

Big Horn County Planning and Zoning
April 14, 2009
County Courthouse
420 West C Street, Basin, Wyoming
1:00 p.m.

Board members present: Ben Snyder, Mary Russell and Mary Flitner.

Land Planning staff present: Jim Waller, Ken Markert and Nick Wilson.

Others present: Sherman Allred, Jerry Ewen, Lesley Jeffers and Brenda TenBoer.

1. Call to order by Mary Flitner 1:00p.m.
2. Minutes from the March 10, 2009 discussed. Mary Russell made motion to approve minutes as presented, Ben Snyder seconded motion carried.
3. Minutes from the special meeting on February 24, 2009 were discussed. Ben Snyder made a motion to approve the minutes as presented, Ben Snyder seconded, motion carried.
4. **Proposed amended Lot 4 Paint Rock Creek Estates Subdivision**
 - a. Jim Waller presented the history of Lot split and why an amended plat was necessary to clean up the official record. General Discussion about the lot split and the recorded easement across Lot 4b. General discussion on the temporary easement across Lot 4a.
 - b. Ben Snyder made a motion to accept the plat as presented, send certified notices to all contiguous landowners and lot owners within the subdivision, place a notice in the newspaper indicating a public hearing on May 12, 2009. Mary Russell seconded, motion carried.
5. **Paint Rock Crossing Subdivision (Blue Hills Addition)**
 - a. Ken Markert presented the review to date, specifically addressing items that had been missed by the developer during presentations to the board in January and February 2009. General discussion. The Development Agreement and Draft Letter of Credit have been presented and the developer's bank has been working with the County Attorney. Final Letter will be available when the development is presented to the County Commissioners. The irrigation distribution plan is slated to be presented to the Board of Control the second week of May, appropriators submitted comments. Home Owner Association formation documents were submitted. Ken Markert presented a final resolution with three conditions, first being the Letter of Credit, second record an easement for access and utilities across Lot 4b Paint Rock Creek Estates, and third state approval of the water right distribution plan.
 - b. Ben Snyder made a motion to approve the Paint Rock Crossing Blue Hills Addition as presented noting the conditions in the Final Resolution (**Attached**). Mary Russell seconded the motion, motion carried. Board members present signed the Resolution for Recommendation for Approval of Subdivision Permit for Paintrock Crossing-Blue Hills Addition-Lots 1,2,3,19,20,21,22,& C14
6. **Ed and Terry Stidolph Simple Subdivision 06-001 & 06-004 amended plat (boundary line adjustment).**
 - a. Jim Waller presented activity to date.
 - b. No action taken.
7. **Old Business**

- a. Land Use Plan: Jim briefed the board that the finalization of the new land use plan currently being studied may need to be extended into the next budget year.
- b. Copies of proposed changes to the counties sub-division regulations were handed out to board members for the perusal. A list of changes was included identify each Chapter and Section that needed reviewed and possibly changed.

8. New Business

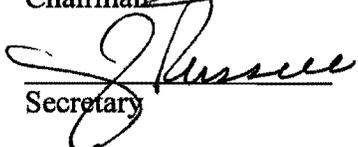
- a. The board was briefed on a developing issue regarding the county's Flood Ordinance and a potential septic issue in the county outside of Byron along the Shoshone River. Two mobile homes are on site, no elevation information has been provided, no information has been provided on the septic systems. The office will continue to work on getting the landowner to comply with the regulations.

9. Adjourn 3:20 pm

Respectfully submitted;



Chairman



Secretary

RESOLUTION

TITLE: RECOMMENDATION FOR APPROVAL OF SUBDIVISION PERMIT FOR PAINTROCK CROSSING - BLUE HILLS ADDITION - LOTS 1, 2, 3, 19, 20, 21, 22, & C14

WHEREAS, the Big Horn County Planning & Zoning Commission finds that the proposed Paintrock Crossing - Blue Hills Addition Subdivision - Lots 1, 2, 3, 19, 20, 21, 22, & C14 is consistent with the Commission's pre-application decision and complies with the requirements of the Big Horn County Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Big Horn County Planning & Zoning Commission hereby recommends approval and grants clearance for Final Plat for Blue Hills Addition Subdivision, Lots 1, 2, 3, 19, 20, 21, 22, & C14 with the following conditions:

1. The applicant shall provide the letter of credit prior to recordation of the final plat; and
2. The applicant shall record an easement for access and utilities in favor of the public across Lot 4b of Paint Rock Creek Estates prior to recordation of the final plat; and
3. The applicant shall obtain state approval of the water rights distribution plan and detachment of water rights prior to applying for final plat approval by the Board of County Commissioners.

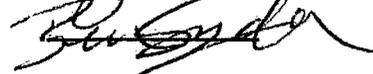
ADOPTED by the Big Horn County Planning & Zoning Commission this 14th day of April, 2009.

Bill Roady, Chairman _____

Casey Crosby _____

Mary Flitner 

Mary Russell 

Ben Snyder 

Attest: This is a true copy of the Big Horn County Planning and Zoning Commission Decision Regarding the Paint Rock Crossing Subdivision Final Plat, dated April 14, 2009.

Dori Noyes

Big Horn County Clerk and Recorder

Date: _____