

JOHNSON COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING-TUESDAY, MARCH 5, 2019

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order March 5, 2019 at 7:07 PM.

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

Julie Baker moved to approve the minutes of the February 5, 2019 regular meeting as corrected. Layne Qualm seconded, motion carried.

Chairman Travis Pearson recused himself from any discussion on the Hilton Minor Subdivision since he is the Surveyor of record. Vice-Chairman Julie Baker took over further discussion on this agenda item. Planner Waller gave a review of the background and planning consideration and the following recommendations to the Commission:

**Case:** MS-2017-005

**Item:** Hilton Minor Subdivision (73+ Ac into 5 lots)

**Applicant:** Hilton Land and Livestock, LLC

**Summary:** Minor Subdivision Final Plat review

**Background Information:**

1. Proposed subdivision is located east of Buffalo off TW Rd.
2. Owner of record is Hilton Land & Livestock by record book 87A53 page 432, recorded 1/4/2008.
3. The petitioner desires to split the 73 Acres into 5 residential lots. Lots sizes 7-12 acres each.

**Planning Considerations:**

1. Clear Creek Conservation District soils review disclosed soil limitations and are shown as Plat Warning 13. The district recommendation is shown as #2 under Notes.
  - a. **Recommendation:** Clear Creek Conservation District recommends a plan be submitted to the district to mitigate the potential damages caused by Very Limited Features before any construction begins.
2. Road and Bridge preliminarily approved access points. Accesses will be constructed during construction season when the road is built.
3. Internal Road is subject to Subdivision Road and Bridge Standards, Article 4.
  - a. Development Agreement specifies the improvements must be installed prior to selling any lot.
4. Public notification has been completed.

5. Applicant/Developer is proposing covenants. The covenants at minimum must address maintenance and responsibility for the road.
6. Easement extensions to adjacent lands for future access.
7. Other considerations by the Commission?

**Recommendations:**

1. Approve the final plat as presented and present to the county commissioners for final approval; subject to the following:
  - a. Signed Development Agreement;
  - b. Final Covenants;
  - c. Signature on the final plat;

After discussion Curt Newcomb moved to approve the Hilton Minor Subdivision subject to the signatures on both documents and the Final Plat. Manny Rodriguez seconded, motion carried.

Chairman Travis Pearson recused himself from discussion on the Boundary Line Adjustment presented by Randy and Mary Cleveland as he is the surveyor of record. Vice-Chair, Julie Baker assumed chair position. Randy Cleveland was present at this meeting to answer questions.

Planner Waller presented the Commission the following background, considerations and recommendations:

**Case:** BLA-2019-001

**Item:** Randy and Mary Cleveland Boundary Line Adjustment

**Summary:** Approval of Proper Use & Implementation of Boundary Line Adjustment (BLA)

**Background information:**

1. Proposed Boundary Line Adjustment located off Mayoworth Rd (Wyoming Highway 191)
2. Owner of record: Randy G. Cleveland & Mary C. Cleveland as Book 87A40 page 1 (25.74 Ac). This parcel includes the Kaycee RV Park.
3. Owner of record: Randy G. Cleveland & Mary C. Cleveland as filed in Book 87A40 page 450 (42.74 Ac). This parcel is vacant.
4. The two parcels are owned by the same landowner; however, they are under 2 separate legal deeds that were conveyed at two different times as legal separate parcels
5. County process requires verification of the proper use and implementation of the boundary line adjustment as allowed under W.S. 18-5-303. County regulations require a survey with property descriptions and a signed notarized affidavit describing the intent with approval statements and signatures.

**Planning Considerations:**

1. W.S. 18-5-303, viii—a division which is created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee.

- a. Merging involves more than a single conveying document. There are a few ways to merge and join the parcels. Johnson County has had cases in the past where 2 separate parcel descriptions have led to parcels being left or forgotten during transactions.
2. The intent of the exemption is to reduce the Kaycee RV park parcel and to enlarge the vacant parcel.
  - a. The exemption cannot be used to create separate parcels.

**Recommendations:**

1. Review and hear any open public comments.
2. Approve the Affidavit as presented
  - a. Forward the Affidavit to the Board for final approval.

After discussion Layne Qualm moved to approve the Boundary Line Adjustment as presented for Randy and Mary Cleveland located off the Mayoworth Road. Curt Newcomb seconded, motion carried.

Julie Baker turned over meeting to Chair, Travis Pearson. There being no old business and no public comments Chairman Pearson asked for the Staff Report.

Planner Waller reported the office has been busy with septic permits, discussed oil & gas permitting and the "Trabing Field" potential boom. He also discussed a land use complaint, saying water wells were drilled in Nov/Dec time frame that were left free-flowing and have flooded Dally Lane near Chris George Property.

The next meeting will be on April 2, 2019 with a work session beginning at 6:00pm and the regular meeting to be at 7:00pm.

There being no further business Manny Rodriguez moved to adjourn the meeting at 7:40P.M. Layne Qualm seconded, motion carried.

Respectfully,

  
Travis Pearson, Chairman

04-02-19  
Date

Attest:   
Vicki Edelman, County Clerk

