

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY, JANUARY 5, 2021

Vice-Chairman Julie Baker called the meeting of the Johnson County Planning and Zoning Commission to order January 5, 2021 at 7:00PM.

Those present were Commission member Layne Qualm and Manny Rodriguez, Planner Jim Waller, Vicki Edelman County Clerk, Deputy County Attorney Barry Crago. Commission members Curt Newcomb and Chairman Travis Pearson participated via “Go to Meeting”; which was made available for public participation as well. Public members present were Mark Bedford and Craig Shavlik.

Manny Rodriguez moved to approve the minutes of the December 1, 2020 minutes as amended prior. Layne Qualm seconded. Motion carried.

Planner Waller presented the following report to the Commission on the Twing/Barlow Boundary Line Adjustment (Near Rock Creek Rd/Canal Rd intersection).

Case: BLA-2021-001

Item: Donald M, Twing Successor Trustee of the Robert E Twing and Margaret E Twing Trust AND Cynthia Barlow Boundary Line Adjustment

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

Background information:

1. Proposed Boundary Line Adjustment located off Rock Creek Rd.
2. Owner of record; Donald M Twing as Successor Trustee of Robert E. Twing and Margaret E Twing Trust as filed in Book 86A88 page 601-605 (35.13 Ac). This parcel is also described under a boundary line adjustment recorded under book 86A88 page 601-605.
3. Owner of record, Cynthia Barlow as filed in Book 87A63 page 581-582 (3.134 Ac).
4. 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 forgot during transactions.
2. The intent of the exemption is to modify the Barlow parcel to gain more separation between the west property line and residence.
 - 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.

Layne Qualm moved to approve the Boundary Line Adjustment. Travis Pearson seconded; motion carried.

Vice-Chairman Julie Baker called for the Swenson Family Trust Minor Subdivision Final Plat Review (#87 Crazy Woman Canyon Rd). Planner Waller reported the Mylar is not here; but it can be considered and signed when it is available.

Planner Waller presented the following report to the Commission:

Case: Minor 2020-003

Item: Swenson Family Trust Proposed Minor Subdivision Sketch Review

Applicant: Willis Swenson

Summary: Subdivision of part of SE¼SW¼ Section 19 T49N R82W

Background information:

1. Owner of record; Willis J Swenson and Janet C Swenson, Trustees of the Swenson Family Trust, dated October 23, 2014 as filed in Book 87A69 page 74-75 (5.1 Ac).
2. Proposed division located off Crazy Woman Canyon Road.
 - a. Access to property is an existing county access. Address issued for proposed lot as 425 Crazy Woman Canyon Rd.
3. Proposed lot size are 5.1 acres.
4. Property was part of a boundary line adjustment process earlier in 2020 between Swenson Family and Klondike Ranch.
 - a. Owner representative stated boundary line adjustment would be a minor subdivision.

Planning Considerations:

1. Application submitted as a minor subdivision and classified as minor subdivision at the November 3, 2020 regular Planning and Zoning meeting.
2. Proposed Access to lot is shown as crossing Swenson Family Trust property via easement. Proper process for Lot 1 to have legal access to lot from county road access point.
 - a. New sixty (60) foot easement will be required for access to the subdivision.
 - b. Discuss development and building road prior to selling lot.
3. Public Notice; 2 consecutive notices in the newspaper November 12th & 19th.
 - a. All adjacent landowners notified according to the Minor Subdivision Regulations.
4. Clear Creek Conservation District provided review of the proposed subdivision on November 19, 2020.
 - a. Soil limitations identified.
 - i. Septic Tank/absorption limits.
5. On lot wells proposed.
 - a. Existing surrounding well information will be required to be disclosed on plat.
 - b. Well spacing requirements are in the Wyoming State Engineer's Office, Regulations and Instructions, Part III, Water Well minimum Construction Standards, Revised June 2011.
6. Onsite septic systems proposed.
 - a. Percolation rates less than 5 mpi and greater than 60 mpi must have special enhancements and do require better treatment than the native soils can provide.

- b. Conservation District Review indicated Very Limited soils associated with Septic Absorption Systems.
 - i. Soil limitations require the need for on-site investigations by experienced engineers to address the limitations.
 - ii. The county should be proactive with treatment zone/material for the septic leach field.
7. Subdivision is **not within 1 mile** of an incorporated city/town.
8. Proposal does not appear to be in an area of any hazards.
 - a. Slope is steep adjacent to county road, minimal impact to the lot as proposed.
9. Public comments/concerns.
10. Other considerations by the Commission.

Recommendations:

1. Approve the final plat as presented and present to the county commissioners for final approval.

Layne Qualm moved to approve the Final Plat once the Mylar is received; following Planner Waller's recommendation. Manny Rodriguez seconded; motion carried.

Vice-Chairman Julie Baker called for Old Business. Planner Waller reported Big Horn Surveying has been contacted to do the Plat and it should be presented at the next meeting.

Planner Waller reported he will be giving the 2020 Year in Review report to the Commissioners at their next meeting

Planner Waller reported he has been busy with septic permits (43) for the year; all the 40-acre parcels (Carlat-Bolinger) are nearly created. He also reported the subdivision regulations are pretty much done but has a couple things to discuss with Attorney Crago. He is concerned about the public meeting process and the COVID-19. They may need to push the public meetings out into the spring. He also reported there will be one board vacancy to replace Curt Newcomb and Layne Qualm has agreed to stay on another term.

The Board thanked Curt Newcomb for his service.

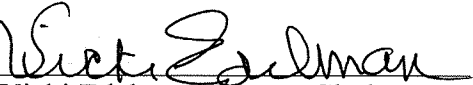
Layne Qualm moved to adjourn the regular meeting at 7:20 pm. Manny Rodriguez seconded; motion carried.

Respectfully,



Julie Baker, Vice Chairman

Feb. 2, 2021
Date

Attest: 
Vicki Edelman, County Clerk

