

Commission Big Horn County Planning and Zoning
February 12, 2013
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Board members present: Michael Scherman, Debbi McKim, Alan Bair and Michael Hinckley

Land Planning staff present: Joy Hill and Nick Wilson

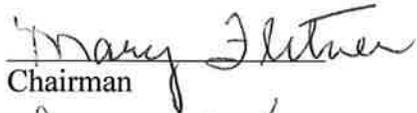
Others present: None

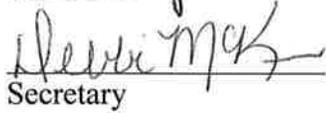
1. 2:02pm: Call to order by Michael Scherman.
2. Minutes from the August 2012 meeting were approved as presented. Motion to approve by Alan Bair. 2nd by Debbi McKim.
3. Minutes from January 2013 meeting were approved as presented. Motion to approve by Alan Bair. 2nd by Debbi McKim.
4. Mike Hinckley was welcomed by the Commission and the land planning staff.
5. Joy Hill introduced the proposed Dove 2-lot simple subdivision.
 - A. The board had a general discussion regarding access and duration of ownership.
 - B. No action is required on this item at this time.
6. Joy Hill introduced the proposed Coble 1-lot simple subdivision.
 - A. The board had a general discussion regarding the town of Burlington's water well on an adjoining parcel.
 - B. Mike Scherman expressed concern regarding possible contamination from any septic system that might be installed in the future. It was explained that the town has a chance to comment as does any other adjacent property owner. Mike also questioned the use of "rebar" caps/cornerstones reported on the sample plat.
 - C. Joy Hill will contact the Town of Burlington, as well as any other pertinent experts, to determine if additional attention is required in consideration of this subdivision based upon the town water concerns alone. Current conditions on the parcel do not appear to pose a threat to the town's water supply.
7. The board had a general discussion with the planning staff regarding the definition of a simple subdivision vs. a major subdivision, in particular where the number of lots is concerned. Joy Hill confirmed that subdivision type is not defined by the number of lots alone, but also the size of the lot. Discussion also ensued regarding some types of exemptions.
8. A motion was made by Mike Hinckley to postpone discussion on the Commission bylaws until the March meeting. 2nd by Alan Bair.

9. Joy Hill questioned the Commission if they would like to maintain their individual WYOPASS memberships. The members all expressed their desire to remain active with the organization.

Motion made to adjourn meeting at 3:37pm by Debbi McKim. 2nd by Alan Bair.

Respectfully submitted;


Chairman


Secretary