

Big Horn County Planning and Zoning Commission
February 10, 2015
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Commission members present: Alan Bair (Chairman), Mike Hinckley and David Neves

Commission member absent: Cliff Alexander (Vice-Chairman) and Michael Scherman (Secretary)

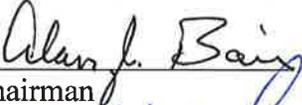
Land Planning staff present: Joy Hill (Land Planner) and Nick Wilson (Planning Technician)

Others present: None

1. 2:00 pm: Meeting called to order by Alan Bair.
2. Review and approval of January 2015 meeting cancellations. Motion to approve by Mike Hinckley. 2nd by David Neves. All in favor.
3. The Chairman asked for an update on the Natural Resource Plan Steering Committee activities. David Neves explained that effort is being made to secure grant funding to pay for writing of the plan. Several conversations with American Stewards have occurred. The Land Planning Department is working with the commissioners to determine if portions of the Hot Springs County plan can be utilized to get started on a plan. An application was sent in by Remy Cline indicating his interest in participating on the Natural Resource Plan Steering Committee. David Neves made a motion to appoint Remy to the Committee. Mike Hinckley 2nd the motion. All in favor.
4. The Chairman summarized the discussion that occurred during the noon workshop for amendments to the subdivision regulations. Members reviewed a draft of the format for the amended regulations. Discussion related to exemptions, minimum lot sizes for subdivisions and simple subdivision requirements occurred.
 - The Chairman entertained a motion for imposing a minimum lot size of three (3) acres for simple subdivisions. Additionally, language will be included for exceptions for lots adjacent to municipal boundaries and/or those with proven access to water and/or sewer services. Mike Hinckley made a motion to approve. David Neves 2nd the motion. All in favor.
 - The Chairman entertained a motion to require a statement regarding water availability for each lot in a simple subdivision to be listed on plats. Mike Hinckley made a motion to approve. David Neves 2nd the motion. All in favor.

5. The Land Planning Technician updated the commission on the status of the Amendment to the Paint Rock Creek Estates Subdivision. The landowner is still progressing with the process, however no plat has been received and water rights issues will be addressed.
6. The Land Planning Technician updated the commission on the status of the Cowboy Wood Products, Inc. Simple Subdivision. Draft plat has not been received. No mailing receipts or affidavit of publication have been received. Realtor contacted Land Planning with questions about a parcel that may result from boundary line adjustment on the south end of the exempt portion of the land.
7. The Land Planning Technician updated the commission on the status of the Grandalen Simple Subdivision. Process is still moving quickly. Awaiting Conservation District review. Septic feasibility study is required.
8. The Land Planning Technician presented the final plat of the Bischoff Simple Subdivision for review and consideration. All required process steps were completed. David Neves made a motion to approve the plat. Mike Hinckley 2nd. All in favor.
9. The Land Planner introduced Development Permit Applications for M-I Swaco's proposed expansion of their storage area. Because the proposed development falls within an airport protection zone, per the Airport Zoning Ordinance, the Planning and Zoning Commission must review the application(s). The Land Planner had asked the airports manager, Carl Meyer, for his review of the proposed development and he provided two letters indicating his approval. David Neves made a motion to approve the proposed development within Zone C. Mike Hinckley 2nd. All in favor.
10. Mike Hinckley made a motion to adjourn the meeting at 3:00pm. 2nd by David Neves. All in favor.

Respectfully submitted;


Chairman


Secretary