

Big Horn County Planning and Zoning Commission
February 9, 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:

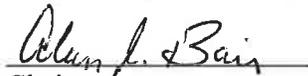
Land Planning staff present: Joy Hill (Land Planner) and Nick Wilson (Planning Technician)

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

1. 2:02 pm: Meeting called to order by Alan Bair (Chairman).
2. Review and approval of the January 2016 meeting minutes. Motion to approve by David Neves. 2nd by John Fuller. All in favor. Approved.
3. The Chairman asked for an update on the Natural Resource Management Plan. David Neves shared that the county has been presented an award agreement which is currently under review by the County Attorney. Upon acceptance of the fully executed agreement, work shall commence. Alan asked what the function of the steering committee will be once the agreement is executed. The Land Planner indicated that they will work closely with the chosen consultant to provide direction and reviews.
4. The Chairman summarized the accomplishments of the noon Subdivision Amendments Workshop. The Commission reviewed Simple Subdivision Permit Requirements on page 14 through Section 4 of page 18.
5. The Land Planner updated the Commission on the status of the proposed amendments to the Triple Crown Vista Subdivision.
 - Received responses from Sidon Irrigation District, Cowley Drainage District and the Town of Cowley, none of which indicated approval of the proposed amendments at this time.
 - Received certified mail from the attorney representing Mr. Leonhardt. The letter indicated that the easement cannot be legally vacated without the Leonhardt's permission.
 - The County Attorney has indicated that there is a genuine question of access and, therefore, the County shall not proceed with the proposed plat amendment until the conflict is resolved.
6. The Planning Technician presented the Amended Plat of Lot 2 of the Jarski-Long Subdivision for review and consideration.
 - All required process steps have been completed.

- There was no discovery of groundwater as part of the septic feasibility study – that would need to be proven upon future development.
 - Michael Scherman made a motion to approve the amended plat. 2nd by Cliff Alexander. All in favor. Motion passed.
7. The Land Planner updated the Commission on the Tyra Simple Subdivision. The County has still not received the deed for the family exemption to the southeast of the subdivision; therefore, we will not proceed any further with the subdivision process. Upon receipt of the family exemption, the Land Planner will develop a statement to be placed on the plat related to the Town of Greybull's concerns about zoning proximal to the site of the subdivision.
 8. The Land Planner notified the Commission that the County Attorney has not had a chance to provide a response regarding the Shell Valley Zoning Regulation.
 9. The Land Planner shared that a landowner east of Lovell is considering a major subdivision. An approximately 11-acre parcel may be split into 6 parcels. There is floodplain involved.
 10. The Land Planner shared that she attended the quarterly mayors' meeting in Frannie on January 21st. She presented on the topics of addressing, subdivisions and urban fringe development. Those present requested that she attend the next meeting to further discussion on those topics.
 11. David Neves made a motion to adjourn the meeting at 3:04pm. 2nd by John Fuller. All in favor.

Respectfully submitted;


Chairman


Secretary