

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, JULY 27, 2017
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: Vice Chairman JR Oakley, Planning Commissioners: Harold Albright, Tom Jones and Chris VonHoltum; County Commissioner Jennifer McCarty; Planning Department Staff: Director Steve Baumann, Small Wastewater Specialist Marcel Lopez and Department Secretary Cheryl Crowson. Guests: See attached sheet.

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

Approval of Agenda: Vice Chairman Oakley moved, seconded by Commissioner Jones to approve the Agenda of the July 27, 2017 meeting. No further discussion, the motion carried unanimously.

Approval of June 22, 2017 Minutes: Commissioner Jones moved, seconded by Vice Chairman Oakley to approve the minutes from the June 22, 2017 meeting. No further discussion, the motion carried unanimously.

Staff Progress Report: Director Baumann reviewed the Staff Progress report presented to the County Commissioners for June 2017. Director Baumann had discussions with Craig Colton regarding the proposed airpark outside the town of Dubois. Mr. Colton expressed his appreciation for Director Baumann's time, but will postpone going forward with the project at this time. The small wastewater permit totals are approximately 20+ systems behind last year at this date. Steve Warner has assigned new road names within the Grand Cedars Subdivision and another road off Dead Man Gulch that had to many addresses on it. No further discussion.

Unfinished Business: None.

**New Business:
Coffey Subdivision**

Dan Hart, The Company, Inc., came forward to represent the developers of the proposed three lot subdivision. Mr. Hart provided an updated plat that included notations made at the request of Midvale Irrigation District stating that Lot 1 has a yard and garden pump, the district has no responsibility for the irrigation water past the weir and also show the location of the weir. The road has been named Coffey Lane. Director Baumann commented that Midvale Irrigation District has made two other request: (1) requiring any construction within Bureau of Reclamation easements to be approved by

Midvale Irrigation District; and (2) requesting a copy of their By-Laws to be attached to any Deed so those purchasing the property understand the requirements of Midvale Irrigation District. WYDOT has indicated there is approved access. Director Baumann stated there are two other items: (1) Midvale Irrigation easement on the north side of property as showing sixty feet (60') which is ten feet (10') more than the irrigation district requires, but the ten feet (10') is for the lateral that runs adjacent to their easement. Request adding the document number associated with the easement on the plat, and (2) add the document number for the Missouri Valley road on the plat. Chairman Paulsen indicated the document number for the 100-foot drainage easement is probably incorrect. Mr. Hart will verify the document number information.

Vice Chairman Oakley moved, seconded by Commissioner VonHoltum to send the Coffey Subdivision, a simple subdivision, to the County Commissioners for approval with the following additions; the document number for the road easement, Missouri Valley, and the document number for the Midvale Irrigation canal. Chairman Paulsen stated to add to the motion, the document number to be changed for the 100-foot drainage easement. No further discussion, motion carried.

Polson Estates Replat (information only)

Mr. Tod Polson was absent from the meeting, but Director Baumann discussed with the Planning Commission Mr. Polson's proposal for the Polson Estates Re-plat. No further discussion.

Adjournment

The next regular meeting will be Thursday, August 24, 2017 at 7:00 p.m. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 7:25 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

JR Oakley
Vice Chairman