

# JOHNSON COUNTY PLANNING AND ZONING COMMISSION

## REGULAR MEETING-TUESDAY DECEMBER 7, 2021

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

Those present were Commission members Julie Baker, Layne Qualm and Manny Rodriguez; Planner Jim Waller and Vicki Edelman County Clerk. Jake Hatch was absent from this meeting.

Julie Baker moved to approve the minutes of the October 5, 2021 meeting as corrected. Manny Rodriguez seconded; motion carried. Layne Qualm moved to acknowledge the November 2<sup>nd</sup> meeting was cancelled because of lack of agenda items. Julie Baker seconded; motion carried.

Chairman Travis Pearson called for the Final Plat Review for the Clear Creek Minor Subdivision owned by David & Jackie Stewart. Planner Jim Waller presented the following report to the Commission:

**Case:** Minor 2021-005

**Item:** David Stewart Minor Subdivision Final Plat Review Meeting

**Applicant:** David and Jackie Stewart

**Summary:** Subdivision of parts of the SW ¼ SE ¼ of Section 25, T51N R82W

### **Background information:**

1. Owner of record; David and Jackie Stewart as filed in Book 87A59page 545-546 and 87A47pg253 (~35.5 Acres)
2. Proposed division located off US Highway 16 E.
  - a. Access to property is an existing access easement to US HWY 16 E.
  - b. The City of Buffalo has a sewer lift station near the access point.
3. Property has an existing single-family home, a few shops and outbuildings, and storage units. The property also has four large billboards.
4. Lot sizes are 24.23, 7.00, and 3.41 acres.

### **Planning Considerations:**

1. Application submitted as a minor subdivision in July 2021.
2. Public Notice & Adjacent Landowner notification; two consecutive notices appeared in the Buffalo Bulletin on August 12<sup>th</sup> & 19<sup>th</sup>. (Affidavit of Publication on File)
  - a. Adjacent landowners notified by certified letter. Return receipt and signature cards on file.
3. Clear Creek Conservation District shall provide review of the proposed subdivision as per county regulations and state law. (**Received 9/1/2021**).
4. The property has surface water rights. The water right records and maps are on file with Wyoming State Engineer's Office granting a 20-acre water right delivered via the Stewart Pump Station. (Proof No. 4841 Water Right disclosed on the plat was Plat Warning # 13).
5. The property does have Clear Creek flowing through it. The creek is located entirely on Lot 2. The flood hazard is disclosed as a warning and Lot 3 is restricted from building development.
6. An existing on lot well serves the house.

- a. Plat contains appropriate plat warning for wells.
7. An existing onsite septic system serving the house.
  - a. Building Development restricted on Lot 3.
8. Subdivision is **within 1 mile** of the City of Buffalo.
  - a. Copy of the City Resolution approving the subdivision by the City of Buffalo.
9. WYDOT letter on file from October 13, 2021 documenting the access classification from residential to commercial.
10. Public comments/concerns.
11. Other considerations by the Commission.

**Recommendations:**

Approve the minor subdivision plat as presented. Forward the approved plat to the Board of County Commissioners for final approval.

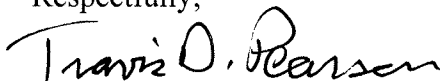
After discussion Julie Baker moved to approve the Final Plat as presented and forward the approved plat to the Board of County Commissioners for final approval. Layne Qualm seconded; motion carried.

There being no public comment, Planner Waller reported to the Commission on business in the office:

- (1) 61 septic permits have been issued for the year
- (2) Planner Waller met with the Commissioners to discuss covenant issues.
- (3) The Caleb Morse minor subdivision will possibly be on hold until spring.
- (4) Mather Peak still has not submitted to the city which their approval is required; WYDOT has preliminarily approved 2 approaches off the state highway. The developer has a preliminary application to DEQ for water and sewer. Planner Waller discussed drainage issues.
- (5) Johnson County is still pursuing the airport road through the proposed Mather Peak subdivision which would connect from the state highway to the airport road.

There being no further business to come before the Commission the regular meeting was adjourned at 7:29pm.

Respectfully,



Travis Pearson Chairman

01-14-22

Date

Attest:



Vicki Edelman, County Clerk