

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY, MARCH 2, 2021

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order March 2, 2021 at 7:00PM.

Those present were Commission member Julie Baker, Layne Qualm, and Manny Rodriguez and Planner Jim Waller. Member Jake Hatch was absent. Public present were Ted and Barbara Hamersma and Mark Bedford.

Julie Baker moved to approve the minutes of the February 2, 2021 meeting as amended. Layne Qualm seconded; Motion carried.

Chairman Pearson asked Planner Waller to report to the Commission on the Hamersma Minor Subdivision Final Plat Review (678 TW Road).

Case: MS-2020-001

Item: *Hamersma Minor Subdivision (1 lot ~4 acres)*

Applicant: Ted and Barbara Hamersma

Summary: Subdivision in part of the E½NW ¼ of Section 12 T50N R81W

Background Information:

1. Owner of record; Ted and Barbara Hamersma as filed in Book 87A65 page 316-317 (42.17 Ac).
 - a. Deed contains restrictions from the Grantor.
 - b. Deed restrictions released in affidavit as filed in Book 86A91 page 449-451.
2. Proposed division located off TW Rd.
 - a. Access for existing residence established in 2017.
3. Proposed lot size is 4 acres and remainder as 37 + acres exempt.
4. Existing house located on exempt parcel.
 - a. Septic Permitted in 2017 as **Permit # 17-030** for a conventional gravity septic serving a 4-bedroom house.
 - b. Well Permitted as **P207409.0W** for a single-family dwelling & two stock water tanks.

Planning Considerations:

1. Final Plat and staff report were presented at the February 2, 2021 meeting. During board discussion it was brought up that the plat was missing three items.
2. Missing items are:
 - a. Parent Parcel marked as “Not Included in this subdivision”
 - b. Basis of Bearing
 - c. Easements on plat.
3. All items shown in the staff report in February are true and correct.
4. A new draft plat was submitted for review; mylar pending at the time of this report.
5. Public comments/concerns.
6. Other considerations by the Commission.

Recommendations:

1. Review and discuss considerations.
2. Hear public comments/concerns.
3. Approve the final plat as presented and forward to the County Commissioners for final approval and consideration.

Chairman asked if there was any discussion or questions.

Manny Rodriguez moved to approve the minor subdivision; Julie Baker seconded; motion carried.

Next agenda item was presentation of the final draft of the Irigaray Minor Subdivision Plat. The draft was presented without signatures. Landowners are in Mexico and will be returning later in March. Planner Waller gave the following report to the Commission.

Case: Minor 2020-004

Item: Irigaray Proposed Minor Subdivision Final Plat Review

Applicant: Charles Irigaray and Carol Snobel

Summary: Subdivision of part of Lot 3 & 4 Section 7 T51N R82W

Background information:

1. Owner of record; Charles Irigaray and Carol Snobel as filed in Book 87A53page 90-91 (~14.1 Acres)
2. Proposed division located off Johnson Creek Rd.
 - a. Access to property is an existing county access.
 - b. Currently serves 3 houses of which one is assigned Rock Creek Rd number.
 - c. Multiple easements for access across applicant's property.
3. Proposed lot sizes are 1.5 & 12.6 acres.

Planning Considerations:

1. Application submitted as a minor subdivision and classified as minor subdivision at the November 3, 2020 regular meeting.
 - a. Public Notice.
 - i. Two consecutive notices in the newspaper November 12th & 19th
 - ii. All adjacent landowners notified according to the Minor Subdivision Regulations.
2. Sketch Review meeting was held during the regular meeting in December 2020.
 - a. No comments received
 - b. A neighbor did make appointment to review the sketch plan and ask questions, though no comments were provided.
3. Proposed Access to lot is shown from county road as an existing access. Received email confirmation from the Road and Bridge Department that the existing access is adequate.
4. New sixty (60) foot ROW required for access to all lots.
 - a. Existing access easement as 86A47pg 509-512 identified and terminates at the NW corner of Latham Acres Subdivision.

- b. Discuss Road and if it should be named and addresses modified for road name?
5. Clear Creek Conservation District submitted a review of the proposed subdivision November 19, 2020.
 - a. Soil limitations identified under Clear Creek Conservation District plat warning.
6. On lot well proposed for vacant lot.
 - a. Existing residence on Lot 2 has two water wells permitted as 161194.0W & 161195.0W
 - b. Existing surrounding well information disclosed under water source plat warning.
 - c. Well spacing requirements are in the Wyoming State Engineer's Office, Regulations and Instructions, Part III, Water Well minimum Construction Standards, Revised June 2011.
7. Onsite septic system proposed for vacant lot when needed.
 - a. Existing residence permitted as Septic Permit # 287 in 1996. Information indicates this is east/southeast along property line common to Welsh's vacant 14-acre parcel.
 - i. This location is outside of the mapped Soil 879 and more than likely within Soil 904 as mapped.
 - b. 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.
 - c. Soil limitations require the need for on-site investigations by experienced engineers to address the limitations.
8. Subdivision **is not within 1 mile** of the City of Buffalo.
9. Subdivision contains a soil type that has a Flood Frequency Rating as Rare. This is according to Clear Creek Conservation District Review.
10. Public comments/concerns.
11. Other considerations by the Commission.

Recommendations:

1. Review and discuss considerations.
2. Hear public comments/concerns.
3. Conditionally approve the final plat based on notarized signatures.

The Planner explained the initial draft presented electronically did not have a 60-foot easement to all lots from the public road, contained an error along the north boundary line, and a ditch crosses the property which was not identified.

General discussion about the ditch easement and ditch crossing the property. There is a ditch across the property, and an easement is shown on the plat covering the actual location.

Mark Bedford questioned the 60-foot easement asking would the board ever consider an easement less than 60 foot in situations where the road serves a limited number of residences. Chairman explained issues arise when the easements are less than 60 foot.

The Planner stated the draft before the board has all corrections except it is a paper copy without signatures. It is recommended to conditionally approve the plat pending signatures and that the Final Plat will not be presented until the chairman has signed the plat.

Julie Baker moved to conditionally approve the Irigaray Minor Subdivision Plat based on receiving the required signatures. Manny Rodriguez seconded. Chairman Pearson called for questions and discussion, there being none, motion carried.

No old business.

The Planner reported the following:

The property located on North Main Street between the highway and Airport Road is likely selling. There has been interest in subdividing in this area in the past.

An inquiry was received about a possible quarry in Tuff's Acres Subdivision. A letter stating no zoning was submitted to attorney representing the quarry operator. The property has covenants which state changes made to the covenants shall be consented by the Board of County Commissioners. If the quarry becomes an issue with the covenants the County Commissioners may need to act.

Planner Waller also reported grammatical errors have been submitted on the draft subdivision regulation that was delivered in February. The changes are about half added to the draft. Brief discussion on administrative review and approval of exemption use on page 8 in the draft. Also, changes were made to page 25 the digital submittal of the subdivision. By next month they should be able to discuss the time frame for public comment and set meeting dates in Buffalo and Kaycee.

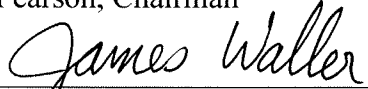
Layne Qualm moved to adjourn the meeting; Manny Rodriguez seconded. Motion Carried; the regular meeting adjourned at 7:34 pm.

Respectfully,



Travis Pearson, Chairman

05-10-21
Date

Attest: 

James Waller, County Planner