

Big Horn County Planning and Zoning Commission  
April 9, 2013  
County Courthouse  
420 West C Street, Basin, Wyoming  
2:00 pm

**Board members present:** Mary Flitner, Michael Scherman, Debbi McKim, Alan Bair, Mike Hinckley

**Land Planning staff present:** Joy Hill and Nick Wilson

**Others present:** Commissioner Jerry Ewen, David Neves

1. 2:01pm: Meeting called to order by Mary Flitner.
2. Minutes from the March 2013 meeting were approved as presented. Motion to approve by Debbi McKim. 2<sup>nd</sup> by Michael Scherman. All in favor.
3. Nick Wilson presented the final plat for the Coble 1-Lot Simple Subdivision.
  - A. Concerns about the Town of Burlington well were addressed and special conditions are noted on the final plat. Residential septic limitations exist inside and outside of the wellhead protection area within Lot 1.
  - B. Mailings to adjacent landowners were verified as being delivered.
  - C. Public notice was placed in the local newspaper as required.
  - D. Received report from Conservation District – no concerns listed.
  - E. Fire District report revealed no concerns.
  - F. Greybull Valley Irrigation District proceeded as normal.
  - G. A signed resolution from the Town of Burlington was received.
  - H. Final mylar plat, 3 pages, was received.
  - I. Final plat was reviewed by all Commission members.
  - J. Debbi McKim made a motion to approve. 2<sup>nd</sup> by Michael Scherman. All in favor.
  - K. Final mylar plat signed by Debbi McKim and Mary Flitner.
  - L. The plat will be presented to the Commissioners at their next meeting on April 16, 2013.
4. The Commission welcomed guest, David Neves, to the meeting.
  - A. Mr. Neves presented a map indicating the location of a one-acre property in Emblem, just west of the Post Office, where he and his wife are hoping to put additional housing (three mobile homes) for employees who work on their ranch and those who work for their farmers. If not used for those purposes, the housing could be rented.
  - B. Mr. Neves approached the Commission because he learned through the process of having a shared septic system designed that his plans may require a subdivision. Mr. Neves indicated that the intent would be to keep the trailers with the existing owner and not sell them. He asked if placement of modular homes or stick-built structures would make a difference in the subdivision requirement.
  - C. The Land Planner shared three sections of the subdivision regulations that address mobile homes and mobile home courts.

### Chapter III

Section 2. What a Subdivision is. For the purpose of this resolution a subdivision is: the creation or division of a lot, tract, parcel or other unit of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word "subdivide" or any derivative thereof shall have reference to the term subdivision. For the purposes of this resolution a mobile home court shall be considered to be a subdivision.

### Chapter IV

Section 4. Recording of Plats. The clerk shall not record any plat of any subdivision of any land subject to this resolution until a subdivision permit has been issued by the Board.

The definition of subdivision includes mobile home courts that are to be leased or rented as well as sold.

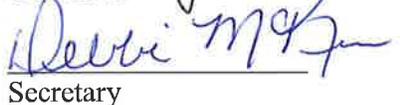
### Appendix I: Definitions

**Manufactured home/mobile home:** Is a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements.

- D. Commission members and others in attendance discussed renting, lack of zoning, protecting the health and safety of citizens, septic installation requirements, lack of clarity of existing regulations and the long-term goals for the property.
  - E. The group discussed concern about long-term implications of using a shared septic system between the three proposed units and wondered if the small acreage of land could support one or more septic systems.
  - F. Mr. Neves said he and his engineer will take a look at the septic and well with respects to the offset distances in making his final decision. He indicated that he does not wish to subdivide.
5. Commission members discussed the existing Planning and Zoning Commission Rules and Regulations.
- A. The Commission reviewed and made recommended changes to Chapter I of the rules.
  - B. Several questions emerged regarding the definitions of various terms. The Land Planner will ask the attorney for clarification.
  - C. The group will resume discussion, starting with Chapter II, at the next meeting.
6. Alan Bair made a motion to adjourn the meeting at 4:09pm. 2<sup>nd</sup> by Debbi McKim.

Respectfully submitted;

  
Chairman

  
Secretary