

**FREMONT COUNTY PLANNING COMMISSION  
MEETING MINUTES  
7:00 PM, JANUARY 25, 2018  
450 N. 2<sup>ND</sup> 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 J R Oakley; Planning Commissioners: Harold Albright, Tom Jones and Chris VonHoltum; Planning Department Staff: Director Steve Baumann, Small Wastewater Specialist Marcel Lopez and Department Secretary Cheryl Crowson. Fremont County Commissioner Jennifer McCarty. Guests: See attached.

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

**Approval of Agenda:** Commissioner Albright moved, seconded by Commissioner Jones to approve the Agenda of the January 25, 2018 meeting. No further discussion, the motion carried unanimously.

**Approval of October 26, 2017 Meeting Minutes:** Commissioner VonHoltum moved, seconded by Commissioner Jones to approve the Minutes from the October 26, 2017 meeting. No further discussion, the motion carried unanimously.

**Staff Progress Report:** Director Baumann reviewed the Staff Progress reports presented to the County Commissioners for October, November and December 2017. Director Baumann has finished the roads mapping project and will be reviewing it with the County Commissioners. Steve Warner has been working on updating the MapServer roads layer. Marcel Lopez has been going through the plat maps and plat indexes for all our road maps and trying to coordinate that information with the information put together from the Fremont County Commission Minutes and Viewers Reports to verify what we have listed is in the plat cabinets. If approved by the County Commissioners, Mr. Lopez will be attending the WWETT Conference in Indianapolis, February 21 thru 23, 2018. The Planning Department, in conjunction with the Assessor's Office, will be purchasing a new software system for GIS; it will be cloud base application. Commissioner Albright questioned the November 6, 2017 (October 2017 Monthly Report) Memorandum asking clarification of the site on Boysen Peak. Director Baumann explained Western Area Powers Association has a cell tower location for a communications system, and requested us to address it for them. It is located in Fremont County, but it is not accessed through Fremont County. Steve was asked by Hot Springs County to help assign an address. No further discussion.

**Unfinished Business:** None.

**New Business:**

**Pattys Way Subdivision**

Dan Hart, Land Surveyor, The Company, Inc., came forward to represent the subdivision. The original version previously presented September 28, 2017 was smaller; the current owner has obtained Quitclaim Deeds for some of the surrounding property from the heirs of the original owners to increase the size of the lots. The line that separates the two lots has been moved five (5) feet west to accommodate the end of the septic drain line. There has been a document recorded to the neighbor on the east for the property that is under his fence. Mr. Hart requested a variance for a twenty (20) foot easement along the highway, the south side of Lots 1 & 2 (canal side) since that land is undevelopable. Vice Chairman Oakley questioned if there would be enough room in the current utility easement to accommodate any future use, for example fiber optic, etc. Mr. Hart answered normally that goes down the right of way. Director Baumann answered the power is located on the other side of the road, there is enough room in the current utility easement.

Commissioner Albright moved, Vice Chairman Oakley seconded to grant a Variance regarding the easement. No further discussion, motion carried unanimously.

Commissioner Albright moved, Commissioner VonHoltum seconded, recommend the Pattys Way Subdivision for approval to the County Commissioners. No further discussion, motion carried unanimously.

**Redoubt Subdivision**

Dan Hart, Land Surveyor, The Company, Inc., came forward to represent the proposed subdivision. It is a proposed one-lot subdivision on Tunnel Hill Road. There is no irrigation. A statement about split estate and lots in the subdivision may be subject to exploration and/or development of minerals has been added in the General Notes. Director Baumann commented, there is a gas pipeline from the facility to the northeast, just outside of the northwest corner of the property, the easement contains a provision that they will lower it if any work is going to be done. Because of the location, it is suggested to have a locate performed prior to any excavating.

Commissioner VonHoltum moved, Commissioner Jones seconded, to recommend the Redoubt Subdivision to the Fremont County Commissioners for approval. No further discussion, motion carried unanimously.

### **Fowler Subdivision**

John D. "Dan" Hart, Land Surveyor, The Company, Inc. came forward to represent the proposed subdivision. It is a three lot subdivision on Tweed Lane. The forty (40) acres originally had water rights from the North Fork Ditch and it had a duplicate right of seven acres off the Harris Persinger, not allowed to have duplicate rights. The State Engineers Office, in their endeavor to clear it up, instead of removing just the seven acres in duplicate, they eliminated the entire forty acres. Several years ago, the State Engineers office sent a notice to the original landowner(s) requesting an action on something or lose the water rights and apparently the owners did not respond. The easements for those ditches are noted on the plat. Question was asked of the developer, Broc White, if there would be any financial burden if the plat was not approved tonight. Mr. White responded there would not be any financial burden. Discussion regarding approving the plat prior to the closing sale of the four (4) acres to the adjacent landowner, which is scheduled for March 5, 2018.

Commissioner Albright moved, Commissioner VonHoltum seconded to table the Fowler Subdivision until the four (4) acres in the southeast has been sold and transferred. No further discussion, motion carried unanimously.

### **Bend of the River Subdivision Replat of Lot 2**

Dan Hart, Land Surveyor, The Company, Inc., came forward to represent the proposed subdivision. It is a three (3) lot subdivision with three (3) existing residences. Discussion: (1) the road name is Two Cabins; (2) there are fences within the roadway; and (3) Lots 2A & 2B are in agreement to share the water well and it is the intent to drill a new well on Lot 2A. The location of the existing water lines is undefined; it is suggested the parties involved have a water well agreement.

Vice Chairman Oakley moved, Commissioner Albright seconded to recommend the Bend of the River Subdivision Replat of Lot 2 to the Fremont County Commissioners for approval. No further discussion, motion carried unanimously.

### **Discussion of LeClair Irrigation Subdivision Requirements**

Discussion of the letter dated November 1, 2017 and attached document received from the LeClair Irrigation District. The probable intention for this document was the irrigation district didn't have anything in writing and were trying to re-write a portion of the By-Laws to be more specific. To make it clear what the requirements are depending on property location on the irrigation system. Also, to advise there would be additional fees charged for the subdivision of land. The Planning Department can provide a copy of the document to the subdivider, which can then be provided to the purchaser of the lot(s).

The next regular meeting will be Thursday, February 22, 2018 at 7:00 p.m. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 8:10 p.m.

Respectfully submitted:

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Cheryl Crowson  
Department Secretary

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JR Oakley  
Vice Chairman