

Big Horn County Planning and Zoning Commission
August 13, 2013
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Board members present: Mary Flitner (Chair), Michael Scherman (Vice-Chair), Debbi McKim (Secretary), Alan Bair and Mike Hinckley

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

Others present: None.

1. 2:02 pm: Meeting called to order by Mary Flitner.
2. Minutes from the June 2013 meeting were reviewed. Motion made by Debbi McKim to amend the minutes by clarifying titles of attendees. 2nd by Alan Bair. Also, motion made by Debbi McKim to amend item #7 to include Michael Scherman offering to draft sample bylaws for review by the group. 2nd by Mike Hinckley.
3. The Land Planner presented the Amended Plat of SS 07-002 (Bilbrey Subdivision) for review and approval. Motion made by Mike Hinckley to sign the final plat. 2nd by Debbi McKim. All in favor. Approved.
4. The Land Planner provided an update on the status of the Jolley Simple Subdivision. There has been no recent action by the subdivider. No action is required by the commission at this time.
5. The Land Planner provided an update on the status of the Butler Simple Subdivision. Awaiting conservation district review. No action is required by the commission at this time.
6. The commission agreed to delay discussion on the bylaws to later in the meeting after discussion of the new business items.
7. The Planning Technician introduced the Williams 2-Lot Simple Subdivision. The subdivision involves the split of a 35-acre parcel located approximately 2.5 miles northeast of Hyattville, south of Cold Springs Road. Williams recently acquired the parcel (March 2013). The parcel will be divided into two parcels, each approximately 17.6 acres. The presence of floodplain area within the parcel was addressed. The property owners involved are addressing access concerns to both proposed lots. No review from conservation district has been received. No irrigation or drainage districts cover this area. No fire district coverage available. No action is required from the commission at this time.
8. The Land Planner introduced the Lyman Major Subdivision. The subdivision is considered major due to 1) the parcel being located in a platted subdivision (SS 06-001) and 2) it being broken into three parcels, each of which is less than 35 acres. The landowner would like to consider vacation of original plat since his parcel is over 40 acres and likely should have been exempted from the original

subdivision. If vacation is granted, Mr. Lyman will proceed with a simple subdivision instead, breaking the parcel into only two parcels smaller than 35 acres. Given the information presented, the commission could not see a reason why they would not at least consider a declaration of vacation from Mr. Lyman. No further action is required by the commission at this time.

- 9. The Land Planner introduced a draft letter provided by the County Clerk regarding a request from Dale Warkentin to sell vehicles and trailers on his lot outside of Greybull. Motion made by Mike Hinckley to approve the request. 2nd by Alan Bair. All in favor. Approved.
- 10. The Land Planner introduced a working draft of the Floodplain Development Permit Application. With development anticipated in a designated floodplain, the county must develop a permit application per the Flood Damage Prevention Regulation. The Land Planner will complete a more final version of the application for commission review at the next meeting. No action is required by the commission at this time.
- 11. Michael Scherman provided draft bylaws for the group to review by the next meeting. The draft bylaws and existing rules and regulations will be discussed further at the next meeting.
- 12. Debbi McKim made a motion to adjourn the meeting at 3:44pm. 2nd by Michael Scherman.

Respectfully submitted;


Chairman

Secretary