

Big Horn County Planning and Zoning Commission
March 10, 2015
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 member absent: Michael Scherman (Secretary)

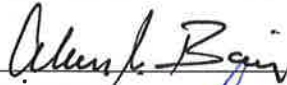
Land Planning staff present: Joy Hill (Land Planner) and Nick Wilson (Planning Technician)

Others present: Jerry Ewen (Commissioner)

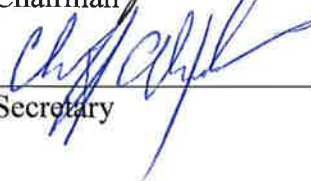
1. 2:00 pm: Meeting called to order by Alan Bair.
2. Review and approval of the February 2015 meeting minutes. Motion to approve by David Neves. 2nd by Mike Hinckley. All in favor. Approved.
3. The Chairman asked for an update on the Natural Resource Plan Steering Committee activities. Next meeting March 11, 4pm in the Commissioners' chambers. Development of the plan will continue by the committee until grant funding becomes available. Two applications have been received. David Neves made a motion to recommend adding Mae Smith to the committee. 2nd by Cliff Alexander. All in favor. Approved. David Neves made a motion to recommend adding Bob Graham to the committee. 2nd by Mike Hinckley. Cliff Alexander opposed. Approved. Commissioner Ewen discussed a bit about the financial plan for moving forward.
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 exemptions, as well as items sent out for Attorney General opinion.
 - The Chairman entertained a motion for adding language to the agricultural exemption paragraph related to any future proposed change of use requiring a simple subdivision permit. Cliff made motion. 2nd David Neves. Discussion about the definition of agricultural use. All in favor. Approved.
 - The Chairman entertained a motion to add the 3-acre minimum lot size requirement, previously imposed on simple subdivisions, to exemptions. Mike Hinckley made motion to approve. 2nd by Cliff Alexander. All in favor. Approved.
 - The Chairman entertained a motion to remove the grantee signature requirement from the draft Affidavit for Land Transfers. Cliff Alexander made a motion to approve. 2nd by David Neves. All in favor. Approved.

- The Chairman entertained a motion to add language to the regulations allowing for 1-acre lot sizes where parcels are adjacent to/share a boundary with a municipality and have available water and/or sewer services. Mike Hinckley made a motion to approve. 2nd by David Neves. All in favor. Approved.
5. The Land Planning Technician updated the commission on the status of the Amendment to the Paint Rock Creek Estates Subdivision. The Land Planner continues to review draft plats.
 6. The Land Planning Technician updated the commission on the status of the Cowboy Wood Products, Inc. Simple Subdivision. Draft plat has been received and reviewed. A few items remain to be completed on Lot 2 (recently added).
 7. The Land Planning Technician presented the final plat for the Grandalen Simple Subdivision. All required process steps have been completed and the Land Planning Department recommends approval. One of the grantors had passed since the date of the deed and a death certificate has been provided. Cliff Alexander made a motion to approve the plat. 2nd by David Neves. All in favor. Approved.
 8. The Land Planner mentioned a plan to seek a resolution to adopt the affidavit process in advance of the adoption of amended subdivision regulations.
 9. The Land Planner made mention of the unique exemption situations that recently emerged in the county leading to several counties seeking the opinion of the Attorney General. Any exempt splits producing a grantor parcel less than 35 acres will remain on hold until the opinion is received.
 10. Mike Hinckley made a motion to adjourn the meeting at 2:35pm. 2nd by David Neves. All in favor.

Respectfully submitted;



Chairman



Secretary