

Big Horn County Planning and Zoning  
Work Session  
January 27, 2009  
Basement Planning & Engineering Office  
420 ½ West C Street, Basin, Wyoming  
3:00 p.m.

**Board members present:** Mary Flitner & Ben Snyder.

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

**Others present:** Jerry Ewen & Brenda Tenboer.

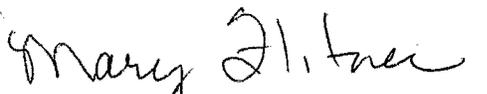
Planning & Zoning Committee had decided at the January meeting to hold a series of work sessions for review of the county's subdivision regulations.

Jim Waller presented background and overview on the following portions of the county regulations.

- A) History of state subdivisions Act and amendments. County regulations and changes.
- B) Exemptions to the regulations and changes to state statutes. New authority to regulate large acreage divisions.
  - 1) General discussion regarding the pros & cons for regulation of large acreage.
  - 2) County may control use of exemptions.
  - 3) County has authority to regulate 35 – 140 acre divisions.
  - 4) Jim provided examples of "certificates of exemption".
  - 5) Examples of problems when exemptions are allowed.
    - a) Boundary line adjustment & potential to create a new parcel.
    - b) Family exemption allowed then not followed correctly.
- C) Jim presented the fee and public hearing process as currently provided in the current regulations.
  - 1) Possible to set fees for the various steps of the sub-division process.
- D) The work session ended at 5:00pm.

No action was taken nor recommendations made on any of the items discussed. The next work session has not been scheduled.

  
BEW SNYDER

  
Mary Flitner