

Big Horn County Planning and Zoning Commission
April 8, 2014
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Board members present: Alan Bair (Chairman), Cliff Alexander (Vice-Chairman), Michael Scherman (Secretary), Mike Hinckley and David Neves

Land Planning staff present: Joy Hill (Land Planner) and Nick Wilson (Planning Technician)

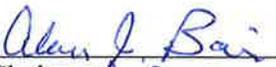
Others present: Jerry Ewen (Commissioner) and Bob Getzfried

1. 2:00pm: Meeting called to order by Alan Bair.
2. The Chairman introduced Mr. Bob Getzfried who is present to observe the review of his intent to Vacate the Amended Plat of SS 10-004. Mr. Getzfried provided the Land Planning Department a signed and notarized Declaration of Intent to Vacate the plat, as directed by the Land Planning Department and existing statutory guidance. Motion to approve the Declaration to Vacate by Cliff Alexander. 2nd by Michael Scherman. All in favor. The Declaration will be presented to the commissioners at their regular meeting on April 15.
3. Review and approval of March 2014 meeting minutes. Motion to approve by Mike Hinckley. 2nd by David Neves. All in favor. Michael Scherman withheld his vote due to absence from the March meeting.
4. Meeting recessed at 2:10pm for a short break. Resumed at 2:17pm.
5. The Land Planner provided an update on the Walker Simple Subdivision. All required supporting documentation has been received by the Land Planning Department. A second draft of the plat has been received and is in review. We anticipate that the subdivision will be ready for P&Z review at the meeting in May.
6. The Land Planner provided an update on the Bischoff Simple Subdivision. A first draft of the subdivision plat has been received and reviewed by the Land Planning Department. Additional required supporting documentation has yet to be received. This subdivision may be ready for review at the May meeting.
7. The Chairman provided a brief summary of tasks accomplished at the Noon-2pm workshop regarding amendments to the Subdivision Regulations. Primary items of discussion were affidavits, exemptions, conservation easements land ownership vs. financing. Also mentioned was the concept of adding language for plat amendments and vacation of plats. Michael Scherman mentioned the importance of affidavits to protect landowners.
8. Continued discussion on the topic of developing a Natural Resource Plan. The Land Planner indicated that the commissioners, at their regular meeting on March 18, asked David Neves

to present the following tasks to the commission: a) provide a plan for the development of a steering committee, b) establish a plan for selecting a contractor to develop the plan and c) plan for presenting information and a budget request to the commissioners. The intent was not to instruct the commission to write the plan, rather to serve as a participant/advisor through plan development.

- David Neves made a motion to approve the Planning and Zoning Commission participating in the development of a Natural Resource Plan. 2nd by Cliff Alexander. Michael Scherman asked if the commissioners would be in agreement with the commission participating. Alan Bair added that he felt the charge assigned and motion stated should include the involvement of people from the community as well, in the form of a steering committee. All in favor.
 - Two contractors have been identified to assist in the development of the plan: ERG and American Stewards. David Neves will work with Commissioner Grant to identify which portions of the plan will be developed by each contractor and acquire cost estimates to complete the work. David will submit a budget proposal to the commissioners at their first meeting in May, if cost estimates are available by then, to determine if they will approve funding to complete the Natural Resource Plan. Once funding is approved/secured, the Planning and Zoning Commission will be on task to gather individuals to participate on a steering committee. It is possible that the contractor may be able to provide guidance as to the best way to develop and work with the steering committee.
 - Michael Scherman asked Commissioner Ewen about budget and timing. Commissioner Ewen indicated that there is not a rush and the Board recognizes that additional funding will need to be secured to develop the plan.
 - Alan Bair asked about the role of the steering committee – would they simply be reviewing the work done by the contractor or would they be providing information to support different areas of the document. Commissioner Ewen said that he felt that committee members would provide significant input to support their representative area (agriculture, mining, environmental, sportsmen, etc.).
9. Mike Hinckley made a motion to adjourn the meeting at 3:04pm. 2nd by David Neves. All in favor.

Respectfully submitted;


Chairman


Secretary