

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, MARCH 22, 2018
450 N. 2ND 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. Fremont County Commissioner Jennifer McCarty. Absent: Chairman Kristin Paulsen & Planning Commissioner Harold Albright. Guests: See attached.

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 March 22, 2018 meeting. No further discussion, the motion carried unanimously.

Approval of January 25, 2018 Meeting Minutes: Commissioner VonHoltum moved, seconded by Commissioner Jones to approve the Minutes from the January 25, 2018 meeting. No further discussion, the motion carried unanimously.

Staff Progress Report: Director Baumann reviewed the Staff Progress reports presented to the County Commissioners for February 2018. No further discussion.

Unfinished Business:

Fowler Subdivision

Dan Hart, The Company, Inc., came forward to represent the proposed three (3) lot subdivision on Tweed Lane. This proposed subdivision, previously presented to the Planning Commission on January 25, 2018, was tabled until the four (4) acre parcel being sold to the adjacent landowner was finalized.

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

O'Connor Subdivision, Resubdivision of Lot 3

Dan Hart, The Company, Inc., came forward to represent the proposed resubdivision of Lot 3 dividing it into three (3) lots, still keeping the subdivision to the five-lot limit. Lot 3A is reduced in size from two (2) acres to one (1) acre to accommodate the existing septic system, which was too close to the original proposed lot line. The well will be shared by Lots 3A and 3B only. It was encouraged that when Lot 3A and/or 3B is sold, a Shared Well Agreement is recorded. Discussion regarding irrigation water, a new recovery ditch was installed to keep wastewater in the ditch while irrigating. There is a ten foot (10') irrigation easement that contains a buried irrigation line on the northeast corner that comes to a riser at the corner on Lot 3A. The provision of the irrigation easement is to make sure each lot owner has the responsibility to handle the wastewater.

Commissioner Jones moved, Commissioner VonHoltum seconded, to recommend the O'Connor Subdivision, Resubdivision of Lot 3, a Simple Subdivision to the Fremont County Commissioners for approval. No further discussion, motion carried unanimously.

New Business:

Simple Subdivision revisions to conform to Regular Subdivision changes

Reviewed the red-line strike-out revisions to the Simple Subdivision Regulations. The only change is in Chapter III, 1. General Conditions, Item "C", by removing "*as it existed as of January 13, 2009*", all other changes are exact copies of the Regular Subdivision Regulations.

Commissioner Jones moved, seconded by Commissioner VonHoltum to recommend forwarding the Simple Subdivision Regulations to the Fremont County Commissioners for approval. Motion was amended to recommend to the Fremont County Commissioners to begin the forty-five (45) day comment period for the Simple Subdivision Regulations. No further discussion, motion carried unanimously.

The next regular meeting will be Thursday, April 26, 2018 at 7:00 p.m. There being no further business for the Planning Commission, Vice Chairman Oakley adjourned the meeting at 7:40 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

J R Oakley
Vice Chairman