

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY JANUARY 4, 2022

Vice-Chair Julie Baker called the meeting of the Johnson County Planning and Zoning Commission to order January 4, 2022 at 7:01PM.

Those present were Commission members Julie Baker and Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk and Barry Crago Deputy County Attorney. Jake Hatch and Layne Qualm were absent from this meeting. Chairman Travis Pearson participated by telephone.

Travis Pearson moved to approve the minutes of the December 7, 2021 meeting. Manny Rodriguez seconded; motion carried.

Vice-Chair Baker stated the determination of officers for the 2022 year will be moved to the February meeting. Vice-Chair Baker also stated the High Chaparral Minor Subdivision final presentation will be tabled until the February meeting as well.

Vice-Chair Baker called for the final presentation of the Freehold Minor Subdivision off South Bypass Road. Jim Staebler was present to answer questions. Planner Waller presented the following report to the Commission:

**Case: Minor 2021-004**

**Item: Free Hold Minor Subdivision Final Plat Review**

**Applicant: Freehold LLC**

**Summary: Subdivision of part of the NE¼ of Section 35 T51N R82W**

### **Background information:**

1. Owner of record; Freehold LLC as filed in Book 87A67page 391-392 (~8.06 Acres)
2. Proposed division located off South Bypass Rd.
  - a. Access to property is directly from the county road.
3. Property was part Smith Family Trust ranch.
4. Property is adjacent to the City of Buffalo.
5. Proposal is 2 lots: each shown as 5.06 and 3 acres.

### **Planning Considerations:**

1. Sketch Plan submitted as a minor subdivision in June 2021.
2. Public Notice & Adjacent landowner notification; two consecutive notices appeared in the Buffalo Bulletin on July 15<sup>th</sup> & 22<sup>nd</sup> 2021 (affidavit of Publication on file).
  - a. Adjacent landowners notified by certified letter. Return receipts and signature cards on file.
3. Clear Creek Conservation District provided comments on the proposed subdivision as per county regulations and state law (**July 12, 2021**).
  - a. Disclosed on the plat & under Plat Warnings.

4. Water Source—Lot 1 within 300 feet of City of Buffalo Water service and Lot 2 would be subject to well permitting with the State Engineers Office.
  - a. Disclosed under plat warnings with proper notation for each lot.
  - b. Well spacing requirements are in the Wyoming State Engineer's Office, Regulations and Instructions, Part III, Water Well minimum Construction Standards, Revised June 2011
5. Sewer services
  - a. Disclosed under plat warnings.
6. Subdivision **is within 1 mile** of the City of Buffalo. City of Buffalo Planning and Zoning Commission moved to require the property to annex. City Buffalo Council approved an appeal from Freehold LLC to allow a minor subdivision within the County rather than annex the property. Council's decision was approved 12/21/2021 by Resolution No. 1453. (Copy of Resolution in Subdivision file)
7. Proper Hazard warnings disclosed under Plat Warnings.
8. Public comments/concerns.
9. Other considerations by the Commission.

**Recommendations:**

1. Hear and general discuss the proposal.
2. Hear and discuss any public comments.
3. Approve the final plat as presented and Recommend the County Commissioners approve the final plat as presented.

After discussion Manny Rodriguez moved to approve the Final Plat as presented and forward the approved plat to the Board of County Commissioners for final approval. Travis Pearson seconded; motion carried.

Planner Waller stated there was no Old Business but wanted to update the Commission on Mather Peak Subdivision, which is moving forward, and they are preparing to present the preliminary plat review. Planner Waller reported on the following items:

- Chapt 23 reports on water and sewer; an application must be submitted to DEQ for construction and permits and plans provided to the Commission.
- Les Hook or Mayor Schrader must sign the application for construction.
- When it is annexed into the city, they will follow city land use and zoning.
- Access permits from WYDOT; there are indications WYDOT will grant 2 accesses. The highway (North Main St) will be re-stripped in from of their property.
- They still need approval from the City.
- They can submit the preliminary to the County and do the advertising and notifications. They will need to give 3-4 weeks for citizens to comment. There have been 2 calls with concerns about water. They could possibly be on the Agenda in February but most likely in March.
- There is to be 102 residential water taps and 102 residential sewer taps. There is plenty of capacity for the sewer lines and the water pressure is 60psi on top of the hill.

- There will be the road connecting Airport Rd and North Main Street as requested by Road & Bridge and the Commissioners with some types of speed controls thru the development.
- It is now being submitted as 102 lots with 2 tracts; a storm pond will be constructed on one tract.
- They will need to figure out street names within the subdivision.

There being no public comment, Planner Waller reported to the Commission on business in the office:

Planner Waller presented the following summary of activities of the Planning Commission for the 2021 year:

### **Subdivision and Related**

- Subdivision Regulation Revision; Finalized on 11/2/2021.
- 3 approved Boundary Line Adjustments
- 6 Minor Subdivisions approved (11 lots)
  - 2 Minor Subdivisions pending final review (5 lots)
  - 1 Minor Subdivision/partial annexation pending final review (2 lots)
- Inquiries about subdivision potential and exempt land divisions.
- Large Acreage Development off TW Rd; at least 1 parcel still in developer's name (23 parcels)
- Large Acreage Development off Monument Road (4 parcels)
- Large Acreage Development off Upper French Creek Rd (6 parcels)
- Inquiry about a large acreage development off Trabling Road

### **Septic Permitting**

- 60 Septic Permit Applications (includes 30 within Platted Subdivisions) 3 pending permitting
  - **47 New systems**
    - **35 installed; remaining pending construction.**
  - 4 As-Built Permits
  - 9 Replacement/Modification systems
- 48 Installs (includes 4 permits from previous years)
- Weekly Record Requests (General Public, Lending Institutions, Realtor's, & Engineering Firms)
- Update to the Johnson County Small Wastewater Treatment Facilities Regulations
  - Pending DEQ.
- One septic complaint/concern.

### **Rural Addressing**

- February 2021 rural addressing moved from Road and Bridge to the Planning Department
  - 64 Addresses reviewed/issued...includes 5 existing houses which were renumbered.

### **General Happenings**

- Zoning requests for State of Wyoming Permit applications (DEQ, WYDOT, etc.)
- General Zoning & Development Questions

- Update Data and GIS information for Mapserver
- Deliver data and GIS information for various entities throughout county
  - Maps for Search & Rescue
  - Maps for Emergency Management
  - Maps for Sheriff's Office
  - Maps for Election Office
  - Maps for City and other entities
  - GIS Data for Census
  - GIS data for 811
- Participate in LEPC
- Update e911 GIS data for dispatch & phone records and other services.
- Other duties (Research, Investigate, & Coordinate with other agencies)
  - Update address information as addresses are assigned
  - Floodplain Development Permits
  - Coordinate data and information for various projects throughout Johnson County\

There being no further business to come before the Commission the regular meeting was adjourned at 7:30pm.

Respectfully,

Julie Baker  
Julie Baker Vice-Chairman

2/1/22  
Date

Attest: Vicki Edelman  
Vicki Edelman, County Clerk

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY FEBRUARY 1, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order February 1, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Jacob Hatch and Manny Rodriguez; Planner Jim Waller, Chairman William J Novotny III, Vicki Edelman County Clerk and Barry Crago Deputy County Attorney. Layne Qualm were absent from this meeting. Members of the public present were Josh Johnson and Kim Bolinger.

Julie Baker moved to approve the minutes of the January 4, 2022, meeting. Manny Rodriguez seconded; motion carried.

Julie Baker moved to re-elect the officers as they sit. Manny Rodriguez seconded; motion carried. Travis Pearson stated he will continue as Chairman and Julie Baker will continue as Vice-Chairman for the 2022 year. It was agreed they will continue to follow the same schedule for meeting dates and times.

Chairman Travis Pearson called for the final presentation of the High Chaparral Minor Subdivision off Klondike Road. Kim Bolinger and Josh Johnson were present to answer questions. Planner Waller presented the following report to the Commission:

**Case:** *Minor 2021-003*

**Item:** *High Chaparral Minor Subdivision Final Plat Review*

**Applicant:** *Kim Bollinger*

**Summary:** *Subdivision of pats of the NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> and NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 21 T50N R82W*

### **Background information:**

1. *Owner of record; Kim Bolinger as filed in Books 87A60 page 48-50.*
2. *Proposed division located off Klondike Rd.*
  - a. *Access to property is an existing access.*
  - b. *Covenants originally filed against the land (Clerk's Record Book 86A43 page 97-106).*
    - i. *Covenants released on October 15, 2021, as provided, and allowed in restrictions.*
3. *Proposal is to subdivide 7 acres into 3 lots.*
4. *Proposed lot size are 2.34 acres each.*

### **Planning Considerations:**

1. *Application Submitted as a minor subdivision in June 2021.*
2. *Public Notice & Adjacent landowner notification; two consecutive notices appeared in the Buffalo Bulletin on July 15<sup>th</sup> & 22<sup>nd</sup> 2021 (affidavit of Publication on file).*
  - a. *Adjacent landowners notified by certified letter. Return receipts and signature card on file. One letter was returned as unclaimed.*
3. *Clear Creek Conservation District provided comments on the proposed subdivision as per county regulations and state law (July 7, 2021).*
  - a. *Disclosed under plat warnings.*

4. *On lot wells proposed.*
  - a. *Disclosed under plat warnings with appropriate well information.*
  - b. *Well spacing requirements are in the Wyoming State Engineer's Office, Regulations and Instructions, Part III, Water Well minimum Construction Standards, Revised June 2011.*
  - c. *Water Well restriction identified on plat as a 50-foot setback.*
5. *Onsite septic system proposed.*
  - a. *Disclosed under plat warning.*
  - b. *Septic leach field restriction identified on plat as a 50-foot setback.*
6. *Subdivision is not within 1 mile of the City of Buffalo.*
7. *Original covenants as recorded in Johnson County Clerk Book 86A43 page 97-106 released by Johnson County Clerk Book 86A93 page 666-667.*
8. *Public comments/concerns*
  - a. *Received a letter from Cindy Townsend after notification in July 2021. (Landowner within Bald Ridge Estates).*
  - b. *August 2021 public comments provided during the regular meeting.*
  - c. *Due to concerns and recorded covenants; County Attorney provided advice regarding the county subdivision regulations during the September 2021 regular meeting.*
9. *Other considerations by the Commission.*

**Recommendations:**

1. *Hear and generally discuss the proposal.*
2. *Hear and discuss any public comments*
3. *Approve the final plat as presented and Recommend the County Commissioners approve the final plat as presented.*

Manny Rodriguez moved to approve the final plat as presented and recommend approval by the County Commissioners. Julie Baker seconded; motion carried.

There being no old business; Planner Waller presented his preliminary discussion on Mather Peak Subdivision as follows:

**Preliminary Plat Contents & Documents Received:**

1. *Preliminary Plat with utilities & improvements and without utilities & improvements*
2. *Proof of ownership*
3. *Publication Pending; developer has submitted to the Buffalo Bulletin for 2/3 & 2/10*
4. *Certified letters mailed 2/1/2022*
5. *DEQ Chapter 23 report*
6. *Nothing for the SEO regarding on site well(s)*
7. *Conservation District Report/Review*
8. *Draft Covenants*
9. *Missing written statement from the developer on quality of life*
10. *Checklists*

**Brief Summary of items received and delivered to Planning and Zoning members.**

1. *Plat appears consistent with current subdivision rules. **Copy of Plat with utilities & improvements***
2. *Conservation District review & recommendation received via email. **Copy of recommendations.***
3. *Fire District Review; **Comments Pending***
  - a. *Hand delivered copies on January 12, 2022*

4. *DEQ Chapter 23 submitted, and first comments provided. Final comments will be submitted on or before March 14, 2022. Copy of first comments.*
  - a. *Various items pending.*
  - b. *Certification letters from the owner/operator concerning water and sewer yet to received.*
5. *Preliminary Plat sent to the School District, Comments Pending*
6. *WYDOT has been involved with the developer's consultants since Sketch Plan submitted; Copy of email correspondence*
  - a. *Applicants Consultants have provided email from WYDOT, District 4 Traffic Engineer. Pending Permitting; WYDOT needs full engineering drawings, drainage report and associated drawings.*
7. *Emailed Developer consultants on distributing copies to utility companies, Pending.*
8. *Checklists*
9. *Copy of the Warranty Deed between Cloud Nine LLC and Mather Peak Holdings and Survey with QC Deed as related to Airport Road as part of the old highway alignment.*
10. *Copies of the 20-foot Sanitary Sewer Easement with description and map; Pending final recordings.*
11. *Meeting scheduled with Road and Bridge on 2/3/2022; discuss roads, plans and specifications required.*
12. *Applicants have not submitted to the City of Buffalo.*

What do we know about development?


1. *WYDOT must approve 2 access points to N Main St (Highway)*
2. *County will require useable connection to Airport Road*
  - a. *County Road likely for connection from N Main St to Airport Rd*
3. *City Approval is required, and the City of Buffalo process is not the same as the County*
  - a. *Road widths, curb gutter, & sidewalk look to be required by the city.*
4. *City Water and Sewer are desired*
5. *Firefighting is proposed.*
6. *Applicant would like to use burrow ditch drainage and retain storm water on site.*

Chairman Travis Pearson stated there will be no final plat approval without the city's signature and nothing will go to the Commissioners without DEQ's approval on water and sewer. Planner Waller said he thought possibly they would have the public hearing in March.

Planner Waller reported the Morse Minor Subdivision is on hold until he received the Final Plat.

There being no further business to come before the Commission the regular meeting was adjourned at 7:44pm.

Respectfully,

  
 Chairman Travis Pearson

03-01-22  
 Date

Attest:   
 Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY MARCH 1, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order March 1, 2022, at 7:02 PM.

Those present were Commission members Julie Baker, Jacob Hatch, Layne Qualm and Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk and Tucker Ruby County Attorney. Commission Chairman William J Novotny, III is to participate by telephone. Members of the public were to sign in.

Julie Baker moved to approve the minutes of the February 1, 2022, meeting. Manny Rodriguez seconded; motion carried.

Chairman Travis Pearson called for the Preliminary Plan/Plat review presentation of the Mather Peak proposed Subdivision. Shawn Gustafson, Engineer was present to answer questions and several members of the community were present to give comments. Planner Waller presented the following report to the Commission:

**Case:** *Major 2021-01*

**Item:** *Mather Peak Subdivision*

**Summary:** *Subdivision Preliminary Plat Review*

### Background information:

1. *Proposed subdivision located off N Main Street north of. Property abuts Airport Road and Interstate 90.*
2. *Owner of record; **Mather Peak Holdings, LLC** as filed in Book 87A70 page 651-652 (~87 Ac).*
3. *The applicants desire to subdivide the entire parcel into 102 lots for residential purposes. Proposed lot sizes are .54 acres to 1.64 acres; average size is .714 acres.*
4. *The applicant is proposing connections to the City of Buffalo Water and Sewer System.*

### Planning Process:

1. *County Subdivision Regulations apply and outline subdividing requirements.*
  - a. *Subdivision proposals within 1 mile of the City of Buffalo must have City Approval.*
    - i. *City Approval is required prior to final plat consideration with County Planning and Zoning Commission. JC Subdivision Regulations, Article IV, 4.1, E)*
  - b. *County Approval*
    - i. *Sketch Plan Requirements*
    - ii. *Preliminary Plat Requirements*
    - iii. *Final Plat Requirements*
  - c. *Final Approval Board of County Commissioners*

### Planning Considerations:

1. *Purpose of the regulations:*



- a. *Promote public health, safety, welfare of current and future citizens.*
  - b. *Reasonable design standards*
  - c. *Provide adequate & convenient transportation, utilities, and other public services.*
  - d. *Proper planning for growth, traffic congestions, pollution, hazards.*
  - e. *Avoid Excessive expenditures of public funds for various public improvements & services*
  - f. *Provide adequate physical and legal access.*
2. *Considerations when reviewing subdivisions:*
    - a. *All applicable requirements*
    - b. *Site Suitability*
    - c. *Hazards*
    - d. *Preservation of natural features*
    - e. *Future areas and protections for good planning*
    - f. *Improvement Chart*
  3. *Proof of ownership submitted with Preliminary Plat.*
  4. *Public Notice appeared in the Buffalo Bulletin on February 3<sup>rd</sup> and 10<sup>th</sup> (affidavit of publication on file). Certified letters were sent to all adjacent landowners.*
  5. *Wyoming Department of Environmental Quality, Water Quality Division, Chapter 23 report submitted.*
    - a. *DEQ/WQD provided comments on January 19, 2022. The application is missing key components related to the City of Buffalo Water and Sewer operation and ownership. DEQ/WQD final comments will be submitted by March 14, 2022. (Pending)*
  6. *Wyoming State Engineers Office is required to act on the well. The developer has indicated the wells will be abandoned according to SEO rules. Status is unknown and is related to the DEQ/WQD Chapter 23 Requirements. (Pending)*
  7. *No applicable surface water rights on the property.*
  8. *Conservation District Review received January 12, 2022. Soils are rated as not limited to somewhat limited. Recommendations and comments have been provided regarding **stormwater, water resources, and noxious weeds.***
    - a. *A storm water management plan should be considered to address the drainage system proposed as well as stormwater and runoff. Developer is subject to Large Construction Permitting with DEQ through WYPDES. The applicant has indicted open barrow storm drainage system. This proposed drainage should be carefully considered as related to required improvements.*
    - b. *Water Resources should be carefully considered and discussed. Lots size proposed is much larger than typical city lots; watering limits should be considered.*
    - c. *Noxious Weeds can be controlled and minimized through revegetation of disturbed soil. Revegetation efforts should be part of the development agreement due to the disturbances related to construction. Consideration of public service expenditures as related to construction in general regarding individual site construction. Methods to reduce erosion should be discussed as related to individual site construction. Without zoning this may be difficult.*
  9. *Fire District was provided a copy of the Preliminary Plat and Chapter 23 DEQ/WQD Report at the regular board meeting on January 12, 2022. (Comments Pending)*
    - a. *Fire suppression plans are proposed as part of this development.*
  10. *Covenants proposed by developer.*
    - a. *The minimum requirement is a legally created entity for management, enforcement, and be binding into the future.*
  11. *Municipal Review and Approval is required due to the location of the subdivision. (Pending)*

- a. *City Water proposed. City of Buffalo is owner/operator and must approve connection. Careful consideration of water; be aware several plans have identified a target population that can be served by the existing capacity of the water system. (Pending)*
  - b. *City Sewer proposed. City of Buffalo is owner/operator and must approve connection. Careful consideration of sewer as it is feasible sewer may be expanded beyond this proposed subdivision. (Pending)*
12. *The Preliminary Plat shows a useable connection between North Main Street and Airport Road. Proposed as **Aviation Way**. It is likely this street may become a dedicated county road if the County and developer can successfully accomplish this connection. The applicant is working with Johnson County Road and Bridge Department.*
13. *Street Infrastructure. All streets as shown are within a 60-foot ROW and according to the Certificate of Dedication will be dedicated to the Public.*
- a. *25 Foot proposed drainage and utility easement adjacent to the ROW.*
    - i. *Developer proposes open barrow pit type drainage to allow for stormwater percolation on site and be held on site. Storage pond will be required and will control runoff.*
    - ii. *Careful consideration of the drainage system as proposed due to water and infrastructure concerns.*
  - b. *Paved road surface proposed as 30 feet traveled way with tapered edge to a gravel shoulder.*
  - c. *Preliminary Plans received based on preliminary grading.*
  - d. *Appropriate pullouts required for school buses and mailboxes as outlined in county road and bridge standards.*
    - i. *Identification of the mailbox requirements should be approved by the Post Office for proper mail receptacle. (Pending)*
  - e. *Street Names with address mileage distance matching rural addressing.*
    - i. *Summit Drive (~1-24 mileage)—Name is a duplicate and will be proposed as **Florence Drive or Gunboat Drive***
    - ii. *Penrose Circle (1-47 milage)*
    - iii. *Solitude Way (1-46 mileage)*
    - iv. *Aviation Way (1-34 milage)*
    - v. *Loomis Drive (1-18 milage)*
  - f. *Appropriate signage will be required. (Street names, no parking signs, etc.)*
    - i. *Intersections proposed with names should be discussed. Usually street names continue through intersections, how can this be accomplished with a circle or looping street?*
    - ii. *Addressing; numbers in the area are an extension of city addressing. Should the address assignment match city the addressing scheme?*
14. *Easements.*
- a. *A 20-foot easement has been identified between Penrose Circle and Gunderman Drive.*
  - b. *Lot line and perimeter easements are typically required, these do not appear to be identified. Careful consideration of easements for current subdivision and future needs. These types of easements are usually for utility companies.*
15. *Public Sites and Open Space proposed as Tract A & B. The board should discuss if these sites are adequate. With the open drainage system, it maybe necessary for areas within the designated blocks to store runoff water. These areas could be part of the lots and designated as drainage areas subject to maintenance as required in the covenants.*
16. *Other considerations.*
17. *Public Comments.*

Recommendations:

*Due to the number of pending items, this subdivision should be tabled until the unresolved issues are addressed. These pending items could result in changes to the subdivision layout. There are other major subdivisions in Johnson County that have had multiple preliminary plat reviews due to the planning process.*

Planner Waller explained this proposal is at step 2 of the subdivision process.

Engineer Gustafson reported and explained the pending items. They are working with the City of Buffalo. They do need a letter from the city for the Chapter 23 report. Discussion on drainage and the land. Would like to keep things open, that is the idea with ½ acre lots. Discussion on Aviation Way. The DEQ response will be submitted no later than March 14<sup>th</sup>, have not received comments from the school district yet and now have preliminary approval from WYDOT. Shawn reported they are beginning the process with the City of Buffalo regarding potential zoning changes and the requirements with the city. The plans for drainage must be coordinated with the city as they begin working with the city. They have done 2 traffic studies and have a striping plan in place. Generally, discuss the connection with Gunderman Drive. The board listened to discussion on re-vegetation, alignment of sewer lines which they city wants the sewer line to go down airport road. This has been briefly discussed with Road & Bridge and if that happened the City would probably be required to take over the airport road maintain as a local road.

Planner Waller explained there are gaps between the city process and county process. Curb & Gutter, road width, sidewalks, etc. are the big differences. Planner Waller stressed the need for best practices in management of the storm water. There have been past Storm events that have resulted in flash flooding along the city streets which have curb and gutter. We don't want to create flooding issues. Discuss storm water flowing and using vegetation to assist with storm water on site.

Chairman Travis Pearson called for public comments on the proposed subdivision.

Ray Mader asked for clarification on the "retention pond system" and does not want annexed into the city. Ray also asked about the double-tap fees for connecting to city water.

Herbert & Gerri Miller expressed concern on the drainage issues and wondered if it would drain on them. Also inquired if they will get a new culvert?

Ms. Shell voiced concerns over the height of the houses, with a basement and 2 stories her view will be impacted.

Scott Pehringer Road & Bridge Supervisor said it would take \$3,000,000. or more to replace the bridge on airport road.

Luke Todd expressed concern over the water and where it is going to come from. He stated the City has 4cfs direct flow and there are 4 cfs of additional junior rights. Adding this additional use to Clear Creek in August would totally dry up the creek; there would be no water running through town. Clear Creek is a big attraction to Buffalo. This development will impact tourism and recreation in the community.

Dusty Hill has concerns about the impacts on the creek and what that means for recreation, tourism, and economics.

Planner Waller stated the water issues must be a priority as this moves forward. Jim also said this is between the City of Buffalo and the Developer.

Layne Qualm moved to table this until the unresolved issues are addressed as recommended by Planner Waller. Julie Baker seconded; motion carried.

There being no old business Chairman Travis Pearson called for Other Business:

Planner Waller handed out information on the proposed Kolb Minor Subdivision Sketch Plan; saying this is a 1 lot subdivision and gave a time frame to completion.

4/5/22 Sketch Plan review

5/13/22 Preliminary review

6/7/22 Final Plat

Scott Pehringer told the Commission that road did not have a public right of way. It was only for county use to the gravel pit and it is not adequate to be used unless the county addresses. The County Attorney and Road and Bridge have reviewed the easement. Chairman Travis Pearson said the right of way would need to be defined before approval before the Commission.

Planner Waller passed out the Sketch Plan for Lot 54 & 55 of the Shores at Lake DeSmet Subdivision; which would be combining the 2 lots into one. The HOA needs to approve the combination of the lots and contact DEQ to check on their requirements. This would come back on the agenda for the April meeting.

Planner Waller reported there is no updates on the Morse Minor Subdivision adjacent to Kaycee.

Planner Waller reported he has been contacted by Dave Loden asking about creating 5 lots on property that he owns, adding the problem is there is only a 40' easement. Chairman Travis stated there must be a 60' easement or the answer will be no.

There being no further business to come before the Commission the regular meeting was adjourned at 8:40pm.

Respectfully,

Travis D. Pearson

Chairman Travis Pearson

05-03-22

Date

Attest:

Vicki Edelman

Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY APRIL 5, 2022

Vice-Chairman Julie Baker called the meeting of the Johnson County Planning and Zoning Commission to order April 5, 2022, at 7:02 PM.

Those present were Commission members Jacob Hatch and Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk, Tucker Ruby County Attorney and William J Novotny, III JC Commission Chairman. Travis Pearson and Robert Allen participated by telephone.

Travis Pearson moved to approve the minutes of the March 1, 2022, meeting. Jacob Hatch seconded; motion carried.

Vice-Chairman Julie Baker called for the sketch review for the Kolb Minor Subdivision located on Rock Creek Rd/Kolb Dr. Jim & Sherry Kolb were present to answer questions. Planner Waller presented the following report to the Commission:

**Case:** *Minor 2022-001*

**Item:** *Kolb Minor Subdivision 1<sup>st</sup> Consideration*

**Applicant:** *Sherry Kolb*

**Summary:** *Subdivision of part of the SW¼ of Section 9 T51N R82W*

### **Background information:**

1. *Owner of record; James W. Kolb and Sherry A. Kolb as filed in Books 87A31 page 177-179.*
2. *Proposed division located off Kolb Drive.*
  - a. *Existing house assigned 3 Kolb Drive*
    - i. *Septic Permit # 924 on file.*
    - ii. *Well permit # 214628—statement of completion on file.*
  - b. *Access to property via an existing access.*
3. *Proposal is to subdivide a single lot from approximately 40 acres.*
  - a. *Originally the lot was proposed as a family exemption.*
4. *Proposed lot size are 2.00 acres.*

### **Planning Considerations:**

1. *Sketch Plan submitted as a minor subdivision.*
  - a. *No minor subdivisions have split out of the original unit of land.*
2. *Similar sized parcels exist within the Kolb property that have been family exemptions.*
3. *Road and Bridge Department, County Attorney, and Planning Department discussed the easement and the restriction. As written the easement is exclusive and the County Commissioners must legally assign for adequate legal access.*
  - a. *Applicant's representative has discussed the easement with the Deputy County Attorney and will pursue the appropriate actions with the County Commissioners for legal access. Evidence of legal access being provided to the subdivided lot is required as part of **final plat.***
  - b. *The road is used by multiple landowners.*
4. *Public Notice;*

- a. Two (2) consecutive notices will be required to be Published in Buffalo Bulletin prior to a preliminary plat review (**Pending Action on Sketch Plan**).
  - b. All adjacent landowners will be required to be notified according to the Minor Subdivision Regulations prior to a preliminary plat review (**Pending Action on Sketch Plan**).
5. Clear Creek Conservation District shall provide comments on the proposed subdivision as per county regulations and state law (**Pending**).
  6. On lot well is connected to the existing house.
    - a. Appropriate warnings will be required as related to the on-site well. Discuss if existing surrounding well information be disclosed OR if existing flow and depth be shown for the onsite well only.
    - b. Well spacing requirements are in the Wyoming State Engineer's Office, Regulations and Instructions, Part III, Water Well minimum Construction Standards, Revised June 2011.
  7. Existing onsite septic system permitted in 2007.
    - a. Appropriate warnings will be required as related to septic systems in general.
  8. Subdivision is more than 1 mile from the City of Buffalo.
  9. Johnson County Fire District review is not applicable.
  10. Public comments/concerns.
  11. Other considerations by the Commission.

**Recommendations:**

1. Approve the sketch plan as presented.
2. Allow the applicant to proceed with legal advertisement in newspaper and County Planner to notify all adjacent landowners as required.
3. Schedule the preliminary plat review for the regular May Planning and Zoning Commission meeting.

Planner Waller also reported the Kolb's need to have discussion with the Commissioners since there are questions on the road easements and possible access issues. They are to meet with the Commissioners on April 19<sup>th</sup>. Travis Pearson stated there will need to be clearly defined access to the subdivided lot before it moves to final plat. Manny Rodriguez moved to implement the three recommendations as stated in Planner Waller's report. Jacob Hatch seconded; motion carried.

Vice-Chairman Julie Baker called for the proposed amendment to Lot 54 & 55 of the Shores at Lake DeSmet Subdivision.

**Case:** *Major Subdivision Amendment 2022-002*

**Item:** *Shores at Lake DeSmet Minor Subdivision 1<sup>st</sup> Consideration*

**Applicant:** *Robert Allen*

**Summary:** *Merge Lot 54 & 55, Shores at Lake DeSmet Subdivision, into a single lot*

**Background information:**

1. Owner of record; Robert Allen as filed in Books 87A71 page 152.
2. Proposed division located off Shoreline Drive.
  - a. Property described as Lot 54 & 55 Shores at Lake DeSmet Subdivision.
    - i. Subdivision Water Supply permitted through DEQ and operated by developer.
    - ii. Individual on lot Septic System proposed.
  - b. Access to property is an existing Platted ROW from Monument Rd.

3. *Proposal is to merge and replat lots into a single lot.*
4. *Subject to major Plat Amendment.*
  - a. *Amended plat process is applicable when the number of lots do not increase, and roads will not be changed or realigned from original plat.*

**Planning Considerations:**

1. *An amended plat can be submitted in accordance with the Final Plat Requirements.*
2. *Covenants filed against the property in Johnson County Clerk Record Book 86A64 page 345-379 contain Section 3.11 which allow re-platting of lots to accomplish adjustments between adjacent lot owners.*
  - a. *Approval of Homeowner's Association or similar required. A notarized letter from Jason Spielman, HOA representative was received.*
3. *Public Notice requirement is applicable.*
  - a. *Two (2) consecutive notices will be required in Buffalo Bulletin.*
  - b. *All adjacent landowners will be required to be notified via certified mail.*
4. *Decreasing the number of lots should be positive with Clear Creek Conservation District. (Original soil report on file).*
5. *Merging the lot will result in the loss of potential a building site and reduce the total lots within the Shores at Lake DeSmet Subdivision.*
6. *The water system was permitted by DEQ/WQD.*
  - a. *Merging the lots should have positive impact on the water system as far as less use.*
  - b. *Existing recommendations will remain applicable*
7. *The sewage system proposed is an individual on lot septic system.*
  - a. *Consolidating the lots will result in less houses which will have a positive impact on the site.*
  - b. *Existing recommendations will remain applicable.*
8. *Subdivision is more than 1 mile from the City of Buffalo.*
9. *Public comments/concerns.*
10. *Other considerations by the Commission.*

**Recommendations:**

1. *Approve the proposal presented.*
2. *Allow the applicant to notify the public and notify all adjacent landowners.*
3. *Allow the applicant to draft a final plat to be considered at the May regular meeting.*

Craig Shavlik reported to the Commission the owners need the two lots as one parcel to place their home because of the topography. After discussion Jacob Hatch moved to approve the proposal as presented following Planner Waller's recommendations as listed in his report. Travis Pearson seconded; motion carried.

Vice-Chairman Julie Baker called for old business which will be further discussion and updates on the Mathers Peak Subdivision. Planner Waller gave the following updated report to the Commission:

**Case:** *Major 2021-01*

**Item:** *Mather Peak Subdivision*

**Summary:** *Subdivision Preliminary Plat Review*

**Background information:**



1. See report dated March 1, 2022.

**Planning Process:**

1. Preliminary Plat review held during the regular meeting on March 1, 2022. A decision was tabled.
2. Sketch Plan approval granted on July 6, 2021. The current regulations allow the applicant one (1) year after sketch approval to submit a completed preliminary plat including supplemental information for review.
  - a. Allowable actions are outlined in Johnson County Subdivision Regulations, Article IV, 4.1, D, (i)

**Planning Considerations:**

**Considerations in addition to those identified on March 1, 2022 at the preliminary plat review meeting.**

1. City Approval is required at the final plat as part of the county final plat approval process. It is common for major subdivision development to have multiple plat reviews including multiple preliminary plat reviews. Developer has indicated they are working on a timeline and will coordinate with the county as the proposal moves to the City of Buffalo.
2. Water and Sewage requirements are applicable at both preliminary plat and final plat stages according to the county subdivision regulations. City water and sewer are proposed by the developer and would be provided by the City of Buffalo. These services require action by the city and require permitting by the DEQ in coordination and with the approval of the owner/operator.
  - a. The water/sewer requirements are in addition to action on subdivision application by the City. This is due to the property being within one (1) mile of the incorporated town limits as required by state law.
  - b. Wyoming Department of Environmental Quality did respond with an Adverse Recommendation. Additional information was required and was not submitted within the departments allowed time frame.
3. Public Comments made at March 1, 2022, meeting

**Recommendations:**

1. Carefully consider comments, the requirements, and keep in mind this development is within 1 mile of the City of Buffalo and does require City approval.
2. The applicant has until the regular July 2022 meeting to complete the preliminary plat requirements. To initiate the DEQ/WQD Chapter 23 requirement, the applicants will need certification letters at minimum from the City of Buffalo.
3. If the certification letters are received, the applicants have additional engineer modeling requirements for the water/sewer analysis. This step is complicated and a 2-fold step, as the Chapter 23 looks at feasibility, which is required for subdivision planning. DEQ would be allowed another 60-day review when a completed Chapter 23 Application is submitted to their offices. Currently, the DEQ review is an adverse recommendation.
4. Another DEQ step is required due to the water/sewer solution, permitting. This would be a final plat requirement and would be subject to City Certifications and City Approval. The water/sewer requirements are complicated as they involve both final subdivision approvals with both the City of Buffalo and Johnson County. These water/sewer requirements are in addition to subdivision review approval. Currently no progress has been made with the City of Buffalo as far as subdivision approval.

5. *Given the amount of work needed to proceed forward; the board could require another preliminary plat submittal in conjunction with the city processing. This would be the 102-lot subdivision as represented to the Planning and Zoning Commission at the March 1, 2022, meeting. This would allow the developer to continue working on the project. However, if development does not continue to progress through the regulations by the July regular meeting, the preliminary plat would not meet the regulations to proceed to the next step.*
6. *If the application as presented, does not proceed forward with the "Planning Processes" by the July 2022 regular meeting, the developer would need to resubmit another application.*

The board needs to consider the "facts", the comments, and items 1-5 above. Due to the proposal's location, there are several differences in development components between the city and the county. A few of the major differences are curb/gutter, asphalt width, public open space, drainage, walk paths, and lighting (not exact list). Many major developments have required multiple review steps.

Planner Waller handed out copies of the public comments taken at the March meeting asking the Commission to review carefully; also going over his concerns with the storm water issues and overall strain on the water and sewer system of the City. He added the developer has until the July 2022 meeting to get through the preliminary plat process according to the county regulations.

Engineer Shawn Gustafson for the project reported to the Commission the Attorneys for the two are now in negotiations. He also stated there is discussion about using airport road for the sewer line. He said he is confident they can meet the July deadline.

Planner Waller reported there is nothing new on the Morse Minor Subdivision adjacent to Kaycee, Wyoming.

Planner Waller reported to the Commission an inquiry regarding purchasing a subdivided lot and doing a BLA. Craig Shavlik reported concerns on soils, ground water and the to confirm the house site would be viable. Discussion was had on the possibility of re-platting and then the BLA an allowable exemption.

Planner Waller reported by the month of April being the busiest ever; saying by April 5<sup>th</sup> he had septic permit #10. He reported to the Commission the northeast part of Wyoming is where the construction and growth was happening.

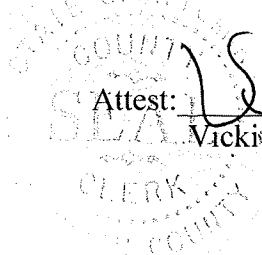
There being no further business to come before the Commission the regular meeting was adjourned at 8:24pm.

Respectfully,

  
\_\_\_\_\_  
Vice-Chairman Julie Baker

5/3/22  
Date

Attest:   
\_\_\_\_\_  
Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY MAY 3, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order May 3, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Layne Qualm, Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk and Barry Crago Deputy County Attorney. Jake Hatch was absent from this meeting and Robert Allen participated by telephone.

Julie Baker moved to approve the minutes of the April 5, 2022, meeting. Manny Rodriguez seconded; motion carried.

Chairman Travis Pearson called for the preliminary plat review for the Kolb Minor Subdivision located on Rock Creek Rd/Kolb Dr. Jim & Sherry Kolb were present to answer questions. Planner Waller presented the following report to the Commission:

**Case:** *Minor 2022-001*

**Item:** *Kolb Minor Subdivision Preliminary Plat Review*

**Applicant:** *Sherry Kolb*

**Summary:** *Subdivision of part of the SW¼ of Section 9 T51N R82W*

**Background information:**

1. *Owner of record; James W. Kolb and Sherry A. Kolb as filed in Books 87A31 page 177-179.*
  - a. *Proposed division located off Kolb Drive and includes an existing house.*
2. *First consideration of the sketch plan was held on April 5, 2022. Action was taken to allow the applicants to prepare a preliminary plat for review.*
3. *Access to property via an existing access.*
  - a. *Applicant(s) met with Board of County Commissioners on April 19, 2022, to discuss the existing easement and options to remove exclusive wording and allow the use of the easement to benefit all landowners that utilize the easement for access to their respective lands.*
    - i. *Easement assignment will be required to go through the Board of County Commissioners and will require legal work as well as surveying/engineering work. Overall, the road will need a maintenance agreement for all landowners using or benefiting from the road, including Johnson County.*
4. *Originally the lot was proposed as a family exemption.*
5. *Proposed lot size is 2.00 acres.*

**Planning Considerations:**

1. *Road and Bridge Department, County Attorney, and Planning Department discussed the easement concerns and restriction. As written the easement is exclusive and the County Commissioners must legally assign for adequate legal access. Easement is complicated as it involves multiple landowners and the county.*
  - a. *Applicant's representative has discussed the easement with the Deputy County Attorney. Evidence of legal access being provided to the subdivided lot is required as part of **final plat**.*

- b. *Joint Maintenance and/or use agreements will be needed for **all landowners** that use and benefit from the road.*
2. *Public Notification completed.*
3. *Clear Creek Conservation District provided general comments on the proposed subdivision as per county regulations and state law.*
4. *Public comments/concerns.*
5. *Other considerations by the Commission.*

**Recommendations:**

1. *Approve the preliminary plat as presented, conditioned on the exclusive easement being reverted and granted to the Kolb family for legal access to the subdivision and other lands as appropriate.*
2. *Allow the applicant to proceed with drafting a final plat for final consideration consistent with the Johnson County Subdivision Regulations.*

Attorney Crago firmly stated after review, the road easement for access to this property is an exclusive easement and the issue needs to be dealt with now; further stating a road maintenance association needs to be formed. Everyone that uses the road needs to work together. Other options discussed were making this road a county road, allowing a variance on the width, or the Kolb's granting an access on the back side of the property to the Rock Creek Rd. After further discussion, Julie Baker moved to recommend they Kolb's be allowed to move forward towards final plat contingent upon the 60' legal access be obtained. Layne Qualm seconded; motion carried.

Chairman Travis Pearson called for the proposed amendment to Lot 54 & 55 of the Shores at Lake DeSmet Subdivision. Planner Waller presented the following report to the Commission:

**Case:**            *Major Subdivision Amendment 2022-002*

**Item:**            *Shores at Lake DeSmet Minor Subdivision 1<sup>st</sup> Consideration*

**Applicant:**     *Robert Allen*

**Summary:**     *Merge Lot 54 & 55, The Shores at Lake DeSmet Subdivision, into a single lot*

**Facts & Background information:**

1. *Owner of record; Robert Allen as filed in Books 87A71 page 152 and 87A71 page, is proposing to merge Lot 54 and Lot 55 of The Shores at Lake DeSmet Subdivision into a single lot described as **Lot 54A**.*
2. *At the April 5, 2022, Planning and Zoning meeting, the proposal was presented, discussed, and reviewed. It was moved to allow the applicant to proceed with notification requirements. Which consists of notifying the adjacent landowners and publishing a Notice of Intent to Subdivide in the newspaper.*
3. *The applicant was also allowed to draft a final plat in accordance with the Johnson County Subdivision Regulations, Article VIII, 8.2, B) which would be considered at the May meeting.*
4. *The proposal was submitted to the Homeowners Association and a notarized letter is on file indicating support in merging the lots. This letter of support is subject or conditioned to all covenants, easements, and requirements of Johnson County, noting the existing drainage easement to remain.*

**Planning Considerations:**

1. Public Notice as required appeared in the Buffalo Bulletin on 4/14 and 4/21.
2. All adjacent landowners notified via certified mail.
3. The Final Plat appears consistent with Johnson County Subdivision Regulations, Article V, 5.3, as applicable. All warnings and requirements are shown and/or indicated as subject to **Book H File, Page 289-290**.
  - a. Final plat contains all original warnings and disclosures from approval granted in 2007.
4. Public comments/concerns as related to this proposal need considered.
5. Other considerations by the Commission.

**Recommendations:**

1. Hear any public comments submitted prior to the meeting and any comments made during the meeting.
2. Approve the proposal as presented and sign the Final Plat.
3. Present the final plat to the Board of County Commissioners for final approval.

After discussion, Manny Rodriguez moved to approve the Boundary Line Adjustment with a re-plat as presented. Julie Baker seconded; motion carried.

Planner Waller reported the tabled Mather Peak Subdivision preliminary plat review has had new activity. Shawn Gustafson reported they are still in negotiations with the attorneys.

Planner Waller also said there is nothing to report on the Morse Minor Subdivision adjacent to Kaycee, Wyoming.

Planner Waller told the Commission he hopes to start working on updating the Comprehensive Land Use Plan. He said Chairman Novotny is planning on putting money in the capital facilities budget to fund this project. Planner Waller also said the Commission will need to evaluate the goals, mission statement, and possibly have the "Zoning" discussion as well. There needs to be a balance between zoning and property rights for the protection of everyone.

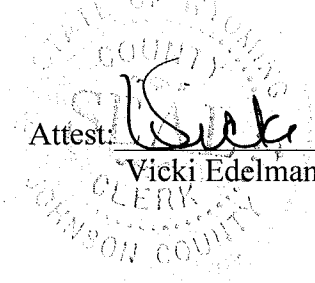
There being no further business to come before the Commission the regular meeting was adjourned at 8:15pm.

Respectfully,

  
Chairman, Travis Pearson

07-05-22  
Date

Attest:   
Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## RE-SCHEDULED REGULAR MEETING-TUESDAY JUNE 14, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order June 14, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Layne Qualm, Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk, Barry Crago Deputy County Attorney; William J Novotny III, Chairman of the County Commission and Scott Pehringer, Road & Bridge Supervisor. Jake Hatch was absent from this meeting.

Chairman Travis Pearson called for the only item on the agenda, that being the presentation of the Kolb Minor Final Plat and Boundary Line Adjustment final review.

Planner Waller presented the following report to the Commission:

**Case:** *Minor 2022-001*

**Item:** *Kolb Minor Subdivision Preliminary Plat Review*

**Applicant:** *Sherry Kolb*

**Summary:** *Subdivision of part of the SW¼ of Section 9 T51N R82W*

**Background information:**

1. *Owner of record; James W. Kolb and Sherry A. Kolb as filed in Book 87A31 page 177-179.*
  - a. *Proposed division located off Kolb Drive and includes an existing house.*
2. *First consideration of the sketch plan was held on April 5, 2022. Action was taken to allow the applicants to prepare a preliminary plat for review. Sketch Plan report on file.*
3. *Access to property via an existing access.*
  - a. *Applicant(s) met with Board of County Commissioners on April 19, 2022, to discuss the existing easement, options to remove exclusive wording, and allow the use of the easement to benefit all landowners that utilize the easement for access to their respective lands.*
    - i. *Easement assignment will be required to go through the Board of County Commissioners and will require legal work as well as surveying/engineering work. Overall, the road will need a maintenance agreement for all landowners using or benefiting from the road, including Johnson County.*
4. *Preliminary Plat Review was held on May 3, 2022, in accordance with Johnson County Subdivision Regulations, Article IV, D). Approval granted with condition on legal access. Preliminary Plat report on file.*
  - a. *As part of the preliminary plat approval, the Applicants coordinated and worked with Johnson County Road and Bridge Department for an alternative legal access.*
  - b. *New Access granted 5/18/2022. This will be legal access to the proposed lot. Traveled Access is Kolb Drive.*
5. *Originally the lot was proposed as a family exemption.*

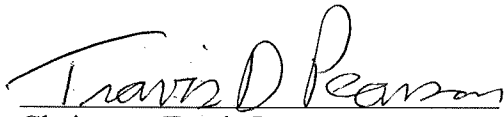
**Recommendations:**

1. *Approve the Final Plat as presented along with the .09-acre boundary line adjustment and affidavit. Forward the plat and boundary line adjustment to Board of County Commissioners for final consideration at the next regular scheduled board meeting.*

Additionally, Planner Waller stated he does not want a precedent to be set by having a special meeting and a lot selling before the subdivision is approved. This would create a violation of the subdivision regulations. He also reported the Kolb's have established a direct access to Rock Creek Road on the east side of the property. After discussion, Julie Baker moved to approve the Final Plat and Boundary Line Adjustment as recommended by Planner Waller and send to the Board of County Commissioners for final approval. Layne Qualm seconded; motion carried.

The meeting was adjourned at 5:40pm.

Respectfully,

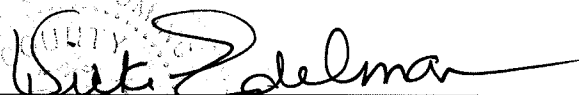


Chairman, Travis Pearson

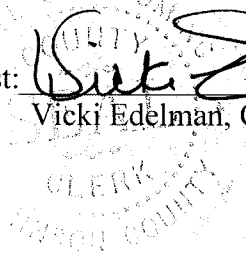
07-05-22

Date

Attest:



Vicki Edelman, County Clerk



JOHNSON COUNTY PLANNING AND ZONING COMMISSION

RE-SCHEDULED REGULAR MEETING-TUESDAY JULY 5, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order July 5, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Layne Qualm; Planner Jim Waller, Vicki Edelman County Clerk, Barry Crago Deputy County Attorney; William J Novotny III, Chairman of the County Commission. Jake Hatch and Manny Rodriguez were absent from this meeting. absent from this meeting.

Julie Baker moved to approve the minutes of the May 3, 2022, meeting. Layne Qualm seconded; motion carried.

Layne Qualm moved to approve the minutes of the June 14, 2022, special regular meeting. Julie Baker seconded; motion carried.

Chairman Pearson called for discussion on the Tabled Preliminary Plat Review for the Mather Peaks Subdivision under Old Business. Planner Waller explained that they still had not made application with the City of Buffalo, which had to be done and now their 1-year time limit is up. Planner Waller will send a letter to the developer letting them know they will have to start over with the process.

Chairman Travis Pearson called for Other Business. Planner Waller updated the Commission on the Morse Minor Subdivision stating he has not heard any more from Cale Morris. He has an inquiry about a one-lot subdivision on Trabing Road from Daniel Yoder; another inquiry on French Creek Rd will need to go through the Quiet Title process in Court before they can start the process and possibly another one off Trabing Road.

Planner Waller also reported on updating the Comprehensive Land Use Plan saying the Commissioners are tentatively setting aside \$150,000.00 for this project. Planner Waller also stated the Commission will need to identify the Mission Statement and the goals; an RFP will to be written and hopes to specify a competition date of 18 months.

The meeting was adjourned at 7:40pm.

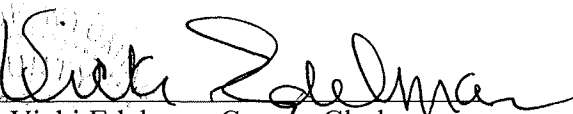
Respectfully,



Chairman, Travis Pearson

08-02-22

Date

Attest: 

Vicki Edelman, County Clerk





# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## RE-SCHEDULED REGULAR MEETING-TUESDAY AUGUST 2, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order August 2, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, and Manny Rodriguez; Planner Jim Waller. Member Jake Hatch and Layne Qualm were absent from this meeting. Members of the public present were John DeMatteis.

Julie Baker moved to approve the minutes of the July 5, 2022, meeting as distributed. Manny Rodriguez seconded; motion carried.

Chairman Pearson called for the first item being the Presentation of the Yoder Minor Subdivision Sketch Plan. Chairman Pearson abstained from discussion and voting as he is the surveyor for the subdivision.

Planner Waller gave the following report:

**Case:** *Minor 2022-002*

**Item:** *Yoder Minor Subdivision Sketch Review Meeting*

**Applicant:** *Daniel and Anna Yoder*

**Summary:** *Subdivision of parts of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  & S $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 18 and part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 19, T49N R81W*

### **Background information:**

1. *Owner of record; Daniel and Anna Yoder as filed in Book 87A69page 53-54 (~48.9 Acres)*
2. *Proposed division located off Trabing Road.*
  - a. *Access to property is an existing access.*
3. *Property has an existing single-family home, a few shops, and a Store Building.*
4. *Proposed lot size is 12.77 acres and a 35+ acre exempt parcel.*

### **Planning Considerations:**

1. *Application submitted as a minor subdivision proposing to create 1 single lot less than 35 acres. Mr. Yoder inquired about splitting the parcel for a family member. Family exemption is not applicable as the parcel was created after February 27, 2019 and is subject to a 10 year waiting period for the exemption by Wyoming Law W.S. 18-5-303, (a), (i).*
2. *Existing access established at Trabing Road. this will need to have an easement. As shown, it will be shared by the Lot & exempt parcel. A new easement would be required along the shared portion of the road. Verification from County Road & Bridge that the access is adequate for use as proposed.*
  - a. *All other existing recorded easements will need identified for a final plat in the future as the proposal moves forward.*
  - b. *Roadway Maintenance Agreement may be required.*

3. *Public Notice; two consecutive publications in Buffalo Bulletin advertising the Notice of Intent. (Pending).*
  - a. *All adjacent landowners to be notified by certified letters at same time advertised notice published. (Pending)*
4. *Clear Creek Conservation District shall provide review of the proposed subdivision as per county regulations and state law. Owner given information on scheduling and that Conservation District may have specific requirements. (Pending).*
5. *The property has an existing water well. P212310.0W on file with Wyoming State Engineer.*
  - a. *Note on the Sketch Plan indicates no further water improvements proposed.*
  - b. *Well record indicates the well is 250 feet deep and produces 7 gpm.*
  - c. *No surface water rights associated with the parcel.*
6. *An existing onsite septic system serving the store building, Permit No. 20-021 on file. No other permit on file for the property.*
  - a. *Note on the Sketch Plan indicates no further septic systems proposed.*
7. *Subdivision is not within 1 mile of the City of Buffalo.*
8. *Public comments/concerns.*
  - a. *Parking should be discussed and will be required to be shown on the Preliminary Plat.*
9. *Other considerations by the Commission.*

**Recommendations:**

1. *Classify the proposal as a minor subdivision.*
2. *Instruct the applicant to submit a preliminary plat no later than end of week for consideration at the next regular meeting. This is consistent with current preliminary requirements identified in Article V, 5.2 and the design standards in Article VI.*
  - a. *Water Standards may apply with the water well and must be verified with the Wyoming State Engineer if action is needed regarding the use of the existing well?*
  - b. *Public Notice and adjacent landowners must be notified in accordance with regulations which is subject to when a preliminary plat submitted available.*
3. *Provide proof from Road and Bridge Department that the existing access is adequate for the proposed division.*
4. *Other recommendations related to the Sketch Plan.*

Brief discussion on the parking area being identified on the Preliminary Plat and the board reviewing it for safety.

Julie Baker asked about the water well and it being shared. Planner Waller explained the water right changes in the new regulations, which were adopted in November 2021. The Wyoming State Engineer may require action for the groundwater right.

Manny Rodriguez asked about the easements and location of the utilities and the requirements for the final plat.

No public comment provided on the sketch plan.

Planner Waller explained the county may see more family type subdivisions. These situations are due to the 10-year requirement to split property for all property acquired after February 2019. If the exemption does not apply, and owners desire to split property, the subdivision regulations apply.

Planner Waller also discussed this property does have civil covenants filed in 1999. There is a condition about dividing the tracts. There are also conditions on land use. There have been a few phone calls about the land use concerns in the area.

Julie Baker moved to consider the Yoder proposal as a minor subdivision following the recommendations outlined in the report and conditioned on a preliminary plat being submitted by the end of the week for a consideration at the September regular meeting. Manny Rodriguez seconded; motion carried.

Planner Waller reported on subdivisions processing through the regulations. Mather Peak Holdings was notified about the 12-month Sketch Plan review expiration in July 2022. If they desire to subdivide the applicants would need to resubmit a subdivision application and the start the process at the beginning. Briefly discussed the availability of vacant lots and building and needs for the community.

Kale Morse subdivision proposal is also expiring. Planner Waller will notify Mr. Morse.

Planner Waller handed out the current Mission Statement, Goals, and Vision outlined in Comprehensive Plan. The board will need to think about the goals and statements. The comprehensive plan should identify measures to accomplish the goals. Decisions will need to be made regarding the update process. It may be beneficial to hold a work session with the commissioners to discuss the process and get direction. The county is seeing land use pressures which are causing concerns and the concerns are getting more vocal.

Brief discussion on the funding and how to proceed forward. Ideally a new plan should be a document that is drafted to fit our community and be adopted within a reasonable amount of time.

Do we need a full comprehensive plan or a comprehensive land use plan? The current plan contains economic data, demographic data, and transportation sections, as well as natural resource chapters and several others. The county also has a socio-economic plan from 2018 and a Natural Resource Plan 2020, is it possible to reference some of this outside data in a land use plan?

The county should be considering mechanisms that can protect property rights and yet have requirements for development.

Chairman Pearson asked Mr. DeMatteis what is progressing forward with JOCO economic plan. It may be possible to get a land use plan and have references to some of the outside plans and/or data which already exist.

Planner Waller reported on the office activities for the month of July.

A sketch plan for Robert and Jennifer Hicks was submitted earlier in the day. It will be on the September Agenda for a formal sketch review. The owners propose 3 lots. There are some issues with the legal descriptions and matching to the adjacent landowners. The Project Engineer and

Surveyor is Craig Shavlik. The owners are working through a process to address the boundaries through a quiet title process.

The board briefly discussed community needs and beginning to look into the future.

The meeting was adjourned at 7:53 pm.

Respectfully,

Travis D Pearson  
Chairman, Travis Pearson

09-06-22  
Date

Attest: Jim Waller  
Jim Waller, County Planner

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY SEPTEMBER 6, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order September 6, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Jake Hatch; Planner Jim Waller, Vicki Edelman County Clerk, Barry Crago Deputy County Attorney; William J Novotny III, Chairman of the County Commission. Layne Qualm and Manny Rodriguez were absent from this meeting.

Julie Baker moved to approve the minutes of the August 2, 2022, meeting. Jake Hatch seconded; motion carried.

Chairman Travis Pearson recused himself from discussion on the Yoder Minor Subdivision since he is the surveyor of record and turned the meeting over to Vice-Chairman Julie Baker.

Vice-Chairman Julie Baker called for discussion on the Yoder Minor Subdivision Preliminary Plat located at 369 Trabling Road. Planner Waller gave the following report:

**Case:** *Minor 2022-002*

**Item:** *Yoder Minor Subdivision Preliminary Plat Review Meeting*

**Applicant:** *Daniel and Anna Yoder*

**Summary:** *Subdivision of parts of the SE¼SW¼ & S½SE¼ of Section 18 and part of the NW¼NE¼ of Section 19, T49N R81W*

### **Background information:**

1. *Owner of record; Daniel and Anna Yoder as filed in Book 87A69page 53-54 (~48.9 Acres)*
2. *Proposed division located off Trabling Road.*
  - a. *Access to property is an existing access.*
3. *Property has an existing single-family home, a few shops, and a Store Building.*
4. *Proposed lot size is 12.77 acres and a 35+ acre exempt parcel.*

### **Planning Considerations:**

1. *Application submitted as a minor subdivision proposing to create one single lot less than 35 acres.*
2. *The preliminary plat must be consistent with adopted regulations. Article V, 5.2 specifically identifies contents for the plan/plat and it should reflect the subdivision design standards in Article VI as applicable.*
3. *Public Notice; two consecutive publications in Buffalo Bulletin advertising the Notice of Intent. (Affidavit of Publication on file).*
  - a. *All adjacent landowners to be notified by certified letters at same time advertised notice published. (Mail Receipts on file)*
4. *Clear Creek Conservation District provided review of the proposed subdivision as per county regulations and state law. (received 8/15/2022 )*

- a. *Very limited features soil types found within the property; (707 Theedle-Kishona loams and 708-Theedle-Kishona-Shingle loams)*
- b. *Soil limitations are disclosed under Warning # 11 and are required to be disclosed on a final plat.*
5. *The property has an existing water well. P212310.0W on file with Wyoming State Engineer.*
  - a. ***Applicant must provide evidence of compliance with the water rights for the well (Preliminary Plat Requirement, 5.2, E, v). It is on a single parcel and will be shared between the lot and the 35+ acre parcel. State Engineer's Office would be able to determine if action is needed for the groundwater rights.***
  - b. *Sketch Plan indicated no new water improvements proposed.*
  - c. *Well record indicates the well is 250 feet deep and produces 7 gpm.*
  - d. *No surface water rights appear to be associated with the parcel.*
6. *An existing onsite septic system serving the store building, Permit No. 20-021 on file. No other permit on file for the property.*
  - a. *Note on the Sketch Plan indicated no further septic systems proposed.*
7. ***Outhouses are required to be permitted and must follow Section 28 of the Johnson County Small Wastewater Treatment Facility Regulations and Section 16 of the WY DEQ/WQD rules and regulations.***
8. *Existing access established at Trabling Road. This will need to have an easement of at least 60 feet to cover the adequate access following to the west along the lot line.*
  - a. *As shown, it will be shared by the lot & exempt parcel.*
  - b. *County Road & Bridge provided verbal confirmation that the access is adequate as proposed.*
  - c. *All other existing recorded easements will need identified for a final plat.*
  - d. *Roadway Maintenance Agreement may be required.*
9. *Parking has been shown on the Preliminary Plat. It appears there is enough space for the 72-occupancy rating of the building. As shown, there is 36 spaces with 2 additional handicap spaces.*
  - a. *Parking area is reflective of the current conditions on the property.*
10. ***Subdivision is not within 1 mile of the City of Buffalo.***
11. *Public comments/concerns.*
  - a. *Received two phone calls about the subdivision.*
  - b. *A neighbor owns property in same area and is concerned about the number of houses and the overall footprint of the development. This parcel is within the Trabling View Development which does have restrictions through covenants. The county has limited authority with covenants.*
12. *A digital copy of the plat was submitted to outside agencies as required.*
13. *Other considerations by the Commission.*

**Recommendations:**

1. *Discuss the Planning Considerations.*
2. *Instruct the applicant show proof of compliance with the water right associated with the well. Preliminary Plat requirement 5.2, E, v) requires water right action. If the well is served by multiple users, the state does have requirements to address use.*
3. *The board should discuss houses and requirements. Will this property have multiple houses and what is happening with the remainder?*
4. *A Final plat must identify an adequate access of 60 feet to the public road. There will be some easements that will be needed to legally accomplish the total width of the easement in part due to the access being shared.*

5. *Hear all public comments and concerns.*
6. *Other recommendations related to the Preliminary Plat.*

After discussion by the Commission on septic concerns and the number of housing units on the property; Julie Baker suggested they take no action until they find out more detail regarding all the housing, if the outhouses are compliant with section 5.3; a shared well agreement, and road maintenance agreements. Any public comments should be taken and considered.

Julie Baker moved to take no action until all the requested information is available for review by the Commission; further asking that another preliminary plat be submitted with all the information for the entire property. Jake Hatch seconded; motion carried.

Chairman Travis Pearson called for discussion on the Staghead Minor Subdivision Sketch Plan. Surveyor Craig Shavlik and Rob Hicks were present for questions. Planner Waller gave the following report:

**Case:** *Minor 2022-003*

**Item:** *Staghead Minor Subdivision Sketch Review Meeting*

**Applicant:** *Robert and Jennifer Hicks*

**Summary:** *Subdivision of part of the SW¼NE¼ of Section 18, T51N R82W*

**Background information:**

1. *Owner of record; Robert H Hicks and Jennifer Lynn Sieve-Hicks filed in Book 87A62page 224-225 (~13 Acres).*
2. *Owners are pursuing a quiet title suit in court to clean the parcel boundaries to match ground conditions to the records as filed in the County Courthouse. The parcel is bounded by a county road, 2 subdivisions and an aliquot PLSS quarter/quarter description on the north. Parcel size is fenced in at approximately 17.84 +/- acres. The deeded acreage does not match the fences or the county road. The owners desire to have a parcel match the existing ground conditions and follow the subdivision process.*
3. *Proposed division is located at 425 French Creek Road.*
  - a. *Access to property is through two (2) existing accesses and a proposed 3<sup>rd</sup> approach.*
4. *Property has an existing single-family home, a few outbuildings, and shop/barn.*
5. *Proposed lot sizes are 4.95 acres, 6.31 acres, and 6.58 acres.*

**Planning Considerations:**

1. *Application submitted as a minor subdivision proposing to create 3 lots (2 vacant and 1 with the existing house and applicable services.*
2. *Two existing accesses established at French Creek Road. One is for a residence and the other is a field approach. The field approach will need to be changed and modified.*
  - a. *A 3<sup>rd</sup> new access is proposed and must be approved. Subdivision regulations allow no more than two accesses.*
3. *All existing recorded easements will need identified for a final plat in the future as the proposal moves forward.*
  - a. *Roadway Maintenance Agreement may be required unless 3 accesses are allowed.*
4. *Public Notice; two consecutive publications in Buffalo Bulletin advertising the Notice of Intent. (Pending).*

- a. All adjacent landowners to be notified by certified letters at same time advertised notice published. A separate list was provided with all landowners. **(Pending)**
5. Clear Creek Conservation District provided a soil review of the proposed subdivision as per county regulations and state law. The review was received on August 15, 2022.
  - a. Soil Types 740 & 881 are both Arwite fine sandy loams. The sandy loam are somewhat limited features for septic tank absorption fields (slow water movement and slope).
6. The property has two (2) existing water wells permitted through the Wyoming State Engineer. Well P15086 is for the residence and well P94754 is located on proposed Lot 1.
  - a. The residence well record indicates it is 182 feet deep and produced 8 gpm at the time it was permitted (1972). The windmill well is 160 feet deep and produced 2 gpm when it was permitted (1996).
7. An existing onsite septic system serving the residence is on file. (Permit No. 115)
  - a. Future septic systems on the vacant lots should. There are some limitations due to the existing well locations, existing septic system, and the topography. It is appropriate to plan for this at the subdivision level as the conflicts can be mitigated prior to approval.
8. Subdivision is **not within 1 mile** of the City of Buffalo.
9. Public comments/concerns.
  - a. The third access need considered carefully. The more direct accesses allowed to the County Road will reduce the speed limit. As more and more individual driveways are allowed to connect, speed becomes a concern as well as site distances. The current regulations allow two (2) direct accesses. Most subdivisions are encouraged to consolidate accesses and control the road network interior.
10. Other considerations by the Commission.

**Recommendations:**

1. Classify the proposal as a minor subdivision. The parcel was not created under any regulation, as the original parcel descriptions are from the early 1970's.
2. Instruct the applicant to submit a preliminary plat no later than end of week for consideration at the next regular meeting. This is consistent with current preliminary requirements identified in Article V, 5.2 and the design standards in Article VI.
  - a. Water Standards may apply. It should be required to verify no action is needed with surface water rights.
  - b. Public Notice and adjacent landowners must be notified in accordance with regulations which is subject to when a preliminary plat submittal.
3. Provide proof from Road and Bridge Department that the existing accesses are adequate for the proposed division.
4. Provide proof the third access will be allowed; it may impact requirements as the subdivision proposal moves through the review process.
  - a. Access construction is subject to subdivision improvement requirements.
5. Other recommendations related to the Sketch Plan.

After discussion Jake Hatch moved to classify Staghead as a minor subdivision following recommendations 1 through 4 given by Planner Waller, moving forward with a preliminary plat. Julie Baker seconded; motion carried. Planner Waller stated the quiet title information needs to be on the Final Plat.

There being no old business, Planner Waller reported stated there is nothing new on the Kale Morse Minor Subdivision and the Mather Peak Subdivision probably will be re-submitting.



Planner Waller reported the County Commissioners have budgeted funding to update the Comprehensive Land Use Plan which the Planning Commission will start working with target completion within the next 12-18 months. He also said they will need to set-up some work sessions.

County Commission Chairman Bill Novotny said the plan Hot Springs County developed is probably a good option to use as a guide since we have no zoning.

The Commission asked Planner Waller figure out some dates for a work session.

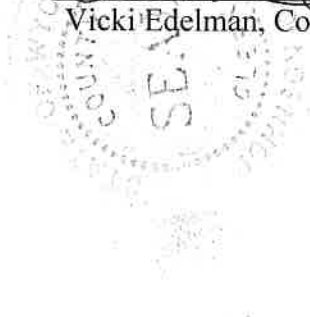
The meeting was adjourned at 8:28pm.

Respectfully,

Travis D Pearson  
Chairman, Travis Pearson

10-04-22  
Date

Attest: Vicki Edelman  
Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY OCTOBER 4, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order October 4, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Manny Rodriguez; Planner Jim Waller, Vicki Edelman County Clerk, Barry Crago Deputy County Attorney; William J Novotny III, Chairman of the County Commission. Layne Qualm and Jake Hatch were absent from this meeting.

Julie Baker moved to approve the minutes of the September 6, 2022, meeting with the spelling correction of Kale Morris' name. Manny Rodriguez seconded; motion carried.

Chairman Travis Pearson called for the Staghead Plat review. Planner Waller reported the advertising was not completed and a review cannot be done per the regulations; Jim also said the Qc deeds need addressed as well as water rights and approval of accesses by Road & Bridge. The Commission agreed the notice could be given by regular mail.

Chairman Travis Pearson recused himself from discussion on the re-presentation of the Yoder Minor Subdivision since he is the surveyor of record and turned the meeting over to Vice-Chairman Julie Baker.

Vice-Chairman Julie Baker called for discussion on the Re-Presentation of the Yoder Minor Subdivision Preliminary Plat located at 369 Trabling Road. Planner Waller gave the following report:

**Case:** *Minor 2022-002*

**Item:** *Yoder Minor Subdivision Second Preliminary Plat Review Meeting*

**Applicant:** *Daniel and Anna Yoder*

**Summary:** *Subdivision of parts of the SE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> & S<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub> of Section 18 and part of the NW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 19, T49N R81W*

### **Background information:**

1. *See Previous report for background, considerations, and recommendations.*

### **Planning Considerations:**

1. *Information about multiple residences throughout the parcel disclosed prior to September 2022 meeting. Decision to review an updated preliminary plat, information on water well, and information on other residences.*
2. *The property has an existing water well. P212310.0W on file with Wyoming State Engineer.*
  - a. *Nelson Engineering verified the well use and permit. The water use permitted is applicable up to 3 residences. Notes have added to the Preliminary Plat.*
3. *An existing onsite septic system serving the store building, Permit No. 20-021 on file. No other permit on file for the property.*

- a. *Nelson Engineering is in process of a sewage solution as applicable. Outhouses are required to be permitted and must follow Section 28 of the Johnson County Small Wastewater Treatment Facility Regulations and Section 16 of the WY DEQ/WQD rules and regulations.*
- 4. *The plat identifies both the 12.77 acre as proposed Lot 2 and the 35+ acre parcel as Lot 1. Should the exempt 35+ acre parcel be identified as Lot 1?*
- 5. *Overall Plat has an error in description as related to the tie to the section corner and the warnings need to be discussed.*
- 6. *Public comments/concerns.*
  - a. *Received another phone call about the subdivision and number of houses along Trabing Road. No comments in writing.*
- 7. *Other considerations by the Commission.*

**Recommendations:**


- 1. *Discuss the Planning Considerations above and review any considerations from September 2022 meeting.*
- 2. *Allow the applicant to prepare a final plat consistent with the subdivision regulations and all applicable final plat requirements.*
  - a. *Additional Warning and information about water/sewer and permitting requirements.*
- 3. *A Final Plat must identify an adequate access to the public road. There may be a need for some easements to legally accomplish the easement in part due to the access being shared.*
- 4. *Hear all public comments and concerns.*

After discussion, Manny Rodriguez moved to approve the Yoder Minor Subdivision Plat Review following the recommendations 1-4 as presented by Planner Waller and move to Final Plat. Julie Baker seconded; motion carried.

There being no old business, Planner Waller reported there is nothing new on the Kale Morse Minor Subdivision and the Mather Peak Subdivision Developers have met with the city and agreed to move the water to the west and the sewer to the east. Planner Waller reported on several Boundary Line Adjustments which are pending; the work session for the land use plan which will be October 13, 2022, at 4:00pm; updates on addressing, septic permits and installs.

The meeting was adjourned at 7:40pm.

Respectfully,

  
 Chairman, Travis Pearson

11-01-22  
 Date

Attest:   
 Vicki Edelman, County Clerk



# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY OCTOBER 13, 2022

Chairman Travis Pearson called the work session of the Johnson County Planning and Zoning Commission to order October 13, 2022, at 4:00 PM.

Those present were Commission members Julie Baker, and Manny Rodriguez; Planner Jim Waller, William J Novotny III, Chairman of the County Commission. Guests Rick Myers, John Dematteis, Scott Madsen, and Seth Taylor from the Buffalo Bulletin. Layne Qualm and Jake Hatch were absent from this meeting.

Chairman Pearson opened the meeting explaining the purpose of the meeting. This is the beginning of the Comprehensive Plan update process. The board desires to have a useable document, would like to reduce the document, reference other existing studies and/or analysis so the plan can be a living document and be easily updated. Travis explained there is time and energy spent on a plan and as the board has witnessed, many of the comments over the years are land use related. How and what do we want? How do we place protections on the county and yet honor why so many people find our county attractive?

Chairman Pearson briefly discussed what was completed in Hot Springs County. It is a plan and regulation all in one very simple. Is this something our county would desire and could defend?

Planner Waller explained the process and the best way to start, begin a conversation. Need firm commitment from the board for work sessions to help lay a path forward to update the Land Use Comprehensive Plan from 2005. The goal is to have the project completed timely and within the budget, which the County Commissioners have allotted. Plans can get expensive and some of the key components already exist.

Planner Waller reviewed comments over the past 10 years. Think about where, what, when and how past comments have been made. Provided two maps and a graph showing the population. Briefly discussed economic data and the county median age. The Comprehensive Plan has demographic data as does the Socio-Economic Profile, and the new Natural Resource Plan.

Briefly discussed past population projections compared to actual census numbers. Over the past decade population has declined and over the past few years the population has come back. Economic data may support that the demographic data and show that the population is ageing. Citizens like the slower pace of our county and open spaces.

The plan should identify the path of what we want and then look at how to get there. In 2005 growth has happened in areas that growth was not expected. The county plan has a mission statement, goals, and objective. In Hot Springs County, the plan is outlined in paragraphs, whereas in Johnson County we have chapters doing the same.

Chairman Pearson asked how was that possible? From the research, Hot Springs County began by asking what is important first and what can the citizens do to protect it through county government. It appears they wanted to protect agriculture land, especially irrigated land. They

use a regulation like performance zoning; standards are outlined, and development must meet the standards to proceed forward. It does not necessarily stop growth but lays out the requirement. They have a challenge to their regulation on it being too arbitrary. Hot Springs County has retained the same legal counsel that assisted Johnson County with the Natural Resource Plan.

Brief discussion on the mission statement and if it is the same. Brief discussion on economic data in the existing plan. Chapter 14 is the vision of how to accomplish the goals of the plan, usually the implementation of the plan.

Chairman Pearson asked what everyone thought. Lots of information.

Commissioner Novotny mentioned the board should look at the conservation of water due to our location as a headwater community and the recent public concern. The Planning and Zoning Commission should drive the process and the end goal being a product we can live with and work with.

Discuss development numbers to see where lots of these subdivisions are located. Briefly discussed the population growth experienced after 2004. Information discussed on subdivisions located around the north end of county which were mostly platted after the 2005 Comprehensive Plan.

Brief discussion on some of the type of development the county is currently experiencing and the goals.

Commission member Baker asked about the plan and the funding. Commissioner Novotny gave information on the funding and how the county will be able to move forward. Discussed the efforts made this far with updating the subdivision regulations.

The Hot Springs County Plan/Regulations were briefly discussed and if this is an option.

The current plan has demographic data and economic data; moving forward this type of information would still be needed. The new Natural Resource Plan only addresses "public lands" and the 2005 Comprehensive Plan has a chapter related to federal decisions. As this project proceeds forward we need expectations as to what is needed. This will aid the RFP process. Firm up commitments as to what is important to Johnson County.

Get some of the work sessions established and get some discussions started about what we want.

Chairman Pearson asked about the current plan and some of the chapters. Seems there is room to consolidate depending on the tasks related to a Land Use Plan. We have a Natural Resource Plan and if JOCO is working on an economic plan and there is data about demographics, we should be able to simplify.

Rick Myers addressed the board about the Joint Economic Powers Board and how to collaborate by simple economics. County wants growth near the city, but the planning efforts seem to lack for direction on where or how to grow. Example of the proposal near Airport Road.

Question on the MOU and what it means and how to go forward. The city plan is the same age as the county plan so if they both need updated how can that be accomplished to maximize the benefit to the county. There are parts of planning that really would not be in the county i.e. affordable housing and economic development. Usually these are developments will rely heavily on central services like water and sewer.

Joint Powers Board has started working on economic development. Their hope is to have the bullet points to aid with an RFP.

How to eliminate the same information being presented for each item differently.

Recreation is a chapter in the Plan. What does the recreation board have that would assist with the process.

Recreation and conservation areas. Covered lands within both municipalities and the county. There should be existing data that indicates what these are. The Recreation district should have an inventory in the county. Would some of the other type uses be considered here i.e. dude ranches etc.

Chairman Pearson mentioned moving forward, we can take existing information and use that information to proceed forward; there should be a way to not invent the wheel.

County Commissioner Novotny mentioned if there are other plans out in the community, we probably can reference this outside data or plan. This may be the key to simplify.

The meeting was adjourned at 5:05pm.

Respectfully,

  
Chairman, Travis Pearson

12-06-2022  
Date

Attest:   
County Planner, James Waller

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY NOVEMBER 1, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order November 1, 2022, at 6:55 PM.

Those present were Commission members Manny Rodriguez and Layne Qualm; Planner Jim Waller, Barry Crago Deputy County Attorney; William J Novotny III, Chairman of the County Commission. Julie Baker and Jake Hatch were present through conference phone call.

Manny Rodriguez moved to approve the minutes of the October 6, 2022, Jake Hatch seconded; motion carried.

Chairman Travis Pearson called for the review of the Staghead Preliminary Plat located at 425 French Creek Road.

Planner Waller reported the Preliminary Plat was submitted in September 2022 and presented the following report:

**Case:** *Minor 2022-003*

**Item:** *Staghead Minor Subdivision Preliminary Review Meeting*

**Applicant:** *Robert and Jennifer Hicks*

**Summary:** *Subdivision of part of the SW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 18, T51N R82W*

### **Background information:**

1. *Owner of record; Robert H Hicks and Jennifer Lynn Sieve-Hicks filed in Book 87A62page 224-225 (~13 Acres).*
2. *Owners are pursuing a quiet title suit in court to clean the parcel boundaries matching ground conditions to the records as filed in the County Courthouse. The parcel is bounded by a county road, 2 subdivisions and an aliquot PLSS quarter/quarter description on the north. Parcel size is fenced in at approximately 17.84 +/- acres. The deeded acreage does not match the fences or the county road. The owners desire to have a parcel match the existing ground conditions and follow the subdivision process.*
  - a. *September 30, 2022, a quit claim deed was recorded between the Rhodes Ranch LLC and Robert & Jennifer Hicks, correcting the north legal boundary to the fenced area (Quarter/Quarter Section line to fence line).*
3. *Proposed division is located at 425 French Creek Road.*
  - a. *Access to property is through two (2) existing accesses and a proposed 3<sup>rd</sup> approach.*
4. *Property has an existing single-family home, a few outbuildings, and shop/barn.*
5. *Proposed lot sizes are 4.95 acres, 6.31 acres, and 6.58 acres.*

### **Planning Considerations:**

1. *Application submitted as a minor subdivision proposing to create 3 lots (2 vacant and 1 with the existing house and applicable services. Classification and process the proposal as a minor subdivision decided during the September 2022 regular meeting.*
2. *Two existing accesses established at French Creek Road. One is for a residence and the other is a field approach. The field approach will need to be changed and modified as per the Road and Bridge Regulations.*
  - a. *A 3<sup>rd</sup> new access is proposed and must be approved. Preliminary application made with the Road and Bridge Department. Subdivision regulations allow no more than two accesses.*
3. *All existing recorded easements will need identified on a final plat as applicable.*
  - a. *Roadway Maintenance Agreement may be required unless 3 accesses are allowed.*
4. *Public Notice; two consecutive publications in Buffalo Bulletin advertising the Notice of Intent. (October 20<sup>th</sup> & 27<sup>th</sup>).*
  - a. *All adjacent landowners notified by certified letters in September 2022.*
  - b. *Second mailing on October 18, 2022 to the current adjacent owners. A separate list was provided with all landowners.*
5. *Clear Creek Conservation District provided a soil review of the proposed subdivision as per county regulations and state law. The review was received on August 15, 2022.*
  - a. *Soil Types 740 & 881 are both Arwite fine sandy loams. The sandy loam are somewhat limited features for septic tank absorption fields (slow water movement and slope).*
6. *The property has two (2) existing water wells permitted through the Wyoming State Engineer. Well P15086 is for the residence and well P94754 is located on proposed Lot 1.*
  - a. *The residence well record indicates it is 182 feet deep and produced 8 gpm at the time it was permitted (1972). The windmill well is 160 feet deep and produced 2 gpm when it was permitted (1996).*
7. *An existing onsite septic system serving the residence is on file. (Permit No. 115)*
  - a. *Future septic systems on the vacant lots should be controlled in relation to the property line. There are limitations due to the existing well locations, existing septic system, and the topography. It is appropriate to plan for this at the subdivision level as the conflicts can be mitigated prior to approval.*
8. *Water Right inquiry with the State Engineer's Office revealed water rights which must be processed through the Board of Control and/or the Wyoming State Engineer's Office prior to final approval. Final Plat approval is subject to proper water right action by the State of Wyoming.*
9. *Subdivision is **not within 1 mile** of the City of Buffalo.*
10. *Public comments/concerns.*
  - a. *The third access should be carefully considered. The more direct accesses allowed to the County Road will reduce the speed limit. The current regulations allow two (2) direct accesses. Most subdivisions are encouraged to consolidate accesses and control the road network interior.*
  - b. *Received a phone call from a couple of neighbors. Vocal concerns about type of housing, what will happen with Lot 5 Wagon Wheel Acres, and the easement serving the parcel from Longhorn Drive. Briefly discussed covenants and limits with Wyoming Law. Encourage the landowners to be neighborly and coordinate discussions on use and respect property rights.*
11. *Other considerations by the Commission.*

**Recommendations:**



1. *Hear any public comments.*
2. *Provide proof from Road and Bridge Department that the existing accesses are adequate for the proposed division.*
3. *Access should be consolidated for Lot 2 & 3 and a final plat identify the necessary easements.*
  - a. *Access construction is subject to subdivision improvement requirements.*
4. *Prepare a final plat consistent with the final plat requirements.*
  - a. *Water Rights must be finalized as part of the final plat process.*
5. *Other recommendations related to the Preliminary Plan/Plat.*

After presenting and explaining the report, Manny Rodriguez questioned if the County Road and Bridge Department has seen the preliminary plat and if an access application has been submitted to the county? Criag Shavlik addressed the board on the status of access and concerns about making application too soon in the subdivision process.

Mr. Shavlik explains the existing well on lot 5 Wagon Wheel and the intentions of Lot 5 to be purchased by whom purchases proposed Lot 3.

Chairman Pearson inquired about the water right status. Mr. Shavlik explained the status of the water rights. There are three water rights associated with this parcel which will require three separate processes.

Planner Waller explained the quit claim deeds received and the quiet title process to clean up the east property line. Manny Rodriguez questioned if Lot 5 will require an easement? Brief discussion on Lot 5 Wagon Wheel Acres and the permitted water well located on the lot.

Chairman Pearson asked if there are further questions from the board.

Chairman Pearson called for public comments.

Mr. Dan Theil addressed the board with comments on the Stagehead subdivision proposal. He also submitted written comments. He and his wife would prefer the property not be subdivided. Something could happen on the land which may detract from the rural aesthetics, and he feels with covenants there could be some protection to the adjacent properties. Mr. Theil did question about if the subdivision is approved and if it has covenants, who enforces those covenants.

Pauline Hope addressed the board. She has submitted comments on behalf of the Wagon Wheel Acres Subdivision. Mrs. Hope briefly reviewed the concerns from the Wagon Wheel Acres Homeowners Association. The association has concerns about Lot 5 Wagon Wheel Acres and oppose any access through Wagon Wheel Acres to the proposed subdivision.

Also, Pauline Hope submitted comments as an adjacent neighbor to the proposed Lot 3. Mrs. Hope briefly reviewed the concerns and would prefer not to see the subdivision. She would like to see covenants on the land that could maintain the aesthetics and value of the rural area.

General question from a public attendee about covenants and enforcement. Chairman Pearson explained covenants.

General question and comment about the subdivision and detraction of property values. Chairman Pearson explained the county's lack of zoning regulations. Planner Waller explained the planning process for rural areas of the unincorporated limits of the county.

Stanley Snyder questioned zoning and if there is Planning and Zoning in Johnson County. Also, if City of Buffalo is within the County. Chairman Pearson briefly explained the lack of zoning. Planner Waller explained subdivision review versus zoning regulations, which do not exist.

Question direct to Travis Pearson about lack of public comment last month and his recusal. There was a brief discussion about Mr. Pearson's status as the Land Surveyor of record for the Yoder Minor Subdivision.

Chairman asked for additional comments on the Stagehead Subdivision.

Chairman Pearson asked for clarification on the recommendations identified in the report.

Planner Waller explained in addition to the items identified, the written comments received tonight must be part of the consideration. Briefly explained how some comments received are zoning requirements, some comments made are directed to items state law prohibits county government from requiring, and some comments made have been not included in the minor subdivision process.

Chairman Pearson explained the Hydrology Report from the Sand Creek Ranch Conservation Community Subdivision is on file and that the hydrology report studied the water situation in the area.

General question on Lot 5 Wagon Wheel Acres Subdivision and if the covenants apply and if this part is subject to the existing restrictions. General discussion on the Lot 5; vacating or how to remove the parcel from the Wagon Wheel Acres Subdivision. What is happening with access to Lot 5? Brief discussion on vacation of Lot 5 and the requirements of the entire Wagon Wheel Acres Subdivision.

Dan Thiel asked about platted easements and the use and who controls. Discussion on platted easements and covenants and actions required by part of the Wagon Wheel Acres Subdivision versus all the lot owners. Chairman Pearson explained that if the easement is created as part of the subdivision versus. the verbiage on the plat or in the covenants.

Layne Qualm moved to approve the preliminary plat subject to the access points being approved by the County Road and Bridge Department, resolving the three outstanding water right concerns, and the completion of the quiet title process. Manny Rodriguez seconded; motion carried no opposition.

Next order of business is the final review of the Yoder Minor Subdivision Plat. Chairman Pearson expressed all attendees to come forward and state your name for the record and the members on the conference call. Please share your comments.

Chairman Pearson recused himself from voting on this issue as he is the surveyor of record.

Planner Waller began to give the report and a general question was asked where the property is located. Chairman Pearson addressed the location and what is happening.

A general question came up about what about the other subdivision. Chairman Pearson clarified the location as he is the surveyor of record for the minor subdivision and the large ranch.

Stan Snyder addressed the board. Driving down the road and it has changed due to the new citizens. Keep property neat, pride in property. They almost hit a horse on the road. Every day there are children on the road; skate board, scooters, wagons. Even horses and cows staked on the barrow ditch. Free country right; there is no respect for the people of Johnson County. There is no Planning and Zoning in the county. Who can we complain to? How would we know what is happening; we don't get the paper. How can we make everyone aware of what is happening?

Driving by the Yoder Store concern it is turning into a town. We have limited water, limited environment for sewer. If we continue to let people coming to Wyoming, how do we stop this? The Yoder Store is Turing into a junk yard. These places are gowning. Junk yards down Trabing Road. We need zoning. RV's connected to stuff that should not be done. All these parcels have been purchased and how many people are going to live here? Have pride in ownership.

Billy Zurcher buggies on the road with no lights. Several concerns with the road. My property is headed down hill like a 401k.

Bufford Beasely. Need to be good stewards of the land. Don't over graze.

Bill Gorman moved here about 10 years ago. Amish families have moved in, it is a complete joy. The main place at the store is beautiful and looks good compared to other places out there. They are not the only place eaten down. Might be a little junky but they just moved.

Ahsley Malcom. Recently moved in January 2021. Store is great; excited to see the families. Since January, have kids and they drive the road all the time. There is going to be some serious issues. Loose horses on the road. Kids on the road barefoot. Some animals have issues and could be a problem. No food, shelter for the animals.

Liter down the road; feed sack hit car. Property adjacent to the Amish is littered with garbage. Water and sewer and putting in this subdivision. All these new homes potentially coming up.

Chairman Pearson explained that the ranch that sold, was being solicited by a developer to pursue 250 lots. 12 parcels today seem very minimal compared to what it could have been. Could have been Buffalo 2.0.

Becky Gardiepy addressed the board, stop referring to them as those people. They have names, wives, children and are families. Conversation goes a long way. Gave brief of work provided. People need to take time to meet one another. Back and forth between Stan and Becky.

Mary Jo Woodbury lives off Middle Fork Road. Concern of zoning and lack of proper tools. Does the community need to start pushing to move forward with some rules?

Chairman Pearson stated zoning plan was presented and is available. Maybe the citizens need to petition to county to say this is what we want.

Mary Jo Woodbury said the wheels are coming off. Zoning, would help. Something that everyone must comply with. If the Uranium Mining will be more traffic on the road. Slow moving vehicles will become a problem. Trabing Road is waiting for a fatality. Zoning should be looked at more serious.

Chairman Pearson, stated the board is working on holding some work sessions to address the comprehensive plan. Moving forward will begin at the Planning and Zoning Commission. Attend the work session if needed.

Bufford Beasley, I watch people and how they work. I will meet anyone and have a conversation. But they are poor stewards of the land. Property values will go down. Glad that people do get along, but in my world, how one keeps land and livestock tells a lot about who you are.

Michael Stimetz. From Thermopolis and have had relationships with Amish for over 50 years. When they first come into Wisconsin, their homes are best kept; they will have premier homes of Trabing Road. Trabing Road speed limit is 45; cars drive much faster. They use these animals every day, they must be well kept, it's their lively hood. Kids and horses not allowed on road; this is Wyoming. As far as junk yards. There are junk yards everywhere; no zoning is probably the problem. A few farmers moving in is not the issue.

Stan Snyder said is it possible to wear name tags. Back and forth between Becky, Stan, & Michael.

Becky, property value is a concern, remember 8 months ago people complaining that the property values were getting too high.

John Tamshin? property values doing down. 8-9 years ago, property values going up. Messy yes, but when settled it will be fine.

Pete Camio, live off Trabing Road and is concerned about the road. They truck livestock up and down the road. The kids and the buggies might be problem. Someone is going to get hurt. Supports zoning.

Jim Waller. Obviously, County is being impacted. The county does have Planning and Zoning and we do have a plan. We have drafted a zoning regulation; they did not move forward based on public perception. We are the smallest state, all the state is growing. We have similarities today as in 1880 and 1950. As we go forward, what do we want, what's the best way to move forward with a plan and regulation versus subdivision development. We are growing and as we grow, we must ask hard questions. Do we want to stop all the growth?

I have spoke with Daniel Yoder and he has been honest about the intentions. We are subject to the same rules. If we look at the zoning, we will tell our neighbors no but also tell ourselves no. There are rights on both sides.

Julie Baker stated some valid concerns raised. Most of them may not be solved with zoning and there are other entities that might be able to take action. Weed & Pest, Sheriff, Department of Family Services, and others. Attempt to be neighborly and stop the prejudices. Planning and Zoning may not be the best office to address most of the concerns.

Buford Beasley, I don't care how you shake it or bake it. If you have eyes, you can see what is happening.

Chairman Pearson called for last comments. Back to the agenda.

Chairman Peason asked for the final plat review. Planner Waller gave the following report:

**Case:** Minor 2022-002

**Item:** Yoder Minor Subdivision Final Plat Review Meeting

**Applicant:** Daniel and Anna Yoder

**Summary:** Subdivision of parts of the SE¼SW¼ & S½SE¼ of Section 18 and part of the NW¼NE¼ of Section 19, T49N R81W

**Background information:**

1. Owner of record; Daniel and Anna Yoder as filed in Book 87A69page 53-54 (~48.9 Acres)
  - a. Proposed division located off Trabing Road with an existing access.
2. Property has an existing single-family home, a few shops, and a Store Building.
3. Proposed lot size is 12.77 acres and a 35+ acre exempt parcel.
4. Civil Covenants are of record in Johnson County Clerk's book 86A49 Page 640-645.

**Planning Considerations:**

1. Application submitted as a minor subdivision proposing to create one single lot less than 35 acres.
2. Preliminary Plat was consistent with the adopted regulations. Evidence provided prior to preliminary review regarding number of houses and land use concerns related to private covenants.
  - a. A second preliminary plat was reviewed during the regular October 4<sup>th</sup>, 2022 meeting.
3. The property has an existing water well. P212310.0W on file with Wyoming State Engineer.
  - a. Nelson Engineering verified the well use and permit. The water use permitted applicable up to 3 residences. Additional disclosure added to the Final Plat warning # 3.
4. An existing onsite septic system serving the store building, Permit No. 20-021 on file. No other permit on file for the property.
  - a. Outhouses are required to be permitted and must follow **Section 28** of the Johnson County Small Wastewater Treatment Facility Regulations and **Section 16** of the WY DEQ/WQD rules and regulations. Additional disclosure added to the Final Plat warning # 2.
5. The plat identifies both the 12.77 acre as proposed Lot 1 and the 35+ acre parcel as exempt. All necessary easements are identified.
6. Existing covenants are disclosed as Final Plat Warning # 11.
7. The Final Plat appears consistent with the final plat requirements.
8. Public comments/concerns.

- a. Received several phone calls about subdividing along Trabing Road.
  - b. Concerns about traffic and safety, litter, general garbage, and subdividing.
9. Other considerations by the Commission.

**Recommendations:**

1. Discuss the Planning Considerations above and considerations from previous review meetings.
2. Hear all public comments and concerns.
3. Other

Brief discussion on the comments received and how they are associated to the proposal before the board. Think about discussion and comments made tonight.

Manny Rodriguez, asked about the septic permit on the subdivided lot. A permit is issued to store. Requirements have been given to the landowner.

Chairman Pearson asked for comments related to this proposal.

Stan Snyder how may homes can they build on this property? Planner Waller reported said it is based on a relationship between sewer and water. Could be several based on not generating water waste. How many houses in an outhouse situation? It is looked at differently; they must be vaulted and subject to permit.

Stan Snyder what makes a single-family residence in Johnson Count?

Chairman Pearson clarified the single-family residence as required for the subdividing.

Planner Waller there is a difference between living in something versus subdividing. The question comes back to where we are depositing waste. If we live in something, where are we pooping and peeing.

Stan inquired about a bedroom situation and how this could be several houses.

Jake Wright responded to some questions about sewer related to permitting.

Pet Camino asked a question about the Dull Knife property off Trabing. Planner Waller clarified the family exemption.

Chairman Pearson asked for more comments.

Planner Waller provided a formal recommendation for the Chairman.

Chairman Pearson read the Facts and Findings with the recommendations as presented. And asked for questions or comments from the board members.

Manny Rodriguez moved to follow the recommendations. Julie Baker seconded. Motion carried; Travis Pearson abstained from voting.

Next item old business, Planner Waller reported there is nothing new on the Kale Morse Minor Subdivision. Possible vacation of some of the lots in South Lodge Trail Estates. Mather Peak maybe progressing to the city and then be submitted to the county.

Discuss the comprehensive plan and the next work session. Need some firm commitments with work sessions and get some dates advertised. Manny questioned when. Board agreed, meet at 6 p.m. prior to the regular meeting for the next 3 meetings (December, January, & February).

Travis asked for some last comments.

Jerry Spiering asked how the city can get on board with the county for a plan update. Bill Novotny explained the purpose of a land use plan and what we are attempting today. Jerry asked if this is a big effort, how can we get a marriage with the county and the city for a new plan? Can we coordinate an effort? As the county moves forward, Bill Novotny said we will select consultants, and begin the process.

Planner Waller gave a brief staff report over the past month.

Last call for public comments.

Layne Qualm moved to adjourn. Manny Rodriguez seconded the meeting. The meeting was adjourned at 9:14 pm.

Respectfully,




Chairman, Travis Pearson

12-06-2022

Date

Attest:

  
\_\_\_\_\_  
Jim Waller

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY DECEMBER 6, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order December 6, 2022, at 7:03 PM.

Those present were Commission members Julie Baker, Layne Qualm, and Manny Rodriguez, Planner Jim Waller, Barry Crago Deputy County Attorney, William J Novotny III, Chairman of the County Commission. Jake Hatch was absent from the meeting. Several guests in attendance.

Chairman Pearson called for the first item on the agenda, review and approval of the minutes from the October work session. Julie Baker moved to approve the minutes of the October 13, 2022, work session, Manny Rodriguez seconded; motion carried.

Chairman Pearson called for approval of the minutes from the November 1, 2022, meeting. Julie Baker moved to approve the minutes as presented. Modified motion to approve the minutes as amended correcting spelling. Layne Qualm seconded; motion carried.

No new business or old business this month.

Chairman Pearson called on other business.

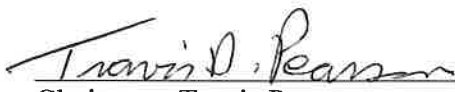
Planner Waller gave an update on subdivisions processing through the county regulations. There were some questions from the Mather Peak developer. This subdivision proposal may be resubmitted.

All comments on the Staghead subdivision proposal were given to the applicant and the applicant's consultant. The Wagon Wheel Acres Plat and covenants were reviewed based on the comments provided at the preliminary plat review. Brief discussion on vacating plats, lots etc.


Call for public comments.

Layne Qualm moved to adjourn. Manny Rodriguez seconded the meeting. The meeting was adjourned at 7:21 pm.

Respectfully,

  
Chairman, Travis Pearson

01-03-23  
Date

Attest:   
County Planner, James Waller



JOHNSON COUNTY PLANNING AND ZONING COMMISSION  
WORK SESSION MEETING-TUESDAY DECEMBER 6, 2022

Chairman Travis Pearson called the work session of the Johnson County Planning and Zoning Commission to order December 6, at 6:00 PM.

Those present were Commission members Julie Baker, Layne Qualm, and Manny Rodriguez; Planner Jim Waller, Barry Crago Deputy County Attorney, William J Novotny III, Chairman of the County Commission. Jake Hatch was absent from this meeting. Several guests in attendance.

Chairman Pearson opened the meeting with a welcome and introductions.

Planner Waller reviewed breakdown of the current plan by chapter and content. Land Uses were defined in the plan and in 2005 the plan identified projections which seem accurate today.

There are similar items in the comprehensive plan and the natural resource plan. The natural resource plan only applies to federal lands and has some influence on state lands.

Chapters 5-11 were discussed. Some of the land uses can be traced back to the late 90's plan. A housing study was part of the 2005 Comprehensive plan. Some key items and projections identified in plan and have been met and some uses identified which did not happen or did not happen as anticipated.

Commercial and industrial uses were identified with an emphasis around the cities.

Briefly discussed the vision of each land uses which the created land use map. The vision for future land use is Chapter 13. Land uses are Rural Living, Community Expansion, Multiple Use, Recreation and Conservation, and Agriculture.

Chapter 14 is the final chapter, future land use and resource management. The first 3 items are related to federal and/or state entities. The last is the county and the local responsibility. Think of these as the tools the county could use to address growth and/or development.

Jerry Spiering questioned the definition of commercial. Planner Waller explained how a parcel use is determined, typically based use from a taxation for the purpose of creating a "land use plan" which is different than zoning. Discussed the HF Bar as example. This is a ranch that operates a commercial business. The use would be just that a ranch offering various services similar to a dude ranch. It is probably agriculture.

Next, was the brief discussion of the mission statement. Hand provided a breakdown of the mission statement. It is a 3-part mission statement, Protect, Preserve and Develop specific important parts of the county. The 3 parts of the statement lead up to the goals.

Planning for future amenities is the last goal. Briefly discussed how and what types of services can show up on the county. Manny Rodriguez questioned water. It is common in some areas of Wyoming to have rural water systems.

Brief discussion on northwest water along Airport Road. Also, part of the water in Lake DeSmet is held by Johnson County and Sheridan County to possibly put to good use for municipal water.

Next was to review the Park County RFP and focus on pages 5-8 as the scope of services. This is background (past information and history), second the plan area, third is the project goals and objectives. The project is the update, and the objectives is what the county should expect for the new update. The project task and management is the county expressing the expectations of a project.

General discussion on a plan, moving forward with a plan or a zoning regulation. What do we want and what do we need? Part of chapter 14 identified the county responsibilities with Land Use Management.

Manny questioned are we going to work on a plan versus a regulatory environment on development? Are we planning on moving to zoning? It does not make sense that we create a good plan and not have any movement on regulation. Brief discussion on the 2014 zoning draft which was tailored to the current land use plan.

Chairman Pearson questioned if plan has something to do with federal funding? Barry Crago responded to the purpose of a plan. Twenty years ago, the Comprehensive Plan was the ticket to have input in federal decisions. Today, the Natural resource plan accomplishes this.

Julie stated a plan could identify the current land use and make recommendations for what type of development rules are needed.

Questions. Review the scope of services for similarities in what we will need. Start thinking about the tasks.

Public discussion. Inquiry about how do we get the public involved? Briefly discussed the process. As we firm up the tasks that county expects, we can define what we want. This could be public meetings, open houses, gathering information, etc.


Last document presented to the board are questions that can assist with what the is important in the county. This could be mailer to select boards and community leaders.

The meeting was adjourned at 6:59 pm.

Respectfully,

  
Chairman, Travis Pearson

01-03-23  
Date

Attest:   
County Planner, James Waller