

Big Horn County Planning and Zoning  
October 13, 2009  
County Courthouse  
420 West C Street, Basin, Wyoming  
7:00 p.m.

**Board members present:** Bill Roady, Mary Russell, Many Flitner, Ben Snyder and Casey Crosby.

**Land Planning staff present:** Jim Waller and Nick Wilson.

**Others present:** Scotty Hinman, Keith Grant, Jerry Ewen, Brenda TenBoer and multiple members of the public.

- 1) Call to order by Bill Roady 7:00pm
- 2) Review minutes from meeting September 8, 2009.
  - a) Approved as presented.
- 3) Review minutes from Public Hearing September 22, 2009.
  - a) Approved as presented.
- 4) Review *written* comments on the Land Use Plan Public Hearing.
  - a) Jim updated the board on the written comments received into the Planning Office during the public comment period (September 23 – October 12). Jim also read aloud the last written letter received that had not been mailed out to the board.
  - b) Bill Roady asked for a brief statistical review on the written comments (pro/con). Jim stated that out of 20 written comments 16 were in favor of the plan as presented with 6 against.
  - c) Bill asked Ken Markert to comment on proposed changes to the new plan. Ken discussed the potential changes attached to the resolution—redefining nuisance Land Uses in Appendix A, add explicit wording to the recommended actions, and adding Appendix F (Land Use Maps of Big Horn County Towns)
  - d) Mary Russell presented some specific points she felt needed to be re-worded in the plan in the definition of nuisance land use.
  - e) General discussion of the amendments and the general public comments.
  - f) Bill Roady stated he would entertain a motion. Mary Flitner, “I move that the Big Horn County Planning & Zoning Commission recommend the draft Land Use Plan, with corrections, to Board of County Commissioners for their adoption. Ben Snyder seconded. All approve.
  - g) Mary Russell made a motion that the board sends a package to the Board of County Commissioners containing the resolution and the amendments. Mary Flitner seconded. All approve.
- 5) Old Business
  - a) Jim updated the board on activities to date regarding the Welling/Hedges 1 lot simple subdivision. Final plat should be received soon. All other requirements have been met and a note was placed on the plat regarding the septic system.
  - b) Moncur 2 lot simple subdivision. Proof of Certified notices being sent to all adjacent landowners, publication in newspaper for 2 weeks and final plat are pending.
  - c) Ray Heiser simple subdivision plat was signed by the Town of Lovell. Planning and Zoning approved the plat in August 2009, final signatures pending. The board signed the plat and facts and findings. Subdivision will be forwarded to the County Commissioners for final approval.
- 6) New Business

- a) Reminded the board of scheduled time changes for their meetings. Meetings for November through April will be held at 1:00pm.
- b) Robert Elliot had contacted the office and was in the process of finalizing his package for the Dorsey Creek major sub division.
- c) Jim thanked the board for all their hard work and dedication.

7) Adjourn 8:00 pm

Respectfully submitted;

  
Chairman

  
Secretary