

WESTON COUNTY PLANNING & ZONING BOARD MEETING

Minutes

Thursday June 20, 2013

6:00pm

Weston County Courthouse

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

Board Members: Rick Dunford, Mike Turner, Donley Darnell, Michael Chad Sears, Scottie Murray

Staff: Fran Lehman, W.C. GIS Coordinator

Guests: Tina Conklin, (WC Assessor), Mark Townsend, Leslie Townsend, Mike Pietschmann, Chuck Weinreis, Jim Latham, Roxanne Latham, Larry Parker, Brent Sundstrom, Gloria Fox

Call To Order: 6:00

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

Absent: Mike Turner

Approval of minutes: April 18, 2013

Motion: Donley Darnell

Second: Chad Sears

Vote: Carried

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

No Public Comment:

Old Business: WYOPASS TRAINING

New Business: Chair opens the the hearing for;

* Leslie & Mark Townsend – Exemption to not call this correction of ownership property lines a sub-division. Mark Townsend presented to the board an explanation of the property line adjustments . Discussion ensued and there being no new owners, no land for sale, no land exchange , no splits, just lot lines adjustments, and with Tina Conklin's support for this lot line adjustments the board felt it was not necessary to have the Weston County Attorney review these documents, a motion was made.

Motion: Motion to approve this exemption to not be called a sub-division - Chad Sears

Second: Donley Darnell

Vote: Carried

* Brent Sundstrom - for single land division of property owned by Gloria Fox.

The Board reviewed what information/material Brent Sundstrom and Gloria Fox had. Not being complete the Board reviewed with Brent and Gloria what additional information was needed and they will return to the Board to review the final package.

* Mike Pietschmann - representing the Wyoming Club for Phase 2 submittal for sub-dividing Lot #14 . Mike explained that they have gone through all the processes, entities, engineer, DEQ, NRD, completed the mailing notices, advertisements, and meeting with the Board needing approval for this sub-divide & move on to the BOCC and questions & answers.

Mike Pietschmann representing the Wyoming Club Continued.

Discussion ensued:

Board: is it my understanding that houses are being built on Lot #14?

Mike: We did contact the Weston County Clerk 2-3 weeks ago before construction started to let someone know. We also went to every home owner within the Crown and received 100% approval.

Board: How is it you can build on lots that are not designated or approved by the County?

Mike: This is lot 14?

Board: Yes Lot 14 would normally have 1 house, you are building two. How can you explain that you are already building two.

Mike: I understood when I called and talked with the County Clerk we mentioned that we were doing two homes and we went to all lot owners to make sure they were ok with it as part of the amendment to allowing more then one home on a lot over 5 acres or ? A lot. This was my understanding and if this is incorrect I greatly apologize .

Board: Did you talk to anyone on this Board?

Mike: I talked to Mamie Krank, (WC Clerk), and mentioned it to her and actually I did not talk to anyone on this Board.

Board: We are somewhat troubled by this. You are building already and not done the basic groundwork with eventually being 5 homes.

Mike: This would allow for five homes, one on each lot.

Board: We are also concerned and will call Karen at the DEQ. In May we had an adverse DEQ report, in June your report is approved.

Mike: We answered all of DEQ's questions and then Karen re-issued the approved DEQ report. So once receiving the remaining information it was approved.

Board: The most troubling thing is that houses are being built on lots that have not been approved.

Mike: That is completely 100 % my misunderstanding.

Board: You did not come before this board and I have heard from some of the landowners that they felt a bit pushed into signing off. You were asked how the covenants of the Crown sub-division felt about cutting off a slice, re-subdivide and now 100% say it is ok.

Mike: We have signatures for the 100%.

Board: We understand that but they felt there was not an alternative.

Board: Is there any other comments from the Board / Public?

Roxanne Latham: The two houses already being built are they private or fractional?

Chuck Weinreis: They are private.

Board: you have two houses on one lot?

Chuck Weinreis: They are sale homes, private residences.

Board: Is there any other public comment;

Larry Parker: explained a settlement. Larry Parker owns the property that butts up to the East side of lot #14. Due to an incorrect survey where, Crown / Wyoming Club's original survey said that my property went to the section line. Their survey showed the wrong line and I thought my description went to the section line but actually only goes to a fence line. A settlement was reached and through warranty Deed the Wyoming Club received that piece of property. As part of that settlement the Wyoming Club would keep developing as far N as they could and develop 3 cabins on Lot #14. Larry would also like to note that when the County Commissioners vote on this sub-divide for Lot #14 that Randy Rossman recuse himself. Chairman Rick Dunford explained to Larry that a Commissioner only recuse's him or herself from a vote if there is a potential financial gain. Mike Pietschmann said he would provide to the Board the agreement that was signed in order to clarify the location.

Mike: Fractionals and sub-divides out of the Wyoming Club and put into the Crown would be deducted from the Wyoming Club fractional count.

Discussion ensued on voting for this sub-divide. The Board felt that they were in no position to approve it due to lack of documentation. Mike stated that all documents had been submitted and that the Board should have everything. Two sets of everything needed was sent in one box. One for the County Clerk and one for the P&Z Board a few months ago. Tina Conklin asked if they were in 3 ring binders and proceeded to her office and presented the board with 2 binders and a document packet. Having just received the information to vote on this sub-divide Chairman Rick Dunford suggested that the Board could call a special meeting in order to review and be able to vote at the next scheduled P&Z meeting. Wanting time to review the new information Scottie Murray proposed a motion.

Motion: Scottie Murray that this be re-visited – this motion was with drawn and a new motion presented.

Motion: Chad Sears – to take this up at the next scheduled meeting.

Second: Scottie Murray

Vote: Carried

Mike Pietschmann offered to re-send all the information.

New Business Continued:

Jim Varner – picked up a sub-divide package.

Next Meeting: July 18, 2013

There being no further business the meeting adjourned at 7:30pm.

Motion: *DOUKEY DARNELL*

Second: *CHAD SEARS*

Vote: *CARRIED*

Rick Dunford Chairman: *RB Dunford*

Date: *7/18/13*

Michael Turner Vice Chairman: _____

Date: _____

Chad Sears Secretary: *MS*

Date: *7/18/13*

**WESTON COUNTY PLANNING & ZONING BOARD
MEETING
AGENDA
June 20, 2013
6:00 P.M.**

WESTON COUNTY COURTHOUSE

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BOARD MEMBERS: Rick Dunford, Mike Turner, Donley Darnell, Chad Sears, Scottie Murray

STAFF: Fran Lehman, WC GIS Coordinator

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES: April 18 , 2013 – There was no scheduled meeting in May 2013

Motion:

Second:

Vote:

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

Old Business:

WOPASS: Fall conference is in Gillette, WY on September 11, 12, 13. Contact information, WYOPASS.org, 307-685-8061, mb108@ccgov.net .

New Business:

Leslie & Mark Townsend – Correction of Ownership Lines – PDF illustration

Brent Sundstrom – Valdez Tracts Corrected

Mike Pietschmann – Phase 2 submittal

FYI – James Varner has picked up paperwork for a subdivide

WYDOT – WC has received a WYDOT memorandum for access facilities

Next Scheduled Meeting: July 18, 2013

**Please Note: Fran Lehman will be out of the office July 4th to July 15th.
There being no further business the meeting adjourned at**

Motion:

Second:

Vote:

