

**FREMONT COUNTY PLANNING COMMISSION
MEETING MINUTES
7:00 PM, MAY 24, 2018
450 N. 2ND ST., ROOM 205
LANDER, WY 82520**

Open of Meeting: Chairman Kristin Paulsen called the meeting to order at 7:00 p.m. The following were present: Vice-Chairman J R Oakley; Planning Commissioners: Harold Albright and Tom Jones; Planning Department Staff: Director Steve Baumann, Small Wastewater Specialist Marcel Lopez and Department Secretary Cheryl Crowson; Fremont County Commissioner Jennifer McCarty. Absent: Planning Commissioner Chris VonHoltum. Guests: See attached.

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

Approval of Agenda: Vice Chairman Oakley moved, seconded by Commissioner Albright to approve the Agenda of the May 24, 2018 meeting. No further discussion, the motion carried unanimously.

Approval of March 22, 2018 Meeting Minutes: Due to a lack of quorum that attended the March 22, 2018 meeting, the approval of the minutes will be postponed until next month.

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

Unfinished Business: None.

New Business:

Wind River View Estates Lots 2 & 3 Resubdivision

Dan Hart, The Company, Inc., came forward to represent the proposed subdivision, which will be splitting Lot 2 into two parcels. Lot 3 is included in the resubdivision due to the existing private driveway to the property, which will be dedicated public. The City of Lander has already given approval.

Commissioner Albright moved, Vice Chairman Oakley seconded to recommend the Wind River View Estates Subdivision, Lots 2 & 3 Resubdivision to the Fremont County Commissioners for approval pending two changes; adding the document number for the sixty (60) foot private road easement and to correct the title of the subdivision. No further discussion, motion carried unanimously.

Polson Estates Lot 2 Resubdivision

Domingo Rico, Subdivider, came forward to represent the proposed resubdivision. Mr. Rico will be purchasing .23 acres, which is landlocked, from adjacent owner, Barbara Rousseau, to combine with Lot 2. The City of Riverton has already given approval.

Vice Chairman Oakley moved, Commissioner Jones seconded to recommend the Polson Estates Lot 2 Resubdivision to the Fremont County Commissioners for approval pending the correction of all typographical errors. No further discussion, motion carried unanimously.

Bar Three Subdivision

Tom Johnson, Apex Surveying, Inc., and Gerald Korell, Subdivider, came forward to represent the proposed subdivision. This is approximately sixty-nine (69) acre parcel which will be divided into five (5) lots. The road that leads into Lot 3 has been named Coyote Road. The utility easement on west side of Coyote Road has never been used, so High Plains Power vacated it. A notation has been made in the notes giving the recorded document information for the vacation of the easement. A request to correct the wording in the Certificate to list the trustees in the Korell Family Trust and to correct the notary jurat accordingly.

Mr. Earl Smith, 15 Little Bear, came forward to discuss his concerns: (1) his view would be impaired as well as property devaluation if trailer homes are allowed; (2) the over use of the LeClair Irrigation Ditch; (3) drilling water wells; and (4) if there were going to be any covenants with an architectural committee to control what can be built on the subdivision lots. Mr. Korell answered, the usage of the irrigation ditch will only be Lot 1, consisting of 3.4 acres and there may be water wells put in for domestic use.

Mr. Tom Mills, 10 Muskrat Lane, came forward to discuss his concerns: (1) the irrigation ditch that runs through his property, which Mr. Korell is currently using to irrigate, how will it be affected; (2) the ditch usage for the proposed Lots 4 and 5; (3) and what kind of buildings will be allowed, it will be beneficial to have some kind of restrictions not allowing trailer homes. Mr. Korell answered, the ditch that runs through Mr. Mills' property will stay and be maintained every year because that is how Lot 3 receives water, there is an easement for the ditch. Mr. Korell will give consideration to recording covenants.

Chairman Paulsen stated although it is not a requirement, it is encouraged to have recorded covenants.

Commissioner Albright moved, Commissioner Jones seconded to recommend the Bar Three Subdivision to the Fremont County Commissioners for approval with the addition of the signature lines for the Trustees of the Korell Family Trust, correction of the notary

jurat and the removal of the High Plains Power twenty (20) foot Right of Way easement on the plat. No further discussion, motion carried unanimously.

Resubdivision of Canyon Shadows Subdivision Lots 1, 2 & 3 Replat

Dan Hart, The Company, Inc., came forward to represent the proposed replat which would combine Lots 1, 2 and 3 into one lot for an immediate sale. The subdivider will be including deed restrictions on the conveyance document. Chairman Paulsen discussed issues with the previous recorded plats for the subdivision and what is proposed to correct those errors/omissions.

Commissioner Albright moved, Vice Chairman Oakley seconded to recommend the Resubdivision of Canyon Shadows Subdivision Lots 1, 2 & 3 Replat to the Fremont County Commissioners for approval after the completion of the documentation related to the road. No further discussion, motion carried unanimously.

Simple Subdivision Revision Discussion of Open Title Commitment

Chairman Paulsen, speaking in the capacity of a title company owner, discussed the time involved in providing a copy of every document related to a specific piece of property. It was requested Director Baumann determine an estimated additional cost if the Planning Department does the document searches. After a lengthy discussion, this item will be further reviewed at next month's Planning Commission meeting.

Discussion of Planning Department Proposed 2018-19 Fees

Discussion on minor increases to current fees and review of other counties fees. Also, with the department assisting the DEQ with commercial systems less than 2,000 gallons, inserting a new fee to accommodate the additional service. Further review and discussion of this item at the next month's Planning Commission meeting.

The next regular meeting will be Thursday, June 28, 2018 at 7:00 p.m. There being no further business for the Planning Commission, Chairman Paulsen adjourned the meeting at 9:05 p.m.

Respectfully submitted:

Cheryl Crowson
Department Secretary

Kristin Paulsen
Chairman