

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, MAY 28, 2015
450 N. 2ND ST., ROOM 205
LANDER, WY 82520**

Open of Meeting: Chairman Kristin Paulsen called the meeting to order at 7:04 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 May 28, 2015 meeting. No further discussion, the motion carried unanimously.

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

Staff Progress Report: Director Baumann commented on the Staff Progress Report: (1) Review of the April 2015 Monthly Report provided to the County Commissioners; (2) GIS Technician, Seth Halman, has been working with the Tribes re-installing road signs, rationalizing road names and addresses; (3) A portion of Little Warm Springs Road in Dubois, which was platted and signed as Spring Creek Trail has been renamed. Sometime in the past people were assigned an incorrect address, which has been corrected and MapServer has been updated; (4) Regarding Lakeside Road, five people were addressed off the highway. Letters were sent to them with a corrected address effective June 8, 2015; (5) Marcel Lopez stated as of today we are two behind from last year at this time in septic permits; (6) The DEQ sent us a request to review Chapter 25 of their Regulations Re-Write, they are in the process of finalizing our comments.

Unfinished Business: None.

New Business:

Chairman Paulsen addressed the Planning Commission member needing to request re-appointment.

Sweetgrass Subdivision Replat of Lots 2 – 5

Dan Hart, Richard Bird and Dayle Bird came forward to represent the subdivision, which is basically taking the existing four lots and reducing them to two. (1) Director Baumann stated we have received two letters. The letter received from Mr. Buck Tilton of 21 Del Rey Drive, comments were the residents of Meadow View Estates would like assurance the two southern lots do not have access off Del Rey Drive; access is not being suggested. The letter received from Tony & Cindy Spriggs mostly pertained to the ditch. Basically, requesting the new buyers are advised the irrigation ditch is there and the easement allows those with water rights on the ditch, the ability to provide maintenance. (2) Regarding percolation, the plat contains a provision for the possibility of an engineered septic. (3) The plat to include document numbers.

Chairman Paulsen called for a motion. Commissioner Oakley moved, seconded by Commissioner Jones, to send the Sweetgrass Subdivision Replat of Lots 2 – 5, to the County Commissioners for approval making sure it is the most current plat. No further discussion, the motion carried unanimously.

Darnall Fourth Subdivision

Discussions: (1) Regarding issues related to Glen Drive, which included having the property owners at the entrance to Glenn Drive off Burma Road to sign a document mapping out what is currently platted as a road easement on the Darnall Third Subdivision, clarifying it is dedicated to the public. (2) Easements from the other two property owners have been provided, but not filed. (3) Review of the easements, making sure everything attaches from Burma Road to Glenn Drive. (4) Dedication of Glenn Drive was ambiguous on the original subdivision and did not leave access for the additional acreage above. Rather than ignore the issue, attempt to fix the problem while going forward with other issues.

Chairman Paulsen called for a motion. Commissioner Jones moved, seconded by Commissioner Oakley, to table the Darnall Fourth Subdivision until the June, 2015 meeting, based on the review of the two easements presented today. No further discussion, the motion carried unanimously.

Rivera Estates Subdivision

Tod Polson came forward to represent the subdivision and commented he agreed to table this for next month (June 2015) meeting. Mr. Polson stated he was in agreement to table because (1) of the difficulty to re-subdivide; (2) Lot 4, consisting of 3.238 acres, on a subsequent plat, divide and put a one acre lot on the south so there will be a total of five lots; (3) Connie Carr at the City of Riverton, commented on the legal description referring to lots from the original Polson Estates using monumentation, her concern was it should be labeled. (4) Amend from referencing the “lots” to actually referencing (i.e. “NE corner of the NW corner of Polson Estates etc”), from where the common lines are and common monuments. In the fourth paragraph of legal description, referencing “NW corner of Lot 4 of said Polson Estates

Subdivision” take out “Lot 4”. (5) Chris Hamilton, made a point regarding an easement. In the Dedication section, insert within the Certificate of Ownership and Dedication “the irrigation easement coming from the northwest property rod corner, extending east to the canal on the north of Lot 4 for construction, maintenance and operation.” (6) Lot 3 should read “20 foot utility and irrigation easement” and should be changed on all lot lines. (7) Add between Lots 3 and 4 extending north to the canal, a 20 foot pedestrian and bicycle access to the canal road on west side of Lot 3 and east side of Lot 4 (ten on each side); (8) Connie Carr was concerned with the westerly boundary of Lot 4, the text reads to the right for the first course, the next course is reversed, and the next is right. This is normal drafting convention to invert if the text goes beyond 90°. It would be easier if it all went in the same direction so the reader could read from left to right. (9) Show the fence line on back of Lots 1, 2 and 3, putting dimensional ties as well as label the Mountain View water users as the owners (10) Put a different symbol in the Legend for David E. Benton, the previous surveyor, and for Chris Hamilton so they are clearly identified which monuments are from Mr. Benton and which are from Mr. Hamilton; (11) Draft text to insert for easement, show, label on map and include in the Dedication.

Discussion continued regarding: (1) recheck the easement on the west side of Lot 4 and the widest point on the east side to make sure it is adequate on the plat; (2) verify if the utilities on each side of Polson Drive are within the confines of the 50 foot roadway and utility easement or within the lots of the east and west side of Polson Drive; (3) a locate for utilities will be performed and the information will be provided on a map for review; (4) the Regulations do not allow a 50 foot wide roadway and utility easement. The Regulations state “Easements for ingress and egress shall be a minimum of thirty feet in width. Utility easements and ingress and egress easements shall not overlap”; (5) clarify in Rivera Estates Subdivision where the road is and where the utility easements are so we have a defined utility easement and a defined road easement whether it’s on both sides of the road or on one side, but need to make sure we are following the regulations. (6) option of requesting a variance to the Regulations; (7) another option, put 30 feet as a road and ten feet on each side for the utility easement; (8) some utilities are currently in place, including sewer.

Wayne Gaudern property borders Lot 3 and south of Lot 1, came forward to discuss: (a) the impact on the original Polson Road, it needs to be brought up to a better standard to be able to handle the additional use from the new subdivision; (b) make sure proper drainage is addressed and the road is to county specifications, ensuring it drains/sheds water properly (adding culverts) on the existing subdivisions impacted by Rivera Estates Subdivision; (c) the well in the Polson Subdivision will not be attached to the Rivera Estates Subdivision. Note: The Planning Commission was advised there will be a new well drilled for the five lots. (d) Protective Covenants for their subdivision as well as Rivera Estates Subdivision to include provisions to protect property values in the neighborhood. Mr. Gaudern commented he does not have a problem with the subdivision, but to make sure there is a turnaround for bus or emergency services.

Mr. Polson asked to be put on record, that he will use generally the same protective covenants whether jointly or independently. There will be protective covenants and will try to

have them ready to present at the next meeting. Road maintenance will also be included in the protective covenants.

Chairman Paulsen called for a motion. Commissioner Jones moved and seconded by Commissioner Oakley, to table the Rivera Estates Subdivision until it's ready to be submitted. No further discussion, the motion carried unanimously.

There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 8:00 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

Kristin Paulsen
Chairman