

WESTON COUNTY PLANNING & ZONING BOARD MEETING

Minutes

Thursday April 17, 2014

6:00pm

Weston County Courthouse

This is a regular scheduled meeting of the Weston County Planning & Zoning Board, held the 3rd Thursday of every month.

Board Members: Rick Dunford, Donley Darnell, Michael Chad Sears, Scottie Murray, William Curley
Staff: Fran Lehman, W.C. GIS Coordinator

Call To Order: 6:00

Roll call: Rick Dunford, Donley Darnell, Chad Sears, Scottie Murray, William Curley

Guests: Heath Anderson – Single Land Split Hearing

Approval of March 20, 2014 Minutes:

Motion: Donley Darnell

Second: Scottie Murray

Vote: Carried

Abstain: Chad Sears, William Curley

Public Comment: This refers to comments, questions and/or concerns not on the agenda.

Public Comment: None

The Public Comment portion of the hearing was closed.

Old Business: * Sandrini Files

*** Land Use Records – William Curley – * See Below**

*** Prairie Hill Farms LLC – letter – Staff gave a report on contacts via email with PHF LLC Representative Jim Thares & County Clerk. WCCounty Clerk checked with County Attorney Don Hansen whether PHF. LLC would need to start at the beginning for doing the single split. County Attorney's report was to start at the beginning.**

*** Land Owner Heath Anderson Single Land Split Hearing before the P&Z Board.**

Chair will open the hearing for Heath Anderson single split land division. Board reviewed the documents for the single land split.

Chair opened the hearing to public comment. None.

Public comment for the Heath Anderson single split was closed.

Chair: questions from the Board to the Applicant? None

Board member William Curley asked applicant to give a review & objective of the split.

Applicant gave a short description of his objective for the split.

There being no further comment, the Chair will entertain a motion to approve the Heath Anderson Single Land Split application.

Motion: Scottie Murray, that the P&Z Board accept the Anderson Single Land Split application and forward this onto the Weston County Commissioners with recommendation of approval from the P&Z Board.

Second: Chad Sears

Vote: Carried

*** William Curley gave his report on Ford v. Converse County – Viability Analysis / Statutory Changes.**

Discussion ensued about the report presented by William Curley. Statutes, DEQ regulations and questions for William Curley.

New Business:

Staff explained to the Board that they needed better clarification of the Weston County Subdivision Exemption Verification Form. Re: departments and their responsibilities. Staff checked with the County Assessors office on their procedure. Karen Bowman handles these requests due to wanting consistency of tracking. Karen goes through the assessors software guidelines, checks the applicants deed and if it is notarized. If the guidelines are not met Karen sends the applicant to the P&Z Board. The County Clerk's office checks each item on the current exempt form to determine the applicant's eligibility.

**The modified Rules & Regulations was discussed.
Statutes 18-5-301,303 were discussed.**

There being no further business the meeting adjourned at: 7:00 pm

Motion: William Curley

Second: Chad Sears

Vote: Carried

Next Scheduled meeting: May 15, 2014

Rick Dunford Chairman: _____ Date: _____

Vice Chairman: _____ Date: _____

Chad Sears Secretary: _____ Date: _____