

Big Horn County Planning and Zoning Commission
May 13, 2014
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Commission members present: Alan Bair (Chairman), Cliff Alexander (Vice-Chairman), Mike Hinckley and David Neves

Commission members absent: Michael Scherman (Secretary)

Land Planning staff present: Joy Hill (Land Planner)

Others present: Jerry Ewen (Commissioner) and Keith Grant (Commissioner)

1. 2:00pm: Meeting called to order by Alan Bair.
2. Commission members discussed the status of a recently removed commission member. Commissioner Ewen explained that the commission member has been reinstated due to the legal requirement of a public hearing. The issue will be formally addressed at the next meeting of the Board of Commissioners on Tuesday, May 20.
3. Alan Bair shared that Michael Scherman (Secretary) called him and asked to be excused from today's meeting.
4. Review and approval of April 2014 meeting minutes. Motion to approve by David Neves. 2nd by Mike Hinckley. All in favor.
5. The Land Planner presented the final plat for the Walker Simple Subdivision (SS14-001) east of Lovell. All required actions were completed by the landowner or his agent. Cliff Alexander made a motion to approve the plat. 2nd by David Neves. All in favor.
6. The Land Planner provided an update on the Bischoff Simple Subdivision. Upon receipt of required responses from several districts and the town, we anticipate that this subdivision will be ready for review at the June meeting.
7. The Chairman provided a brief summary of tasks accomplished at the Noon-2pm workshop regarding amendments to the Subdivision Regulations. The primary items discussed were related to family and other exemptions: Affidavits, time required for immediate family members to hold the parcel following the split/gift, consideration of the requirement for access/easement for exempted parcels to be recorded, consideration of a survey requirement for exemptions and clarification regarding corporations as part of family exemptions.
8. David Neves continued discussion on the topic of developing a Natural Resource Plan. He mentioned that the commissioners were approached for further clarification on the path to take moving forward. The commissioners said that they would take the concept of a plan into

consideration during budget meetings; meanwhile the Planning and Zoning Commission should move forward with establishing a steering committee and any costs associated with advertising to elicit interested participants for the committee would be taken care of by the Clerk. David presented numerous sample interest areas for which participants could be sought. He suggested that the commission advertise for committee positions, but cautioned against getting too many people involved. He also suggested getting a member from a conservation district. Discussion ensued among all attendees regarding the concern about advertising and attempting to get a variety of coverage for interest groups. Committee members must be county residents. David Neves will work with the Land Planner to craft an advertisement to be placed in the local papers. Cliff Alexander made a motion to have Mike Hinckley serve on the steering committee (to provide additional support to David Neves). David Neves 2nd. All in favor.

9. The Land Planner introduced the Anders K. Johnson simple subdivision in the Burlington area. The landowner proposes to split a ~29.68-acre parcel from a ~120-acre parcel within one mile of the town of Burlington.
10. The Land Planner presented concerns about the status of the Shell Valley Zoning Regulation. The language in the document is outdated and the Land Planner is looking to the commission for direction/guidance as to how to proceed with the update or repeal of the regulation. Mike Hinckley does not feel it should be addressed. He feels it serves as more of an advisory document. Cliff Alexander and David Neves mentioned their concern that if action were taken against the county due to the unenforceability of the regulation in its current state, that there could be problems. Mike Hinckley made a motion to table the issue under concern is brought to the commission. Cliff Alexander said he does not feel the issue should be ignored, however he 2nd Mike Hinckley's motion. David Neves commented that he felt concerns about the regulation should be addressed at some point rather than not at all. The Chairman asked if all were in favor of the motion on the table. All in favor. No action will be taken by the Planning and Zoning Commission on this item at this time.
11. Cliff Alexander made a motion to adjourn the meeting at 4:09pm. 2nd by Mike Hinckley. All in favor.

Respectfully submitted;


Chairman

Secretary