

Big Horn County Planning and Zoning  
June 16, 2009  
County Courthouse  
420 West C Street, Basin, Wyoming  
7:00 p.m.

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

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

**Others present:** Mark Matheson.

1. Call to order by Bill Roady 7:00pm
2. May 2009 minutes approved as presented.
  - a. Minutes from April 2009 meeting were signed.
3. Mary Russell made a motion to move the forth item on the P&Z agenda (building improvements & replacement on the Iowa State property, within the Shell Valley) to the second agenda item due to the fact that there was no one in attendance for the second agenda item.
  - a. Mary Flitner 2<sup>nd</sup>, all approve.
4. Iowa State property, building improvements 1800 Highway 14 East of Shell, WY.
  - a. Jim Waller presented background regarding the need for an elevation study as the structures and proposed building site were situated within a mapped flood zone. An elevation study had been completed by Inberg-Miller Engineers and the results were on file in the Planning office.
  - b. General discussion about the minimum building elevation. Minimum elevation to construct the Lodge Building will be between 4290 & 4291 feet above sea level. Jim Waller recommended the building be constructed above this minimum as larger floods do occur.
  - c. Jim Waller presented the commission with a certification indicating 2 conditions. First, the minimum elevation required to construct the Lodge Building will be 4290.5 feet and second, the applicant shall file an Elevation Certificate immediately after the Lodge Building is constructed.
  - d. General Discussion on the certification and the proposal being submitted to the county commissioners. Jim Waller stated the Flood Regulations have been delegated to the Planning and Zoning and he is the Flood Administrator for the County Flood Ordinance.
  - e. Mary Flitner made a motion to approve the new construction as presented. Mary Russell 2<sup>nd</sup>, all approve. The board members present signed the certification and instructed the County Issue the Compliance Permit.
5. Ed and Terry Stidolph SS 06-004 Lot 2 amended plat within SW1/4NW1/4 Sec. 10 and Lot 2 Sec. 10 T50 N R93W 6<sup>th</sup> P.M. (boundary line adjustment)
  - a. Jim Waller presented background and activity. The plat had been signed and notarized by the owners. This is the second amended plat associated with this boundary line adjustment.
  - b. Mary Flitner made a motion to approve the plat as presented. Mary Russell 2<sup>nd</sup>, all approve.
  - c. The board members present signed the plat and all copies. Plat will be forwarded to the County Commissioners for final approval.
6. Request for a commercial sign within the Shell Valley, Trapper Creek Lodge & Supper Club.
  - a. Jim Waller updated the board on the request. The sign will be located on Mike Nelson, Stilyard Enterprises L.L.C., property.
  - b. General discussion regarding the proper size of commercial signs within the Shell Valley zoning area.

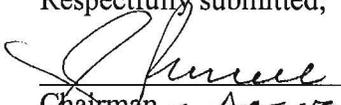
- c. General Discussion on the scenic resources.
- d. Mary Flitner moved to approve the request for the advertisement sign for the Trapper Creek Lodge and Supper Club on property owned by Mike Nelson. Mary Russell 2<sup>nd</sup>, all approve.

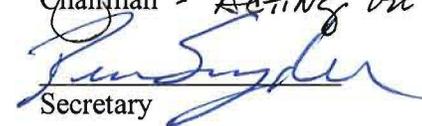
7. New Business

- a. The board was briefed on a request for temporary housing (mobile trailer) within the Shell Valley.
- b. General Discussion on temporary occupancies. The office will handle the development based on the existing structures/improvements. Compliance Permitting and Septic Permitting will be required.

8. Adjourn: 8:40 p.m.

Respectfully submitted;

  
Chairman - *ACTING* on 8-11-09

  
Secretary