

WESTON COUNTY PLANNING & ZONING BOARD MEETING

Minutes

Thursday March 20, 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 p.m.

Roll call: Rick Dunford, Donley Darnell, Scottie Murray

Absent: Chad Sears, William Curley

Guests: Jim Martens, Diane Hobbs

Approval of February 20, 2014 Minutes:

Motion: Donley Darnell

Second: Scottie Murray

Vote: Carried

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 - no report

* Land Owner Randy Stanton Single Land Split Hearing before the P&Z Board.

Chair will open the hearing for Randy Stanton single split land division. Discussion ensued on boundary adjustments, the correction of total acreage and, content checklist of Mr. Stanton's file. Mr. Stanton gave a short presentation of the property when it was acquired to present day.

Chair opened the hearing to public comment. Jim Martens described the location of his property which is adjoining to Stanton's. Jim Martens expressed concern over the verbiage of the landowner letter that he and Diane Hobbs had received as it said "*subdivision*". Chair explained that under the Wyoming Statutes this was a single split and not a subdivision. Jim Martens then expressed concerns of how many water wells were in a certain vicinity. Chair explained this would go through the State Engineer and DEQ. Staff offered to send via email to Jim information on how to contact the DEQ.

Public comment for the Randy Stanton single split was closed.

Chair: questions from the Board to the Applicant? None

Motion: Donley Darnell, that the P&Z Board accept the Stanton Single Land Split documentation and forward this onto the Weston County Commissioners with recommendation of approval from the P&Z Board.

Second: Scottie Murray

Vote: Carried

Fremont & Johnson County information – Staff – Included in the LUP information from Fremont and Johnson Counties was also Crook County. Discussion ensued on the length and content of the Counties LUP's. This subject will be revisited at a later date.

Chairs meeting with the Weston County Commissioners and Upton Town Council update. Chairman Rick Dunford has not been able to meet with the WC Commissioners or Upton Town Council yet.

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Letter to Prairie Hill Farms LLC – The Board discussed sending a letter to Prairie Hill Farms LLC to inform them that the County Attorney and P&Z Board concur that a boundary adjustment does not apply to his land and that they need to go through a single land split. Staff was requested to draft a letter as such, include Chapter II of the Rules & Regulations in order for them to follow, and that the acreage is incorrect.

Westongov.com – It was brought to the chairman's attention that the amended subdivision rules and regulations dated July 17, 2012 that are posted on the westongov.com website are invalid. The only part adopted on July 17, 2012 was for the Wyoming Club PUD, (Planned Unit Development). The only rules & regulations enforced in Weston County at this time is the version dated February 1, 2005. Discussion ensued on the process of implementing new Rules & Regulations and Land Use Plans. This subject will be revisited at a later date.

New Business:

There being no further business the meeting adjourned at: 6:40pm

Motion: Scottie Murray

Second: Donley Darnell

Vote: Carried

Next Scheduled meeting: April 17, 2014

Rick Dunford Chairman: _____ Date: _____

Vice Chairman: _____ Date: _____

Chad Sears Secretary: _____ Date: _____