

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, OCTOBER 20, 2016
450 N. 2ND ST., ROOM 205
LANDER, WY 82520**

Open of Meeting: Chairman Paulsen called the meeting to order at 7:02 p.m. The following were present: 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: Vice Chairman Oakley and Planning Commissioner Harold Albright. Guests: See attached sheet.

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

Approval of Agenda: Commissioner VonHoltum moved, Commissioner Jones seconded to approve the Agenda of the October 20, 2016 meeting. No further discussion, the motion carried unanimously.

Approval of Minutes: Due to the absence of Chairman Paulsen at last month's meeting and lack of a quorum, the Approval of Minutes for the September 29, 2016 meeting will be postponed until next month's meeting.

Staff Progress Report: Director Baumann reviewed the Staff Progress report presented to the County Commissioners for September 2016. No questions or discussion on the report.

Unfinished Business: None.

New Business:

Upper Meadow Subdivision Vacation

Bryan and Kelly Shearer came forward to represent the vacation of the subdivision. The vacation will include the entire subdivision. Previously, Lot 1 was sold to Mrs. Shearer's brother, which has subsequently been purchased by the Shearer's. Director Baumann stated receiving correspondence from: (1) Kay Harris with Rocky Mountain Power stating they do not have transmission lines in the area; (2) Kreg Gerken of Black Hills Energy does not have any issues with the utility easements, they currently do not have any gas lines in the area; (3) Cory Vogelsang with High Plains Power provided a new Easement document indicating they want to maintain the easement through to Mr. & Mrs. Shearer's property and have the replacement easement recorded with the new legal description. Another issue, the thirty foot (30') ditch easement for the Big

Cottonwood Ditch does not need to be replaced due to the fact that the state water law will take over any issues. Discussion advising the Plat Vacation Recordation Statement; Declaration of Vacation of Protective Covenants; Quitclaim Deed putting the legal description to the property into metes and bounds; and the Easement with High Plains Power, will need to be recorded with the Fremont County Clerk after receiving approval from the County Commissioners.

Chairman Paulsen called for a motion. Commissioner VonHoltum moved, Commissioner Jones seconded, to send the Vacation of Upper Meadow Subdivision to the Fremont County Commissioners for approval pending the High Plains Power Easement being filed and execution of the Quitclaim Deed. No further discussion, motion carried unanimously.

Discuss results of Mancamp discussion with County Commissioners

Director Baumann summarized the discussion with the County Commissioners, their comments being this was a reasonable avenue to address this issue. Appendix E (referenced in Chapter VII as Appendix C of the proposed Subdivision Regulations), basically states the proponent planning to construct any temporary housing should meet with the Planning Director to discuss their proposed project making sure to cover items listed and making the community aware of their intentions. Also, if in the future other areas need to be addressed, the changes can be easily made to the Appendix. Commissioner Jones commented that Director Baumann did a great job putting this document together. Commissioner VonHoltum stated this document fulfills the intention of the Planning Commission without unnecessary challenges on the landowners.

Review Final Redline Strikeout of complete Regular Subdivision Regulations

This item will be addressed at next month's meeting allowing additional time for the Planning Commissioners to review all the changes, making sure they meet the intention and are correct.

The members set the next regular meeting for Thursday, December 8, 2016 at 7:00 p.m. The Notice of the date change will be published in the local newspapers. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 7:45 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

Kristin Paulsen
Chairman

Fremont County Planning Commission
Meeting Minutes
October 20, 2016