

Big Horn County Planning and Zoning Commission
June 14, 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

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

Commissioners present: Jerry Ewen (Board Chairman)

Others present: Mary Russell

1. 2:04 pm: Meeting called to order by Alan Bair (Chairman).
2. Review and approval of the May 2016 meeting minutes. Motion to approve by Cliff Alexander. 2nd by Michael Scherman. All in favor. Approved.
3. The Chairman opened discussion about the Zoning Resolution for Shell Valley. Alan welcomed Mary Russell to the discussion.
 - Mary indicated that the last meeting she attended she recalled the Land Planner indicating favor for zoning in the county; she happens to agree. She has heard that the Zoning Resolution for Shell Valley is unenforceable. She knew of some developments that didn't materialize due to the regulation. She is concerned that if the county does away with the regulation, there may be signage issues (no restrictions, except for highway regulations) which would upset the Shell Valley residents. She feels that the resolution has discouraged salvage yards. She feels that it also helped development not to be scattered throughout the hills (she mentioned Wapiti as an example). She feels that people love the Shell Valley and would like to preserve the resources and scenery. She would like to see development as subdivisions rather than houses scattered about everywhere and mobile home parks. She is afraid that if the regulation is completely dissolved, it opens up the area to a lot of uncontrolled development issues. She mentioned that the document can be amended, even without the public. She feels that there are ways for it to be amended to make it more workable. She added that it adds the Shell Valley Land Use Advisory Committee that has not been in place for a long time and that in their absence the issues should be raised to the next level (Planning and Zoning Commission). She closed with saying that the document would be best amended rather than repealed. She feels that it helps hold the property values in that area, by keeping housing density down. She asked for feedback from the Commission.
 - Michael Sherman sought clarification, citing that many portions have not been enforced and, in fact, have been ignored/violated. The Planning Technician added that the County itself has violated the regulation itself. Michael wanted to know what Mary's vision is. She said that you can't correct what has been done wrong, you can simply go forward


and make some changes. The Planning Technician added that we have no overall zoning in the county. Commissioner Ewen added that he feels it has no teeth – that it is merely advisory in nature and not zoning. The Planning Technician mentioned an example of a past development issue that involved legal representation.

- Michael Scherman added that anything that is done, who is going to enforce it? Mary asked, “Whose responsibility is it to enforce anything?” Michael said it should be the Sheriff. Mary said it should start at P&Z and the Commissioners and then on to the Sheriff.
 - David Neves added that Mike Hinckley said to use the regulation as a guideline. He doesn’t understand how if it is something that you can’t enforce, how can you use it as a guideline. Commissioner Ewen mentioned the Advisory Committee and how it went away at some point.
 - The group discussed zoning as it would apply to the entire county and just the Shell Valley Watershed.
 - Alan Bair said that he does not feel that the Planning and Zoning Commission is the suitable group to amend the document, however he feels that if a group of interested individuals in the Shell Valley could work to improve the document it would be good.
 - Cliff Alexander made a motion to make a recommendation to the Board of Commissioners to repeal the Zoning Resolution for Shell Valley. 2nd by Michael Scherman. Discussion ensued about possibly giving the public one more chance to respond. Motion was not amended. All in favor. Motion passed.
4. The Chairman summarized the accomplishments of the 12:00pm Subdivision Amendments Workshop. The Commission continued discussion on mobile/manufactured homes and mobile home parks/courts.
5. The Land Planner and Planning Technician updated the Commission on the status of subdivisions in progress.
- Amendments to the Triple Crown Vista Subdivision – we have received a signed contract from Melody Welde. An agreement has been reached between her and the Leonhardts regarding the access easement along the south boundary of the subdivision. The Land Planner hopes the final amended plat will be ready for review in July or August.
 - Tyra Simple Subdivision – still in progress. Percolation tests are required. The owner indicated that they plan to do the work soon. The surveyor has been provided the special not to be placed on the plat.
 - Kestner Simple Subdivision – latest draft was received by email yesterday. The Land Planner will review it and it should be ready for Commission review and consideration in July.
 - Tucker Simple Subdivision – in progress. Question on the wastewater design – possible need for an agreement with the town for a pressurized line.
 - Gifford Simple Subdivision – in progress.
6. The Planning Technician introduced the Hoffman Simple Subdivision south of Lovell. The Hoffmans plan to split approximately 2 acres out of their parcel. Percolation tests are

complete – chances are they will be required to place special notice on the plat for a required engineer review on septic since the soils are tight. Town water will be provided.

7. The Land Planner introduced Jeff Dirks' plan to split his parcel in SS 06-001. The Land Planner has asked if it would be okay to follow the process approved for Shawn Lyman (previous owner of the parcel) to vacate the subdivision and follow with a simple subdivision. Cliff Alexander made a motion to allow for the same process to be followed. 2nd by David Neves. All in favor. Motion passed.
8. David Neves made a motion to adjourn the meeting at 3:02pm. 2nd by John Fuller. All in favor.

Respectfully submitted;


Chairman


Secretary

