

Big Horn County Planning and Zoning
June 14, 2011
Lovell County Annex
355 East 5th Street
2:00 pm

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

Land Planning staff present: Jim Waller and Nick Wilson.

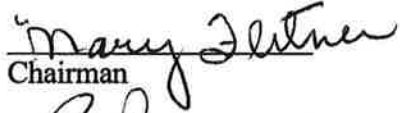
Others present: Todd Rhodes and Lyle Casciato

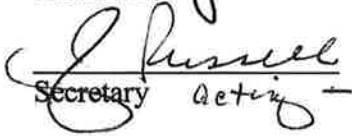
1. 2:00 Call to order by Mary Flitner.
2. Minutes from May 10th meeting approved as presented.
3. PXP (Plains Exploration & Production): Jim updated the board on a new gas well being drilled west of Basin. The board was queried if they would like to provide comments to the Board of County Commissioners on this new drill sight. The board discussed if they actually had any authority to provide comments regarding mineral extraction occurring on state or federal lands. General discussion. No comments were provided nor actions taken.
4. Tippetts SS 11-001: (1) lot simple subdivision, 5 acres. Located in Lot 50, T56N, R95W 6th PM. Adjacent to County Road 18 & north of US Highway 14A, approximately 6 miles east of Lovell. Jim briefed the board on activity to date. Lyle Casciato explained to the board that the proposed lot does have irrigation water and that a water plan will be provided.
5. Davidson SS 11-002: (2) lot simple subdivision, each lot to be 15.1 acres. Located in Tract 107-I & Tract 108-A, T52N, R96W 6th PM. Adjacent to Highway 32 & Highway 14, 16, 20, approximately 4 miles north of Burlington. Jim updated the board on activity to date. There will need to be a change in the current access from field to residential, also advised the board they should consider limiting the building site due to grade and slope. Lyle Casciato, Engineering Associates advised they will identify the percolation tests on the lots.
6. Boyd SS 11-003: (2) lot simple subdivision, one lot to be 9.7 acres, second lot to be 2.0 acres. Located in the NENE Sec 28, T50N, R93W 6th PM. Adjacent to Orchard Bench Road, approximately 3 ½ miles west of Manderson. Jim updated board on activity to date. (1) lot less than 5 acres being proposed. The small lot has an existing septic system that was permitted by the county (permit # 05-028). The board question Todd Rhodes on the "need" for such a small lot. General discussion followed on septic system and replacement leach field.
 - A) Mike Scherman made a motion to approve the less than 5 acre lot being requested. Casey Crosby 2nd. All approved.
7. Good Mining Company, gravel pit, Shell Valley: Jim advised the board that a request for a pit operation was before the county and that the pit would be operating in the Shell Valley. Because the Shell Valley zoning resolution addresses mining operations that require a state air quality permit the board was asked if they would like to review the matter or make a formal recommendation. General discussion. The board decided that since none of the currently existing pit operations within the Shell Valley had ever been addressed by Planning & Zoning they felt the decision would best be handled by the BOCC. No action was taken;

the board advised that Jim present the matter directly to the commissioners identifying concerns.

Adjourn at 4:20 pm

Respectfully submitted;


Chairman


Secretary Acting