

Big Horn County Planning and Zoning Commission
July 8, 2014
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Commission members present: Alan Bair (Chairman), Cliff Alexander (Vice-Chairman) (participated by phone), Michael Scherman (Secretary), Mike Hinckley and David Neves

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

Others present: Jerry Ewen (Commissioner)

1. 2:00pm: Meeting called to order by Alan Bair.
2. Review and approval of May 2014 meeting minutes. Motion to approve by Mike Hinckley. 2nd by Dave Neves. All in favor.
3. Review and approval of meeting cancellation for June 2014. Motion to approve by Mike Hinckley. 2nd by Dave Neves. All in favor.
4. The Planning Technician presented the final plat for the Bischoff Simple Subdivision (SS14-002) east of Lovell. 1-Lot. All required actions were completed by the landowner or his agent. Mike Hinckley made a motion to approve the plat. 2nd by Michael Scherman. All in favor.
5. The Planning Technician presented the final plat for the Anders K. Johnson Simple Subdivision (SS14-003) outside of Burlington. 1-Lot. All required actions were completed by the landowner or his agent. Dave Neves made a motion to approve the plat. 2nd by Mike Hinckley. All in favor.
6. The Chairman entertained several motions related to discussion held at the noon-2pm workshop regarding amendments to the subdivision regulations.
 - Mike Hinckley made a motion to include language in the amended subdivision application related to asking landowners the question, “Is the parcel proposed for subdivision financed?” 2nd by Dave Neves. The motion was amended to include the question “If the answer to the above question is yes, is the financial institution aware that you are attempting to subdivide the parcel?” Mike Hinckley made a motion to accept the amended motion. 2nd by Dave Neves. All in favor.
 - Michael Scherman made a motion to include language in the amended subdivision application to include the question, “Does a conservation easement exist that restricts the right of subdivision?” 2nd by Dave Neves. All in favor.
 - Dave Neves made a motion to include language in the amended subdivision regulations regarding the required use of affidavits for exemptions, including tentative approval of the draft affidavit reviewed at today’s workshop. 2nd by Michael Scherman. All in favor.

- Mike Hinckley made a motion to remove mention of specific fees from the amended subdivision regulations and include language that requires the Planning and Zoning Commission to review any proposed changes to fees. 2nd by Dave Neves. Amended to include the removal of the application from the subdivision regulations to stand as its own document, with language included that requires the Planning and Zoning Commission to review any proposed changes to the application. Mike Hinckley made motion to amend. 2nd by Dave Neves. All in favor.
 - Cliff Alexander made a motion to require the newly adopted affidavit to include Grantor and Grantee signatures. Michael Scherman 2nd. All in favor.
 - Dave Neves made motion to require recorded access for all subdivision exemptions reported on the newly adopted affidavit. 2nd by Mike Hinckley. All in favor.
7. David Neves continued discussion on the topic of developing a Natural Resource Plan. The Land Planner placed notice in the paper. Two applications have been received with some additional inquiries. Each conservation district will have a representative. Discussion ensued regarding the length of time for advertising and the desired number of participants. Dave Neves made a motion to select a committee at the August meeting. 2nd by Mike Hinckley. All in favor. Commissioner Ewen confirmed that the Board has set aside \$25,000 to support development of the plan.
 8. The Land Planner presented a landowner's proposed amendment to the Paint Rock Creek Estates Subdivision south of Hyattville. Following discussion, Dave Neves made motion to allow the landowner to make an application following the existing major subdivision regulations.. 2nd by Mike Hinckley. All in favor.
 9. The Land Planner presented the potential for a major subdivision on a Diamond Heart Ranch, LLC, parcel outside of Lovell. Additionally, Mr. Wilkerson has shared interest in possibly proposing a major subdivision on his 16-acre parcel outside of Lovell. No applications have been received.
 10. The Chairman reminded the commission that a motion is on the table to table any further consideration of the Shell Valley Zoning Resolution. Dave Neves made a motion to take the Shell Valley Zoning Resolution off the table to enter discussion. 2nd by Mike Hinckley. All in favor except Michael Scherman opposed. Discussion ensued regarding options for repealing or rewriting the regulation with the suggestion of making a formal recommendation to the Board of Commissioners that they hold a public hearing to determine public interest. Michael Scherman made a motion to table the discussion for discussion at a later date. 2nd by Cliff Alexander.
 11. Michael Scherman made a motion to discuss the Flood Damage Prevention Regulation. 2nd by Mike Hinckley. Mr. Scherman referenced an article in the Greybull Standard newspaper that included various quotes by county personnel and officials regarding the county's participation in the National Flood Insurance Program (NFIP). He asked if any of the commission members were interested in making a recommendation, as a commission, to the Board of Commissioners regarding their decisions moving forward with discussions related to the NFIP. No action was taken.

12. Alan Bair made a motion to adjourn the meeting at 4:01 pm. 2nd by Mike Hinckley. All in favor.

Respectfully submitted;

Alan J. Bair
Chairman
Michael Schenck
Secretary

