

Big Horn County Planning and Zoning  
February 10, 2009  
County Courthouse  
420 West C Street, Basin, Wyoming  
1:00 p.m.

**Board members present:** Ben Snyder, Mary Russell and Bill Roady.

**Land Planning staff present:** Jim Waller and Nick Wilson.

**Others present:** Sherman Allred, Terry & Leslie Jeffers, Rich Childress & Kane Morris (Point Architect), Robert Elliot, Roy Holm and Brenda Tenboer, Greg Meineke.

1. Call to order by Bill Roady 1:00pm
2. Minutes from January meeting were approved as presented.
3. Paint Rock Crossing major subdivision final package was presented. This subdivision has been reduced to seven lots within the Blue Hills addition. Jim Waller presented the status to date. Sherman Allred commented regarding new changes currently being reviewed by the State Engineers Office regarding last minute changes to the irrigation distribution plan. Changes to the plat were discussed at length. Rich Childress asked the board for guidance on the final steps that need to be taken. The board seeks the following before the next meeting.
  - a. An irrigation plan approved by the State Board of Control & Engineer's Office.
  - b. Show attempt to get comments from utility providers.
  - c. Provide evidence of merchantable title.
  - d. Provide irrevocable letter of credit documenting adequate financial resources.
  - e. Clean up errors (as discussed) on the plats provided.

Ben Snyder made a motion that a special meeting be held on 2/24/09 to continue with the final review. Mary Russell seconded the motion, all approve.

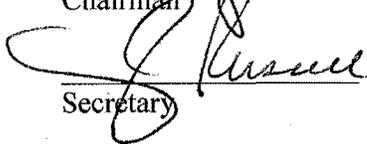
4. Dorsey Creek major subdivision finale package was presented. Second time extension for this subdivision has expired. 138 proposed lots. Jim Waller presented final review and comments to the board. Potable water supply was discussed (wells) and proposed septic disposal. Robert Elliott stated that he felt if the proposed water supply and septic had been approved by the state DEQ then their findings should be good enough for the county. Jim Waller explained that the document supplied by the DEQ was not an "approval" it was a "non-adverse recommendation" and that the county was in no way bound to follow the recommendation. Various concerns were noted regarding the plats. The county's consulting engineer (Pryor Mountain Engineering), has not had the plats and engineering specifications long enough to be able to perform a full review, their comments are pending. Because the proposed subdivision was at the close of the allowed time extension a motion was made. Mary Russell made motion to grant the developer a six month extension. Ben Snyder seconded the motion, all approve.
5. Old Business:
  - a. Jim advised the board that he expects Ray Heiser to come before them next month.
  - b. Jim updated the board on the current activities of the planning committee.
6. New Business:

- a. Jim informed the board that the planning offices had been contacted by business entities considering the purchase of large holdings within and adjacent to the National Forest in the Big Horn mountains.

7. Adjourn 3:40pm.

Respectfully submitted:

  
Chairman

  
Secretary