

**Big Horn County Planning and Zoning
Special Session
February 24, 2009
County Courthouse
420 West C Street, Basin, Wyoming
3:00 p.m.**

Board members present: Mary Flitner, Ben Snyder, Mary Russell, Bill Roady & Casey Crosby.

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

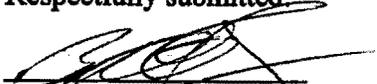
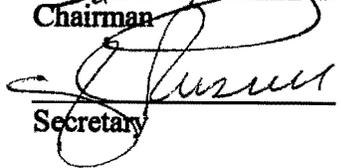
Others present: Brenda TenBoer, Terry & Leslie Jeffers, Sherman Allred, Todd & Ruth Cox.

1. Bill Roady called meeting to order at 3:00 p.m.
2. Paint Rock Creek.
 - a. Ken Market addressed the board regarding missing items from the last meeting February 10, 2009 and information he was provided on February 9, 2009. Comments from utility providers, irrigation water distribution plan, merchantable title, adequate financial resources are not appropriately addressed.
 1. Lot # 1 was shown as a park on the initial plan
 2. Flood Irrigation is not appropriate on small lots. Lots should be sprinkled
 3. The CCR's should address an irrigation water master.
 4. Road dedicated to the public but not publicly maintained
 5. Home owners association has not been created and the CCR's state it has.
 - b. Board members questioned Sherman Allred on the water rights issues, size of the existing ditch, the existing diversion structure, and the ditch users. Ken Markert expressed to the board no information was provided from the existing downstream and upstream users.
 - c. Sherman presented: title commitment documentation and a letter from a bank representing the sub-divider.
 - d. General discussion regarding the form of the title commitment and a proper letter of credit.
 - e. Terry Jeffers expressed concern on the subdivision process being enforced and making the process more difficult.
 - f. Board response to Terry Jeffers' comments was that they were following state statute and county regulations.
 - g. Ken Markert generated a list stating the following points that would need to be addressed before the board should review further.
 1. Letter of credit in proper form, development agreement, joinder of mortgage holders (if needed), review & comment by appropriators, CCRs revised to cover maintenance of roads and irrigation, state engineer approval on irrigation plan, documents forming the Home Owners Association.

h. The subdivision will be placed tentatively on the March 10, 2009 agenda pending completion of the list provided.

3. Adjourn 4:40pm.

Respectfully submitted:


Chairman
Secretary