

Big Horn County Planning and Zoning Commission
January 26, 2017
County Courthouse
420 West C Street, Basin, Wyoming
12:00 pm

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

Commission member absent: Michael Scherman (Secretary)

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

Others present:

1. 12:15pm: Meeting called to order by Alan Bair.
2. Review and approval of the January 2017 meeting minutes. Motion to approve by David Neves. 2nd by Cliff Alexander. All in favor. Approved.
3. The Land Planner updated the Commission about the Board's position regarding additional fees for retroactive permits. The Commissioners will hold a public meeting on March 7 regarding this subject.
4. The Land Planner updated the Commission about the Board's decision to move forward towards the repeal of the Solar Access Rights resolution. The Commissioners will hold a public meeting on March 7 regarding this subject.
5. The Land Planner notified the Commission that John Hoffman has expressed interest in doing a second simple subdivision from the parcel he subdivided last fall. The County Attorney agreed that if he chooses to add two lots, he will be required to complete the major subdivision process. If he chooses to scale back and add one lot, he will be required to do an amended plat of the original simple subdivision.
 - Cliff Alexander made a motion to approve adding the following conditions to the amended subdivision regulations:
 - i) The definition of a simple subdivision shall be amended to allow for up to three (3) lots, each less than 35 acres, from a single parcel. Accordingly, the definition of a major subdivision shall be amended to apply to land divisions creating four (4) or more lots, each less than 35 acres, from a single parcel.
 - ii) There shall be a 2-acre minimum lot size for lots proposed in simple subdivisions (In a previous meeting, the Commission had moved to a 3-acre minimum. This decision supersedes that decision.) Previously approved amendments allowing for smaller lot sizes closer to town boundaries shall remain in place.
 - iii) There shall be a 3-year wait period between simple subdivisions occurring from the same parent parcel. If a landowner wishes to further subdivide a parcel before the 3-

year wait period has passed, the Planning and Zoning Commission and Board of Commissioners' approval must be granted to proceed with an amended simple subdivision or major subdivision.

- 2nd by John Fuller. All in favor. Approved.
6. The Planning Technician presented the final plat of the Johnson Simple Subdivision SS17-001. The landowner has completed all of the required steps in the process. All required district responses have been received. Percolation tests were not required since there is a recently placed, permitted septic system on the proposed lot. David Neves made a motion to approve the plat of the Johnson Simple Subdivision SS17-001. 2nd by John Fuller. Cliff Alexander abstained due to personal interest. All in favor. Approved.
 7. John Fuller made a motion to adjourn the meeting at 1:20pm. 2nd by David Neves. All in favor.

Respectfully submitted;


Chairman


Secretary