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Big Horn County Planning and Zoning Commission
December 8, 2015
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

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

Commission member absent: David Neves

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

Others present: Jerry Ewen (County Commissioner)

1. 2:09 pm: Meeting called to order by Alan Bair.
2. Review and approval of the August 2015 meeting minutes. Motion to approve by Cliff Alexander. 2nd by Michael Scherman. All in favor. Approved.
3. Review and approval of the September, October and November 2015 meeting cancellations. Motion to approve by Cliff Alexander. 2nd by Michael Scherman. All in favor. Approved.
4. The Chairman made the suggestion that future meetings, where no actionable items are identified by Land Planning, be automatically cancelled. Motion to approve by Cliff Alexander. 2nd by Michael Scherman. All in favor. Approved.
5. The Chairman asked for an update on the Natural Resource Management Plan Steering Committee activities. Commissioner Ewen shared that we have received a notice that contract award of \$50,000 should be underway in the coming week. The draft RFP has been approved by the Wyoming Business Council. Following contract award, the RFP will be announced and the selection process will begin.
6. The Chairman summarized discussion that occurred at the noon Subdivision Regulation Amendments workshop. The commission reviewed the first thirteen pages of the draft amendments to the regulations. The Land Planner updated the commission on recent discussions with regional planners related to subdivision regulations.
7. The Land Planner introduced the Tyra 2-Lot Simple Subdivision along Greybull River Road.
 - The family exemption noted on the draft plat has not been fully executed by deed. Therefore, the County will not proceed with the process until the official land transfer has occurred.
 - The Town of Greybull has identified concerns about the type of development that may be proposed on the lots being produced. We are awaiting a letter from them regarding their concerns. At this time, the Land Planner suggests that the commission consider a

requirement of the subdivider to place a special note on the plat summarizing the town's concerns. No action will be taken until a letter is received.

8. The Land Planner presented plans to amend the plat of the Triple Crown Vista Subdivision.
- The Weldes would like to correct the plat to include the 50-foot private easement as part of Lots 1 and 2, while also combining Lots 2 and 3 into one lot.
 - The Weldes anticipate that the Leonhardts, surrounding property owners, will have concerns about access that has been previously granted through the private easement; however the plat does not show public access, nor does it specifically state who benefits from the private road easement. The Land Planner has confirmed that the adjacent landowner has approved access agricultural access to their parcel from WYDOT along Hwy 310 north of the subdivision.
 - The Chairman entertained a motion to approve the following process to accommodate an amendment to the Triple Crown Vista Subdivision.
 - Certified mail notification sent to all lot owners in the subdivision.
 - Certified mail notification sent to all adjacent landowners.
 - Certified mail notification sent to the irrigation/drainage districts.
 - Certified mail notification sent to the Town of Cowley.
 - Notice to the public via local newspaper for two consecutive weeks.
 - Amended plat done by licensed surveyor.Motion made to approve the process by Cliff Alexander. 2nd by Mike Hinckley. All in favor. Approved.

9. The Land Planner announced that as of Friday, December 4, the County started its official Facebook page. All are encouraged to visit and "Like" the page.

10. Mike Hinckley made a motion to adjourn the meeting at 3:21pm. 2nd by Michael Scherman. All in favor.

Respectfully submitted;


Chairman


Secretary

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