

Big Horn County Planning and Zoning
May 10, 2011
County Courthouse
420 West C Street, Basin, Wyoming
2:00 p.m.

Board members present: Mary Flitner, Debbie Mckim, Casey Crosby, Mary Russell and Michael Scherman.

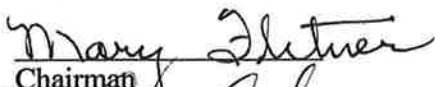
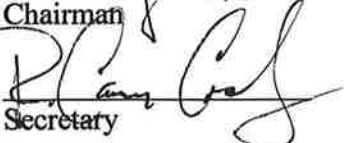
Land Planning staff present: Jim Waller and Nick Wilson.

Others present: "Scotty" Hinman (county commissioner)

1. 2:00 Call to order by Mary Flitner.
2. Minutes from April 12th meeting approved as presented with one slight change.
3. Gravel Pit (Shell Valley). Jim updated the board about a gravel pit about to go into operation off of Lane 31 in the Shell Valley. If the pit operator was going to be required by the state to have an air quality permit then the board would need to address the issue within the Shell Valley Zoning document. If the state did not require an air quality permit there would be no need to review the operation. The board asked Jim to send a letter to the operator in order to make sure all permits were properly in place.
4. Review Subdivision Regulations Chapter XVII.
 - A) Jim opened the discussion regarding potential changes to the regulations. Points covered were as follows:
 - 1) Flood damage prevention regulation to be clarified.
 - 2) A sample "Development Agreement" to be inserted into the appendix.
 - 3) Section 4, page 28, "o" to be removed.
 - 4) Section 5 "Public Spaces", strike out portion of first sentence.
 - 5) Section 7 "a" to be replaced with the state regulation regarding fire protection.
5. Land Use Plan.
 - A) General discussion regarding the possibility of adding the county airport zoning document to the plan. Jim also questioned the board about the possibility of addressing nuisance zoning.
 - B) General discussion regarding the possible insertion of a new section to address resource management and access to the public lands owned by the different federal and state entities.
6. Jim informed the board they would be presented with two simple subdivisions in July.

Adjourn at 4:05 pm

Respectfully submitted;


Chairman

Secretary