

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, JANUARY 28, 2016
450 N. 2ND ST., ROOM 205
LANDER, WY 82520**

Open of Meeting: Chairman Kristin Paulsen called the meeting to order at 7:02 p.m. The following were present: Vice Chairman Oakley; Planning Commissioners: Tom Jones and Chris VonHoltum; County Commissioner Travis Becker; Planning Department Staff: Director Steve Baumann, Small Wastewater Specialist Marcel Lopez and Department Secretary Cheryl Crowson. Absent: Commissioner Harold Albright.

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

Approval of Agenda: Vice Chairman Oakley moved, Commissioner Jones seconded to amend the Agenda for January 28, 2016, to discuss the Review of Chapters 6, 7 and 8 of Regular Subdivision Regulations at a future meeting. No further discussion, the motion carried unanimously.

Approval of Minutes: Commissioner Jones moved, Commissioner VonHoltum seconded to approve the Regular Meeting Minutes from the December 3, 2015, meeting. No further discussion, the motion carried unanimously.

Staff Progress Report: Director Baumann reviewed the Monthly Progress Report for December 2015, provided to the County Commissioners. Discussion: (1) A new road has been named – Saw Buck Trail. (2) Continuing to work with the City of Lander to finalize the WYDOT grant for the Lander area study which is North Second Street and Hwy 287 from top of Lander Hill. The selection of a contractor was made, using WYDOT procedures. HDR was selected and they have an office here in Lander. Their bid came in significantly higher than the amount of the grant, but negotiations are happening with HDR to get within the budgeted amount. A conference call is scheduled for Monday, February 1, 2016 at 10:00 a.m. The AFE has been approved by the Department of Transportation. WYDOT has given approval to begin spending money. So as soon as the process is finalized with HDR, we will sign a contract. (3) Marcel Lopez reported for the 2015 calendar year, our department is only one less small wastewater permit than last calendar year. (4) County Commissioners have asked for revised budgets. (5) Director Baumann, Mr. Lopez and Mr. Warner have reviewed the re-write of the DEQ's Chapter 25 over the past few months. At the DEQ's last meeting, they asked to be put on the 45-day notice list for approval. That being the case, we have pulled back on our regulation re-write due to the fact there will be significant changes in the new Chapter 25 that will mandate changes in our regulations, specifically in the small wastewater ponds. We permit a number of those annually in areas where the soils are so tight that it doesn't perk. Also, there are changes to regulations regarding offset to wells, property lines and dwellings of one hundred feet (100'). (6) Regarding the Rawhide Subdivision, Tara Berg, Jodi Darrough and Director Baumann signed a letter to the Simmons' stating they were not the owners of the roads in the subdivision.

Unfinished Business: None.

New Business:

Wise Simple Subdivision

Randy Wise, owner of property, and David Spurlock, surveyor, came forward to represent the subdivision. Mr. Wise stated the property has been in his family property for several years and the property is being divided between Mr. Wise and his brother, David Wise. Mr. Randy Wise will be building on Lot 2 this spring. The City Council has approved the subdivision without any changes. Commissioner Jones asked if the plan is to use the existing driveway access. Mr. Wise answered yes, coming off of Leedy Drive. Director Baumann commented the only real issue that the City of Lander had, was to make sure the easement along Dillon Drive was thirty (30) feet from their side of the road, specifically to accommodate the road and for easements along the road for the purpose of utilities. Director Baumann also commented that Pacific Power and Light has power pole structures on the property without an easement. It is understood the intent is Pacific Power will reroute their power line from being directly through the property to following Leedy Drive down and then following Dillon Drive in the right of way. Mr. Wise stated it appears the power company should be able to move one pole into the easement. Vice Chairman Oakley commented regarding the letter received from the Cemetery Ditch Company. Ivan Laird, representing the Cemetery Ditch Company, responded the letter was to advise the water delivery to the property is following state water law. Also, if another head gate is necessary, Cemetery Ditch Company would supervise the installation, but it is at the expense of the property owner(s). Discussion regarding the paragraph in the letter referring to the lining of the ditch, there isn't a provision in state law to have the ditch company require the owner of the property to line the ditch. That is the responsibility of the ditch company, if so desired. Chairman Paulsen commented the easements on the south boundary of the property need to be labeled on the plat. Director Baumann stated that since there are no proposed roads through the subdivision, the note, #3 on the plat, is not necessary. Commissioner VonHoltum agreed. Discussion regarding the easements, if they should include "irrigation". Correspondence received was from telephone, power and natural gas companies; all responding the easements are satisfactory. One letter was received from an adjacent landowner, Susan Twitchell, concerning intentions how the property will be used.

Vice Chairman Oakley moved, seconded by Commissioner VonHoltum to recommend the Wise Simple Subdivision to the Fremont County Commissioners for approval subject to the following: (1) on the north boundary of the lots add the word "irrigation" (2) add the delineation of the easements on the south boundary of the property; (3) removal of #3 in Note and Exclusions; (4) addition of the recommended verbiage from the Cemetery Ditch Company in the Irrigation Development and Operational Plan; (5) add the last name to each of developers individually in the Notary Jurat. No further discussion, motion carried unanimously.

The members set the next regular meeting for Thursday, February 25, 2016 at 7:00 p.m. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 7:40 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

Kristin Paulsen
Chairman

Fremont County Planning Commission
Meeting Minutes
January 28, 2016