

**CROOK COUNTY  
LAND USE PLANNING & ZONING COMMISSION**

Minutes

**Jeanne Whalen**  
*Chairman*

**Nels J. Smith**  
*Vice-Chairman*

**September 13, 2010**

**Members Present:**

Jeanne Whalen, Chairman  
Nels Smith, Vice-Chairman  
Robert W. Olver  
Brian Marchant

**Members Absent**

Dennis R. McGirr

**Visitors:**

Joe Baron, County Attorney

**Staff:**

Tim Lyons

Chairman, Jeanne Whalen called the Crook County Land Use Planning & Zoning Commission to order at 7:02 p.m. and welcomed the visitors to the meeting.

**Adopt the Agenda**

Brian Marchant moved to adopt the agenda as presented: Vice-Chairman, Nels Smith seconded the motion which carried.

**Amend the Agenda**

No Agenda Amendments made.

**Approval of the Minutes**

Vice-Chairman, Nels Smith moved that the minutes of August 9, 2010 be amended to state that Chairman, Jeanne Whalen arrived and assumed the chair after the agenda was adopted; and to approve the minutes as amended; Robert W. Olver seconded the motion which carried.

**New Business**

Discussion was held concerning the request from Pete Lein & Sons for written confirmation that an increase of production at the Hunter Quarry and the addition of a hot mix asphalt plant are allowable at this location as it is currently zoned and regulated by the county. This written confirmation is required for their Wyoming Department of Environment Quality application for a modification to the existing air permit. Brian Marchant recused himself from the discussion and action taken.

Vice-Chairman, Nels Smith moved that the second paragraph of the letter prepared and presented by staff be revised to state that: the site is in the unincorporated area of Crook County; and that Crook County has not adopted any Land Use or Zoning Regulations; therefore the proposed operation would not be in violation of any Land Use or Zoning Regulations; and that Chairman, Jeanne Whalen should sign the letter as revised.; Robert W. Olver seconded the motion which carried.

Discussion was held concerning the USDA Forest Service Fire Retardant Scoping Request. Vice-Chairman, Nels Smith stated that the Commission's comment letter supports the 2000 Guidelines. Chairman, Jeanne Whalen asked that Linda Tokarczyk assist with preparing the comment letter and that the members provide their comments to Linda by the end of the month so the letter can be mailed by October 8, 2010.

Crook County Attorney, Joe Baron presented the Commission members a draft of the Crook County Wind Energy Facility Regulations for their review and input. Joe stated that the draft was the

minimum regulation required by Wyoming Statute and that he would encourage the Commission to make any additions that they feel are needed.

### **Subdivisions**

Staff provided an update on the Lower Valley Subdivision, Residential Minor Subdivision and reminded the Commission of the Joint Review Hearing with the Moorcroft Land Use Board scheduled for September 28, 2010 at 7:00 p.m. Moorcroft Town Hall, Council Chambers.

Staff also provided an update on the D. Marshall and Marshall (Minor) Subdivisions Partial Vacations and reminded the Commission of their Public Hearing for this matter scheduled during their next regular meeting October 11, 2010 at 7:30 p.m.

### **Old Business**

Chairman, Jeanne Whalen stated that the comment letter for USFS Range 2010 Project EA had been signed and delivered to the Bearlodge Ranger District Office on the morning of September 2, 2010.

Chairman, Jeanne Whalen stated that Public Hearings for the USAF Powder River Training Complex Expansion EIS have been scheduled to be held in several towns in South Dakota, North Dakota, Montana and Wyoming. The Public Hearing for here in Sundance is schedule for Thursday, September 16, 2010 at the Sundance Secondary School, 1016 E Cleveland from 5:30-8:00 p.m. and encouraged the Commission members to attend.

Chairman Whalen entertained a motion to adjourn, Robert W. Olver moved for adjournment, Vice-Chairman, Nels Smith seconded the motion which carried. Chairman Whalen adjourned the Crook County Land Use Planning & Zoning Commission regular monthly meeting at 8:40 p.m.

Next Meeting: October 11, 2010, 7:00 p.m. in the Jury Room at the Crook County Courthouse, Sundance, Wyoming.

Respectfully submitted,

Timothy R. Lyons  
Growth & Development Administrator