

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY, FEBRUARY 5, 2019

Commission Chairman Travis Pearson called the January meeting of the Johnson County Planning and Zoning Commission to order February 5, 2019 at 7:01 PM.

Those present were Commission members, Julie Baker, Curt Newcomb, Layne Qualm, Manny Rodriguez, Planner Jim Waller, and Civil Deputy County Attorney Barry Crago.

Julie Baker moved to approve the minutes of the January 8, 2019 regular meeting noting the typo under Staff Report in the date and the date in the opening line. Minutes will be corrected. Curt Newcomb seconded, motion carried.

First order of business, Presentation of the Hilton Land & Livestock LLC 5 Lot Minor Subdivision Final Plat. Chairman Pearson recused himself as he is the surveyor. Vice-Chair Baker assumed Chair position. Planner Waller explained the plat was delivered earlier in the day; the owners have not signed the plat and documentation related to the subdivision proposal has not been submitted. The facts and findings were reviewed and discussed. The draft development agreement was reviewed and discussed with the board members. Draft covenants were submitted and will be modified to cover this proposed subdivision. At a minimum they must address the road maintenance responsibility, upkeep, and maintenance.

Questions from other board members. Manny Rodriguez questioned who will inspect the road construction to ensure it meets the county road standards. Barry Crago mentioned it will be a licensed engineer that will stamp submitted information. This will put the liability on the engineer. Brief discussion on the process and the reasoning behind the development agreement.

Curt Newcomb asked about the enforcement of the HOA. The landowners subject to the HOA would be responsible for self-enforcement. The county could enforce or require an HOA is created to address the road and any maintenance issues that may arise according to the Wyoming Statute. Vice-chair Baker asked for a motion to table the final approval until the supplemental information is received and the Mylar is signed; Layne Qualm moved, Curt Newcomb seconded, motion carried.

Second order of business, Kaycee RV affidavit of Boundary Line Adjustment has not been received. Planner Waller updated the board on the status. The Affidavit is pending the survey and will be presented in March. No action taken.

Old Business: No old business.

Staff Report:

Planner Waller updated the board on the 2019 septic permitting. There were 3 permits issued in January and 2 systems installed. Expecting a busy year.

Two cell companies inquired about permitting requirements for cell tower improvements. T-Mobile is moving forward with installing necessary improvements to bring T-Mobile service to Johnson County.

DEQ, Water Quality Division forwarded a holding tank application package for review and comments.

The Wyoming Planning Association dues will be paid during the March 2019 bill paying.

The State of Wyoming Geological Survey created a pamphlet of natural hazards, coal and mineral resources, and precious minerals for the Wyoming. The pamphlets have been downloaded and are available. The Planner has been keeping an eye on the Oil and Gas Permitting in Johnson County as it may impact the county.

There being no public comments and no further business Layne Qualm moved to adjourn the meeting at 7:37 P.M, Julie Baker seconded, motion carried.

Respectfully,

Travis D. Pearson
Travis Pearson-Chairman

04-02-19
Date

Attest: Jim Waller
Jim Waller, County Planner