permit to construct and operate a USDA meat processing facility with retail butcher shop at this location. FBS Wheatland, LLC is coordinating with other state and federal agencies to ensure that the new facility will meet the standards of all jurisdictions.

As shown below on the zoning map, the subject parcel is currently zoned Highway Business District and has Industrial Districts boarding to the south/southwest and northeast. The two parcels to the north are both Highway Business District and thus, this request would not create a spot zone of highway business or industrial.



When looking to the future, the approval of this land use district boundary change request and subsequent completion of the proposed project, could potentially attract other industries to develop in Wheatland and add to the Town's economic development and tax base.

The Planning Office recommends approval of FBS Wheatland, LLC's request for a Land Use District Boundary change to rezone from Highway Business District to Industrial District.

Planning and Zoning Commission Options

- 1) Approve the request as proposed;
- 2) Approve the request with conditions recommended (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 result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

Letter of Justification

April 21, 2022

Subject: Part of the N2NW4 Sec. 12, T24N, R68W of the 6th P.M. Platte County, WY 82201 – the Special Use Permit Application and Rezone Application.

To whom it may concern:

Franks Butch Shop Wheatland, LLC (FBSW) owned by Billy Brenton would like to construct, open and operate a new USDA inspected processing plant and retail butcher shop in Wheatland WY off highway 25 located at the N2NW4 Sec. 12, T24N, R68W of the 6th P.M. Platte County, WY 82201. There are many reasons to consider this type of project, such as the ability to create a viable source for Wyoming grown meat and supporting the movement to buy locally produced food. The goal of this letter is to promote factual and unbiased consideration of locating a meat processing operation in the town of wheatland.

FBS currently owns and operates a USDA inspected process facility in Hudson Wy and has retail butcher shops in Hudson and Casper Wy. All the processed meat is from ranchers located in Wyoming. The beef will be processed and sold for retail in Wheatland and surrounding locations with some custom processing. The proposed facility will start out around 50 head per week and as staff become more efficient and trained the facility will expand up to around 75 head per week. Hours of operation will be Monday-Friday from 8am to 5pm.

FBS is working with the City of Wheatland and Department of Environmental Quality on permitting the waste removal. The wash down of the process area will contain high BOD which will be pretreated then discharged to the city lagoons. The inedible's will be placed in an on-site commercial incinerator next to the process building and the ash will be hauled off site to an approved location

FBS will have all managers trained by a HACCP certified trainer and will be pulling the experience from the Hudson plant employees to help train and teach the plant processing staff. FBS is looking to hire local personal and train them. FBS wheatland will start out around 25 employees and ramp up to 40 as production increase.

The benefit would be to increase local food production capabilities – providing a means for local residents to buy locally raised and processed meat from a known, safe source.

FBS - Rezone - Aerial



05/19/2020 - 05/19/2020



TOWN OF WHEATLAND

PLANNING OFFICE

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Applicant: Erik and Allie Eddington

Request: Special Use Permit (SUP) to construct, maintain, and operate a storage facility with indoor and outdoor storage

Location: South Wheatland Highway, approximately 6 acres located in the E2NE4 of Section 23, Township 24 North, Range 68 West, Town of Wheatland, Wyoming

Meeting: Planning and Zoning Commission - June 2, 2022 – Special Meeting

Proposal Details

Erik and Allie Eddington have applied for a Special Use Permit (SUP) construct, maintain, and operate a storage facility with indoor and outdoor storage located within the Highway Business District located on approximately 6 acres located in the E2NE4 of Section 23, Township 24 North, Range 68 West, Town of Wheatland. SUP requests are reviewed by the Wheatland Planning and Zoning Commission.

Per their letter of intent, Mr. and Mrs. Eddington's business plan involves outdoor and indoor parking and enclosed self-storage, office, shop to offer winterization and shrink wrap, and estimating the creation of one full-time job and one part-time job.

Agency Comments

Water/Wastewater Superintendent Keck: No conflict with the water and wastewater system. Getting water to the facility if they want it would come from over by the walk path. They would have to run their line there. That's where their meter pit would be.

Electric Superintendent Pinneo: No problem.

Neighbor Comments

Kirby Wilson with Affordable Wilson Storage – Planning Office visit May 24, 2022 – As a storage owner I am opposed to them putting them in additional storage units and I have special use permits for 78 units at one location and the ability to add an additional 100 units at my other locations with approximately 20 outside storage parking spaces available. I feel like there are enough storage options within the Town to service the community and additional units/spaces are not needed.

Analysis

Erik and Allie Eddington have applied for a Special Use Permit to construct, maintain, and operate a storage facility with indoor and outdoor storage located within the Highway Business District located on approximately 6 acres located in the E2NE4 of Section 23, Township 24 North, Range 68 West, Town of Wheatland. Additional units will help meet the needs of the growing community, add to the tax base, and support economic development with job creation. The parcel is located within the Highway Business District. Commercial storage units require a special use permit pursuant to 18.40.020(b)(3).

Highway Business 18.40

18.40.020

b) Uses Requiring a Special Use Permit.

1) Radio, television, and communication towers and transmitters;

a. Towers must adhere to WMC 13.50.010;

2) Vehicle repair shops and auto body shops;

3) Commercial storage units;

4) Steel storage containers commonly known as "Conex" containers;

5) Commercial uses declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances.

c) Uses prohibited in highway business districts are:

1) Junkyards;

2) Storage of any wrecked or inoperable vehicles for a period in excess of six hours except in connection with a full-time auto body repair shop or auto repair shop. The storage of any vehicle on the premises of any auto body repair shop or auto repair shop shall be allowed only for bona fide business purposes in connection with the operation and conduct of any such business;

3) Any use permitted in a heavy industrial district and other similar uses permitted in such district;

4) Although otherwise permitted, any use which interferes with the free flow of traffic.

This land has been vacant for a long period of time. The land is currently two separate parcels with only the southern parcel having legal access to South Wheatland Highway. If additional access is ever desired the owner would need to coordinate with WYDOT to request access, receive approval, and also coordinate with WYDOT and the Town of Wheatland in the event the new access affect the pathway project and corresponding grants. The access from South Wheatland Highway will need to be reviewed by WYDOT and an access letter and/or permit will be required before construction can begin. WYDOT will determine if the existing access meets their commercial access requirements, if any adjustments need to be made, if additional permit applications are required, if the requested adjustments will have any impact on the existing pathway, etc.



If approved, the Planning and Zoning Commission should consider the following conditions for Mr. and Mrs. Eddington's request for a Special Use Permit to construct, maintain, and operate a storage facility with indoor and outdoor storage located within the Highway Business District located on approximately 6 acres located in the E2NE4 of Section 23, Township 24 North, Range 68 West, Town of Wheatland, Wyoming:

- 1) All building, fire, health, safety, and electrical codes must be met.
- 2) Parking delineation for spaces to ensure fire separation is met.
- 3) Keep areas clean and clear of weeds and debris.
- 4) Obtain the necessary WYDOT access letter and/or permit.
- 5) Obtain a building permit from the Building Inspector before beginning construction.
- 6) Building outside of the required district setbacks or apply for a variance.
- 7) Miscellaneous materials or junk to not be stored outside of a building on the property.
- 8) This permit to be reviewed upon a complaint basis.

Planning and Zoning Commission Options

- 1) Approve the request as proposed;
- 2) Approve the request with conditions recommended (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.);
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- 5) Deny the request (with or without prejudice).

Failure to achieve a quorum result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

Special Use Permit Application--Letter of Justification from Erik and Allie Eddington, proposed A & E Storage LLC

We are requesting a Special Use Permit pursuant to Wheatland Ordinance 18.95.010 for a proposed storage facility which will include outdoor/indoor parking and enclosed self-storage. The primary focus for parking in this facility would be oversized recreational vehicles, including but not limited to boats, campers, and RVs. As seen in recent years, Covid has created a high demand for recreational activities and the related recreational vehicles. This would be a great addition to Wheatland's community, as parking for these oversized vehicles is limited in our area.

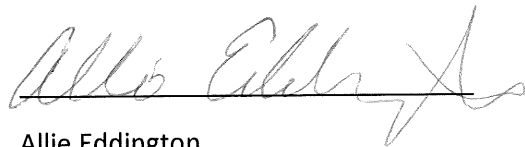
The construction budget is estimated at approximately 2 million dollars. At completion, this facility will consist of a perimeter fence with a kiosk gate system only allowing customers inside for safety and security. Plans include 12'x50' outside parking, 12'x35' outside parking, 12'x30' inside boat parking, 15'x50' covered RV parking, and self-storage units ranging in size from 10'x10' to 10'x20'. An office with an attached shop is also included in the plans with plans of offering winterization and shrink wrap covering for boats in the off season due to our climate. We estimate this would create a need for one full-time employee and one part-time employee.

Our pending contract for purchase of this real property is subject to approval of the Special Use Permit which would allow construction of the storage facility. Please do not hesitate to contact us with any questions.

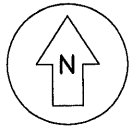
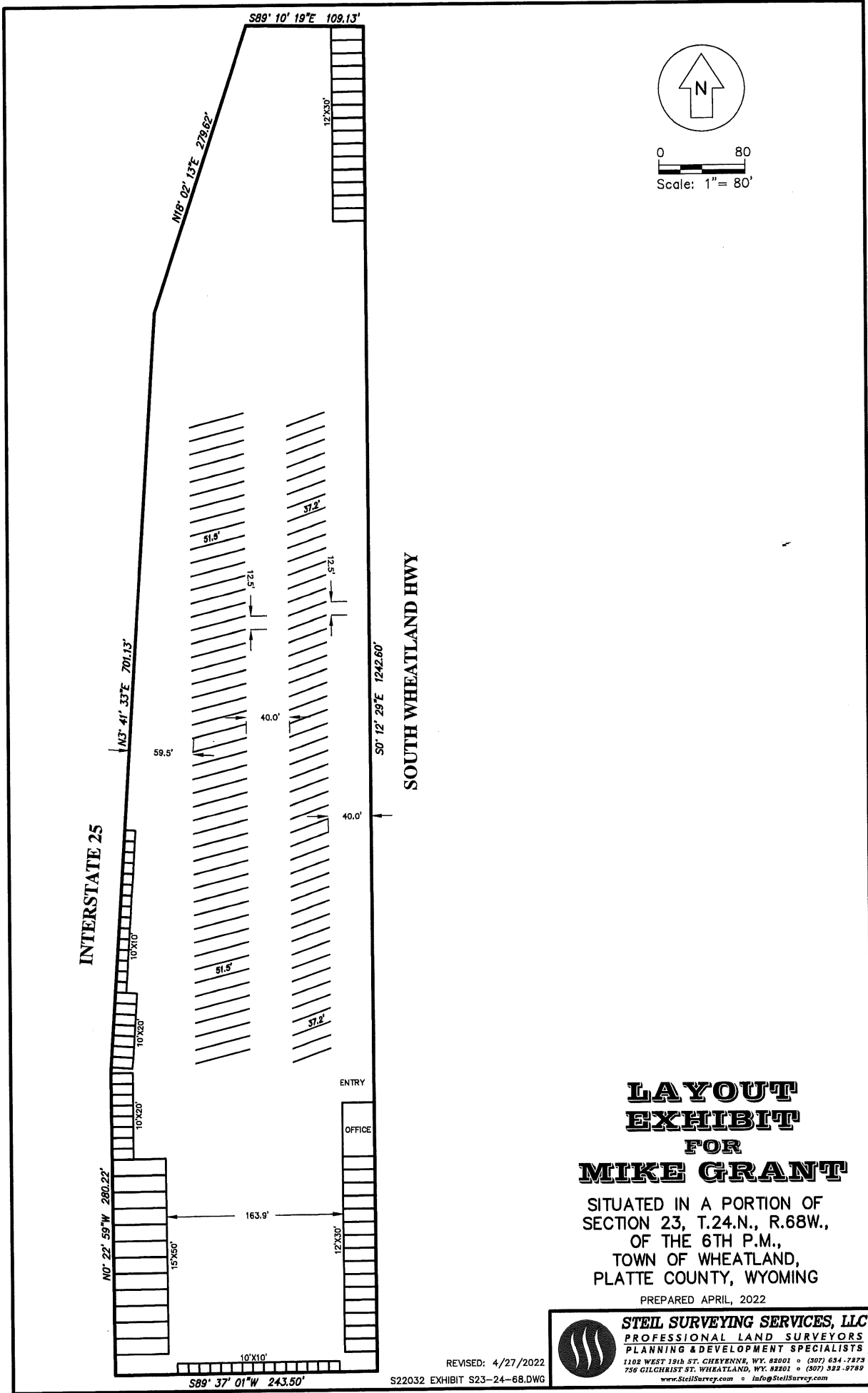
Respectfully submitted this 27 day of April, 2022.



Erik Eddington



Allie Eddington



0 80
Scale: 1" = 80'

**LAYOUT
EXHIBIT
FOR
MIKE GRANT**

SITUATED IN A PORTION OF
SECTION 23, T.24.N., R.68W.,
OF THE 6TH P.M.,
TOWN OF WHEATLAND,
PLATTE COUNTY, WYOMING

PREPARED APRIL, 2022



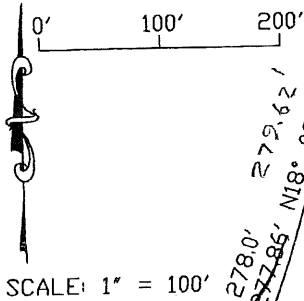
STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7873
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 532-8799
www.SteelSurvey.com • info@SteelSurvey.com

REVISED: 4/27/2022

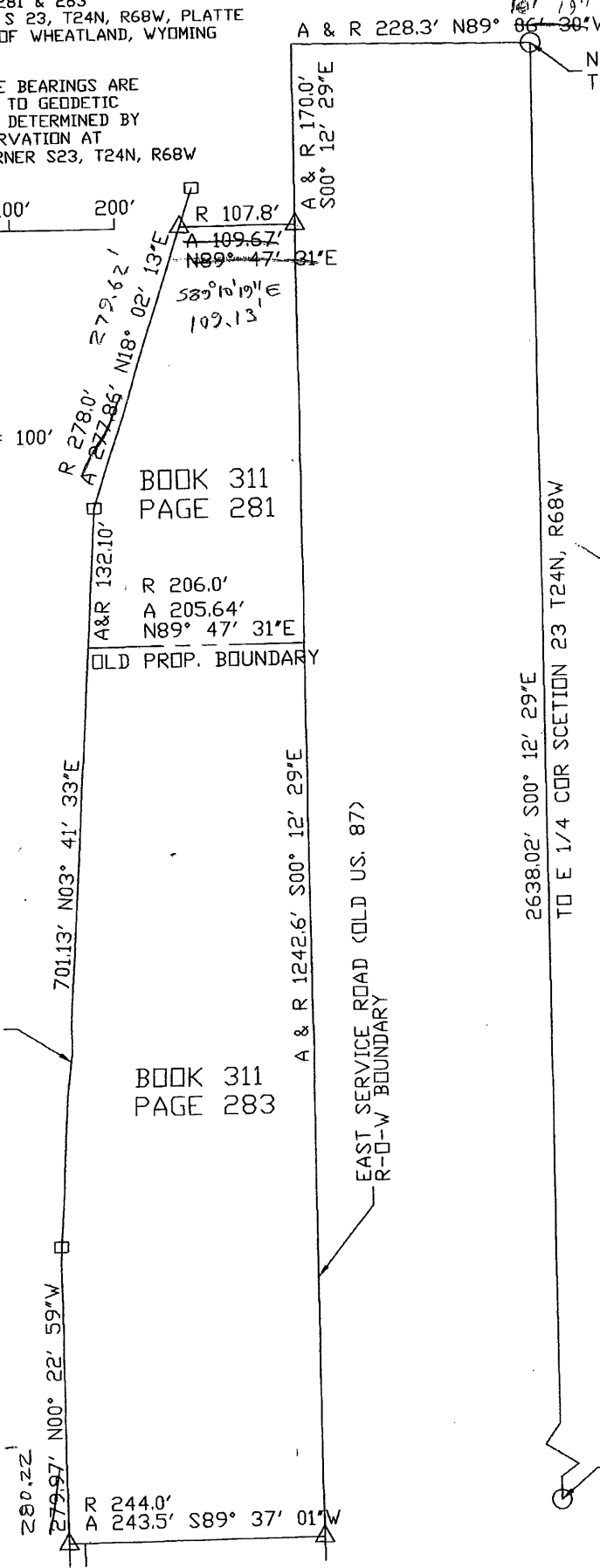
S22032 EXHIBIT S23-24-68.DWG

RECORD OF SURVEY FOR
CHRIS WACHENDORFER
6.034 ACRES DESCRIBED IN BOOK 311
ON PAGES 281 & 283
IN NE 1/4, S 23, T24N, R68W, PLATTE
CO., TOWN OF WHEATLAND, WYOMING

NOTE:
ALL PLANE BEARINGS ARE
RELATIVE TO GEODETIC
NORTH AS DETERMINED BY
GPS OBSERVATION AT
E 1/4 CORNER S23, T24N, R68W



SCALE: 1" = 100'



*Bearings & distances
is Red changed to
Surveyor's Report and
11/26/2001
Staked for the ground.
6/02/2005
RWD*

LEGEND:

□ DENOTES 6" SQ.
CONC. ROW MARKER

○ DENOTES COR.
MONUMENTS FOUND

△ DENOTES 1/2" X 2"
REBAR W/ CAP SET
THIS SURVEY

A- DENOTES ACTUAL
MEASUREMENTS
THIS SURVEY

R- DENOTES RECORDED
MEASUREMENTS

E 1/4 CORNER SECTION 23
T24N, R68W

