

**CROOK COUNTY
LAND USE PLANNING & ZONING COMMISSION
Regular Meeting
Minutes**

Roger Connett

Chairman

Osborne

Chairman

March 7, 2016

Dave

Vice-

Members Present:

Roger Connett, Chairman
Dave Osborne, Vice-Chairman
Bobbi Betts
Mary Yemington

Members Absent:

Becky Rolf

Visitors:

Amanda Garoutte
Marty Noonan
County Attorney, Joe Baron

Staff:

Tim Lyons

Chairman, Roger Connett called to order the regular meeting of the Crook County Land Use Planning & Zoning Commission March 7, 2016 at 6:31 p.m. and welcomed the City of Sundance Land Use Commission members, Madam Chair Callie Hilty, Vice-Chairman Steve Lenz, Bonnie Beaudoin, Joe Lambert, Joe Wilson and visitors in attendance for the Joint Subdivision Review Hearing.

Adopt the Agenda

Chairman, Roger Connett asked if there were any amendments to the agenda; Tim Lyons asked that the Major Subdivision Regulation Amendments be removed from the agenda as he was unable to work on this since the last regular meeting. Mary Yemington made a motion to remove the review of the Major Subdivision Regulation Amendments from the agenda; Bobbi Betts seconded the motion which carried. Chairman, Roger Connett asked if there were any additional amendments to the agenda; hearing none the agenda was adopted by unanimous consent.

Approval of the Minutes

Chairman, Roger Connett asked if there were any changes or corrections to the February meeting minutes. Hearing none he asked if there was a motion to approve the minutes from the regular meeting held February 8, 2016 as distributed. Mary Yemington made a motion to approve the minutes; Bobbi Betts seconded the motion which carried.

Joint Subdivision Review Hearing

Crook County Land Use Planning & Zoning Commission Chairman, Roger Connett opened the joint subdivision review hearing of the Crook County Land Use Planning & Zoning Commission and the City of Sundance Land Use Commission at 6:45 p.m. to hear the application for the Amended Plat of Lots 6 & 7, Block 3, Sundance West Subdivision. Tim Lyons provided a brief description of the subdivision application materials that had been submitted by the applicants and of the application review performed by both county staff and the

county contract engineer. It was suggested by the City of Sundance Land Use members that the other existing 20' utility easements lying along the adjoining lot lines also be shown on the plat. Both commissions were in agreement with this suggestion and Tim Lyons said he would contact the surveyor that prepared the plat and request this change be made to the final plat. The City of Sundance Land Use members also stated that if or when Lot 7A is annexed into the City of Sundance the City would require water service be installed to the lot line of Lot 7A before it could be sold. Crook County Land Use Planning & Zoning Commission Vice-Chairman, Dave Osborne made a motion that this City requirement for water service for Lot 7A as stated by the City of Sundance Land Use members be recorded in the record of this public proceeding; Crook County Land Use Planning & Zoning Commission Bobbi Betts seconded the motion which carried. The Land Use Commission members then heard from the applicants and asked for any other comments from the public hearing none the Crook County Land Use Planning & Zoning Commission Chairman, Roger Connett asked if there was any additional discussion. City of Sundance Land Use Commission Vice-Chairman, Steve Lenz made a motion to recommend approval of the Amended Plat of Lots 6 & 7, Block 3, Sundance West Subdivision to the City of Sundance City Council; City of Sundance Land Use Commission member Bonnie Beaudoin seconded the motion which carried. Crook County Land Use Planning & Zoning Commission member Mary Yemington made a motion to recommend to the Crook County Board of County Commissioners to approve the Amended Plat of Lots 6 & 7, Block 3, Sundance West Subdivision; Crook County Land Use Planning & Zoning Commission member Bobbi Betts seconded the motion which carried. The public hearing for the Amended Plat of Lots 6 & 7, Block 3, Sundance West Subdivision was closed at 7:01 p.m.

The Crook County Land Use Planning & Zoning Commission returned back to the remaining agenda items for their regular monthly meeting. Chairman, Roger Connett asked if there was any other new business; Crook County Attorney, Joe Baron stated he had an informational item concerning a letter received by the Board of County Commissioners from the United States Department of Interior. The letter received informed the County Commissioners that the Bureau of Land Management (BLM) is preparing an environmental impact statement (EIS) under the National Environmental Policy Act, 42 U.S.C. 4332 (NEPA), to analyze and disclose the potential effects of withdrawing approximately 10 million acres of public and National Forest System lands from location and entry under the United States mining laws, but not from leasing under the mineral or geothermal leasing laws, subject to valid existing rights. The areas proposed for withdrawal are located in Idaho, Montana, Nevada, Oregon, Utah, and Wyoming. It went on to state that in accordance with the Council of Environmental Quality's regulations (40 Code of Federal Regulations [CFR] 1500-1508) implementing NEPA, the BLM is sending the letter to determine the county's interest and eligibility to participate as a cooperating agency in the process (40 CFR 1501.6). Cooperating Agency status provides the opportunity to work together and enhance the BLM's analysis efforts. Joe Baron also provided some information concerning Strata Energy's Kendrick Expansion Project which would expand the current Ross Uranium Mine Project at Oshoto.

Chairman, Roger Connett then stated that he had made contact with Kevin Frederick, Wyoming Department of Environmental Quality (WDEQ), Water Quality Administrator and visited with him concerning the letter that was sent a few months ago asking if the WDEQ would consider Crook County Growth & Development Administrator Tim Lyons to be qualified to

review small wastewater system applications and approve them for construction allowing Crook County to enter into a Delegation Agreement with WDEQ for Small Wastewater Systems. Roger went on to say that he also received an email from Kevin Frederick, WDEQ that stated “Based upon our review of Mr. Lyons' education and experience I believe he is qualified to review and approve small wastewater facility construction plans. Please continue to coordinate with Karen Farley in development of the DEQ - Crook County delegation agreement. We look forward to working with you and Mr. Lyons.” The commission members held some additional discussion concerning this and it was decided that the commission would wait for a draft of the Delegation Agreement form Karen Farley, WDEQ and felt they needed to finish the amendments for the Major Subdivision Regulation before proceeding with developing a Crook County Small Wastewater Regulation that is required in order to complete the Delegation Agreement with the WDEQ.

Chairman, Roger Connett asked if there was any other business; hearing none he asked if there was a motion to adjourn; Mary Yemington made a motion to adjourn the meeting; Vice-Chairman, Dave Osborne seconded the motion which carried.

The Crook County Land Use Planning & Zoning Commission regular monthly meeting adjourned at 7:35 p.m.

Next Regular Meeting

Monday, April 11, 2016 at 6:30 p.m. in the Crook County Courthouse Jury Room, Sundance, Wyoming.

Timothy R. Lyons
Administrator