

9. The Land Planner updated the Commission on the proposed amendments to the Jarski-Long Subdivision. The Town of Lovell will review the draft plat this evening. Following their review, the plat will be ready to go final and will be presented to the Commission at the regular February meeting.

10. The Land Planner updated the Commission on the Tyra Simple Subdivision. The County has not yet received the deed for the family exemption to the southeast of the subdivision; therefore, we will not proceed any further with the subdivision process.

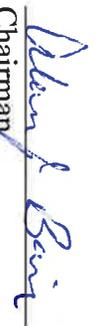
Also, the Land Planning Department received a letter from the Town of Greybull citing their concerns about residential development along the edge of an area that they have zoned Light/Medium Industrial. Michael Scherman made a motion that we require a simple note on the plat regarding proximity to the Town of Greybull and their existing zoning. The Land Planning Department shall develop the sample plat note and present it to the Commission at the February meeting. 2nd by Cliff Alexander. All in favor. Motion passed.

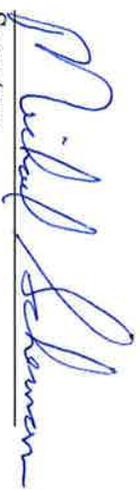
11. The Chairman asked that the tabling of discussion on the Shell Valley Zoning Regulation be discussed. The item has been tabled for an extended period of time (since May of 2014). Michael Scherman made a motion to remove the matter of the Shell Valley Zoning Regulation from the table for discussion. 2nd by John Fuller. The Commission discussed the need for clarification on the enforceability of the existing document. The Land Planner will check with the County Attorney to see what the rules are for repealing the regulation and/or seek a statement that identifies the document as unenforceable. All in favor. None opposed. Approved.

12. The Land Planner explained that she will be attending the quarterly mayors' meeting in Frannie on the 21st. She will be presenting on the topics of addressing, subdivisions and urban fringe development.

13. Cliff Alexander made a motion to adjourn the meeting at 4:04pm. 2nd by David Neves. All in favor.

Respectfully submitted;


Chairman


Secretary

6. Review and approval of the December 2015 meeting minutes. N Alexander. 2nd by Michael Scherman. All in favor. Approved.
7. The Chairman asked for an update on the Natural Resource Management Committee activities. Commissioner Ewen shared that approval from the state to proceed with work. No funds have been transferred.
8. Mr. Gary Leonhardt approached the Commission with his conceptual amendments to the Triple Crown Vista Subdivision.
 - Gary identified that there is a stock water tank used by his subdivision on the land identified as a 50-foot easement on
 - Gary said that Cal Taggart intended to have a right-of-way strip of the Welde lot and that it has always (~20 years) been the north of the subdivision which directs their trucks down a lateral school track.
 - Wally Gladder was the previous owner of Lot 3 and placed it not in compliance with the covenants. Gary said that the Welde Gladder remove the home. They sold the property to the Mel house that straddles Lots 2 and 3.
 - Gary showed a map where the county displayed the 50-foot easement parcel in late 2015. He also showed a more recent map of the land being its own parcel.

The Land Planner explained that the Welde recently approached the Department to say that their title company revealed Welde owned the land, contrary to what was shown on the Mapserver. The Land Planner's office that an error had been made in the mapping year was corrected. The Land Planning Department and Assessor's office recorded in 1995 from T.K. Partnership to the Welde transferred to Welde, as well as giving them, specifically, an access easement not seen evidence of documentation that gives the Leonhardts ownership through the 50-foot easement.

The Commission discussed the issues related to the proposed amendments. Mr. Ewen made a motion that the amendment of the Triple Crown Vista Subdivision be tabled until more information and a legal opinion from the Leonhardts are provided to provide a written notice to the Land Planner.

Big Horn County Planning and Zoning Commission
January 12, 2016
County Courthouse
420 West C Street, Basin, Wyoming
2:00 pm

Commission members present: Alan Bair (Chairman), Cliff Alexander (Vice-Chairman), Michael Scherman (Secretary), David Neves and John Fuller

Commission member absent:

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

Others present: Jerry Ewen (County Commissioner), Felix Carrizales (County Commissioner), Gary Leonhardt

1. 2:01 pm: Meeting called to order by Cliff Alexander (Vice Chairman) acting as Chairman.
2. The commission selected officers for the coming year.
 - Michael Scherman made a motion to retain Alan Bair as Chairman. 2nd by David Neves. All in favor. Approved.
 - Michael Scherman made a motion to retain Cliff Alexander as Vice-Chairman. 2nd by David Neves. All in favor. Approved.
 - David Neves made a motion to retain Michael Scherman as Secretary. 2nd by Cliff Alexander. All in favor. Approved.
3. Alan Bair arrived and continued the meeting as Chairman.
4. All in attendance were introduced to Mr. John Fuller, the newest member of the commission. John also introduced himself and made note of his prior experience serving on the Sweetwater County Planning and Zoning Commission.
5. The commission discussed the schedule for regular meetings through January 2017. Regular meetings will continue to be held at 2pm in the Commissioners' chambers in the courthouse in Basin. The commission also agreed that any time there are action items and a regular meeting, a noon workshop will be held to continue working on the subdivision regulation amendments until the work is complete. Michael Scherman made a motion to accept the schedule below. 2nd by David Neves. All in favor. Approved.
 - February 9, 2016
 - March 8, 2016
 - April 12, 2016
 - May 10, 2016
 - June 14, 2016
 - July 12, 2016
 - August 9, 2016
 - September 13, 2016
 - October 11, 2016
 - November 8, 2016
 - December 13, 2016
 - January 10, 2017