

**FREMONT COUNTY PLANNING COMMISSION  
MEETING MINUTES  
7:00 PM, SEPTEMBER 28, 2017  
450 N. 2<sup>ND</sup> ST., ROOM 205  
LANDER, WY 82520**

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

**Pledge of Allegiance:** Vice Chairman Oakley led those present in the Pledge of Allegiance.

**Approval of Agenda:** Commissioner Jones moved, seconded by Commissioner VonHoltum to approve the Agenda of the September 28, 2017 meeting. No further discussion, the motion carried unanimously.

**Approval of July 27, 2017 Minutes:** Commissioner VonHoltum moved, seconded by Commissioner Jones to approve the minutes from the July 27, 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 August 2017. Additionally, the WRTA is applying for approval to use the county fuel system. Vice Chairman Oakley asked if the WRTA uses the county fuel system will they need access to the Lander shop. Director Baumann answered they will mostly be using Riverton site, but we will probably need to provide them with a key to Lander. Vice Chairman Oakley stated he would prefer them to provide their own lock and key and daisy chain the padlocks for the Lander shop. Discussion regarding any feedback or issues during the eclipse event. The only comment was about the number of people on BLM land; most RV parks were slightly used with a few that were full; Dubois new RV park was half full and the city provided catering for 500 meals with only about 30 meals being served. No further discussion.

**Unfinished Business:** None.

**New Business:**

**Pattys Way Subdivision.**

Dan Hart, The Company, Inc., came forward to represent the subdivision. It is a two-lot subdivision with existing living spaces, one house and one camper. Each lot has its own

power, established approach on highway and propose to share the well. A request for Variance of a twenty foot (20') utility easement along the north side of Lots 1 & 2, so it doesn't encroach on the existing building and to allow space on the other lot for a potential building that will replace the camper/trailer. The original one (1<sup>st</sup> preliminary plat) had an expanded property trying to attach ground they are using that the county doesn't show as having ownership and they are not taxing, but the title company felt it needed to be pared back down to what the warranty deed described, that is why there is a smaller area there. Discussion: (1) utility easement variance; and (2) variance to reduce required lot size for well and septic from one acre.

Commissioner VonHoltum moved to send to the County Commissioners for approval the Pattys Way Subdivision, a simple subdivision with the addition of a variance to provide a provision for a shared well and septic system on Lot 2 as well as the recommendation for approval of the variance application to reduce the size of the easement on the north side of the lots to ten feet (10') from the required twenty feet (20').

Vice Chairman Oakley called for a second. There being no second, the Pattys Way Subdivision does not move forward in its present format.

The next regular meeting will be Thursday, October 26, 2017 at 7:00 p.m. There being no further business for the Planning Commission, Vice Chairman Oakley adjourned the meeting at 7:46 p.m.

Respectfully submitted:

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Cheryl Crowson  
Department Secretary

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JR Oakley  
Vice Chairman