

Big Horn County Planning and Zoning
August 14, 2012
County Courthouse
420 West C Street, Basin, Wyoming
2:00 p.m.

Board members present: Mary Flitner, Mary Russell, Alan Bair and Debbie McKim

Land Planning staff present: Joy Hill and Nick Wilson

Others present: None

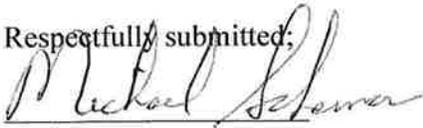
2:00pm: Call to order by Mary Flitner.

- 1) Board visited with Joy Hill, the new county planner. Each member was introduced via round table greetings.
- 2) Minutes from the March meeting were approved as presented.
- 3) Review of the Heritage FLP Subdivision: SS 12-002 (1) Lot. One seven-acre lot division located in the NENW Sec. 17, T55N, R97W 6th PM. Land Planning staff presented the Board with facts and findings. All notices and mailings were complete and documented with the Land Planning Office. The finalized plat was reviewed by the board.
 - a) Alan Bair made a motion for approval
 - b) Debbie McKim 2nd
 - c) All approved
- 4) Land Planning staff informed the Board about progress on the Willis Subdivision: SS 12-001. A one-lot subdivision being performed on property owned by Frank Willis, located in the NENE Sec. 24, T57N, R97W 6th PM. The Land Planning Office is still awaiting documentation for public notices and mailings. A proposed plat is on file; no Mylar has been prepared at this time.
 - a) No action.
- 5) Land Planning staff updated the Board about progress on an amended plat for Getzfreid: SS 10-004: Lot line adjustment. Mailings and public notice have been completed; awaiting Mylar. The Board voiced concern about a possible drainage issue/ditch conflict resulting from the boundary line adjustment.
 - a) No action.
- 6) Land Planning staff and the Board discussed the need for clearer references to the location of subdivisions in review. Clear maps and identification of general location, beyond the legal description, would be helpful during review.
 - A) Mary Russell stated the need to have the owners name included clearly within the title block of the recorded plat.

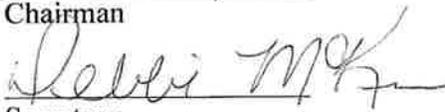
- 7) Land Planning staff and the Board discussed the current subdivision regulations and possible changes to be made in the future. Nuisance regulations that could be possibly adopted by the county were discussed in addition to view shed protection and regulations that would impact development within the mapped floodplain. Discussion included mention of Greybull's regulation regarding mobile homes; there is no allowance for mobile homes more than 10 years old. Brief discussion ensued regarding salvage yard applications and whether the Board needed to be included in that process due to a lack of zoning or other regulations.

3:30 pm: Meeting adjourned.

Respectfully submitted;



Chairman



Secretary