



ATTACHMENT A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>External Departments</i>	
Western Irrigation District	No objections.
Wheatland County	No comments.
<i>Internal Departments</i>	
Agricultural Services	If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agricultural land surrounding it. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise, providing a visual barrier and concern over fertilizers, dust & normal agricultural practices.
Planning and Development Services - Engineering	<p data-bbox="428 951 537 976">General</p> <ul data-bbox="477 1003 1446 1098" style="list-style-type: none"> <li data-bbox="477 1003 1446 1098">• The review of this file is based upon the application submitted. These conditions / recommendations may be subject to change to ensure best practices and procedures. <p data-bbox="428 1119 621 1144">Geotechnical:</p> <ul data-bbox="477 1171 1109 1197" style="list-style-type: none"> <li data-bbox="477 1171 1109 1197">• Engineering has no requirements at this time. <p data-bbox="428 1218 646 1243">Transportation:</p> <ul data-bbox="477 1270 1479 1703" style="list-style-type: none"> <li data-bbox="477 1270 1479 1365">• The subject lands gain access off Range Road 271, which is a gravel road. The proposed R-RUR parcel and the remainder A-SML parcel gains access via an existing mutual gravel approach. <li data-bbox="477 1392 1468 1518">• As a condition of future subdivision, the applicant is required to enter into a mutual access easement agreement with associated right of way plan for the use of the shared approach for the newly created R-RUR lot and the remainder A-SML lot. <li data-bbox="477 1545 1425 1703">• As a condition of future subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of subdivision and/or development permit approval. The levy shall be deferred on the remainder <p data-bbox="428 1724 737 1749">Sanitary/Waste Water:</p> <ul data-bbox="477 1776 1479 1902" style="list-style-type: none"> <li data-bbox="477 1776 1479 1902">• The applicant submitted a Level 1 Variation Assessment for the existing dwelling, which provides information regarding the current operation of the PSTS system on site and demonstration that all required setbacks are met.



AGENCY	COMMENTS
Transportation	<ul style="list-style-type: none"> • As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The proposed R-RUR parcel is serviced by an existing well on site. • As the proposed remainder parcel is greater than 30 acres in size and in the A-SML district, the applicant is not required to demonstrate servicing in accordance with Policy #411. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • Engineering has no requirements at this time.
	Applicant to confirm access to development / subdivided lots.

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Agencies that did not respond, expressed no concerns, or were not required for distribution, are not listed.