

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, APRIL 30, 2015
450 N. 2ND ST., ROOM 205
LANDER, WY 82520**

Open of Meeting: Chairman Kristin Paulsen called the meeting to order at 7:00 p.m. The following were present: Planning Commissioners: Tom Jones and JR Oakley; County Commissioner Travis Becker; Planning Department Staff: Director Steve Baumann, Small Wastewater Specialist Marcel Lopez and Department Secretary Cheryl Crowson. Absent: Vice Chairman Harold Albright and Planning Commissioner Richard Emond.

Pledge of Allegiance: Chairman Paulsen led those present in the Pledge of Allegiance.

Approval of Agenda: Commissioner Oakley moved, Commissioner Jones seconded to approve the Agenda of the April 30, 2015 meeting. No further discussion, the motion carried unanimously.

Approval of Minutes: Chairman Paulsen commented in regard to the Minutes for the March 26, 2015, Regular Planning Commission Meeting, in the section for the Gibbons Draw Subdivision, there are corrections as follows: on page 4, "Wayne (insert) *at the* Irrigation District"; page 5, "Wayne (insert) *at the* Irrigation District"; "*Irrigation* (insert space) *Company*"; "separate water right of the water (insert) *from the* ditch behind the property." .

Commissioner Jones moved, Commissioner Oakley seconded to accept and approve both Minutes from the March 26, 2015, Special and Regular meetings as Amended with changes as stated above. No further discussion, the motion carried unanimously.

Commissioner Oakley moved, Commissioner Jones seconded to approve both Minutes from the February 26, 2015, Regular and Special meetings. No further discussion, motion carried unanimously.

Staff Progress Report: Director Baumann gave the Staff Progress report for March: (a) Seth Halman has assumed GIS responsibilities; (b) Director Baumann has met with real estate personnel within the Banking community in Riverton and Lander, with the exception of one Credit Union in Lander, discussing floodplain zoning and the use of MapServer; (c) the Budget has been completed, submitted to the Clerk and will be reviewed on Tuesday, May 5, 2015 at 1:55 p.m. and (d) septic permit numbers are up.

Unfinished Business: There being no Unfinished Business Chairman Paulsen moved on to New Business.

New Business:

North Ridge Estates

Dan Hart, Professional Land Surveyor and Joe Artery of Wind River Land, Developer, came forward to discuss the five (5) lot Simple Subdivision, located one (1) mile north of Lander on Hwy 287. Discussion: (a) contact with WyDOT in Basin, Wyoming; (b) road and access issues; (c) frontage road issues. The correspondence received was from the utility companies, no additional correspondence received.

Mr. Artery made a request of the Planning Commission for a Variance to make the access point off Longview Lane and for approval without an access permit.

Commissioner Oakley moved, seconded by Commissioner Jones to accept the request for Variance for access point off Longview Lane, to continue to use the existing easement to access Lots 3 and 4. At this time there is not an access permit from the Wyoming Department of Transportation. No further discussion, motion carried unanimously.

Change plat to remove the frontage road (Commerce Road) from the centerline of the 20 foot irrigation ditch within Lot 5. A portion of access will be over the five acres with a cul-de-sac being within the boundary of Lot 5. (southeast corner of Lot 5).

Chairman Paulsen called for a motion. Commissioner Oakley moved and Commissioner Jones seconded to approve and send to the County Commissioners for approval, pending the approval of the Lander City Planning Department, the North Ridge Estate Subdivision with the removal of the frontage road (Commerce Road) from the centerline of the twenty foot irrigation ditch in the southeast corner of Lot 5, west to Longview Lane and to include the cul-de-sac named Commerce Road, within the southeast corner of Lot 5 in the five acre tract to the east. No further discussion, motion carried unanimously.

Doyle Subdivision Lot 2A Replat

Arturo Mejorado, Jr. and Teresa Mejorado, developers, came forward to represent their subdivision located 3.2 miles north of Riverton off Highway 789. Discussion: (a) recording of an Amendment to the Covenants allowing two homes on their lot; (b) correspondence from High Plains Power, Century Link and adjacent landowner, all are acceptable.

Chairman Paulsen called for a motion. Commissioner Oakley moved, Commissioner Jones seconded to send to the County Commissioners for approval the Doyle Subdivision Lot 2A Replat with the additions to the Certificate and Dedication of Title to

state Arturo Mejorado, Jr. and Teresa Mejorado, husband and wife are the owners in fee simple; with a signature line added for Teresa Mejorado; Teresa Mejorado added to the notary jurat, and include the road name on the north boundary on the plat as Mejorado Circle. No further discussion, motion carried unanimously.

Pre-Plat Consultation

Tod Polson, representing Barbara Russo, came forward to discuss with the Planning Commission a proposed subdivision. The proposed subdivision consists of a 6-1/2 acre parcel containing four lots located north of Polson Estates, with a 25 - 30 foot deep ravine as well as a canal that borders the north side, existing subdivisions to the east and to the south, a 400 foot of roadway dedication and within one mile of the city and one-half mile of the airport. Some concerns addressed were: (a) disclaimer for airport noise; (b) City of Riverton sewer extension; (c) four lots will share a well and will need a Shared Well Agreement and also contact the State Engineer's Office for their review or include a disclaimer on plat "No proposed domestic water source"; (d) a home is currently under construction on the property; (e) water table; (f) drainage area; (g) off-site remediation; (h) culverts; (i) Chris Hamilton will be the surveyor; (j) transition plan and (j) irrigation plan.

Chairman Paulsen scheduled a Special Working Meeting for Thursday, May 28, 2015, beginning 11:00 a.m. to 5:00 p.m. The date and time will be published in the Riverton Ranger.

The members set the next regular meeting for Thursday, May 28, 2015 at 7:00 p.m. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 8:48 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

Kristin Paulsen
Chairman