

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY FEBRUARY 1, 2022

Chairman Travis Pearson called the meeting of the Johnson County Planning and Zoning Commission to order February 1, 2022, at 7:00 PM.

Those present were Commission members Julie Baker, Jacob Hatch and Manny Rodriguez; Planner Jim Waller, Chairman William J Novotny III, Vicki Edelman County Clerk and Barry Crago Deputy County Attorney. Layne Qualm were absent from this meeting. Members of the public present were Josh Johnson and Kim Bolinger.

Julie Baker moved to approve the minutes of the January 4, 2022, meeting. Manny Rodriguez seconded; motion carried.

Julie Baker moved to re-elect the officers as they sit. Manny Rodriguez seconded; motion carried. Travis Pearson stated he will continue as Chairman and Julie Baker will continue as Vice-Chairman for the 2022 year. It was agreed they will continue to follow the same schedule for meeting dates and times.

Chairman Travis Pearson called for the final presentation of the High Chaparral Minor Subdivision off Klondike Road. Kim Bolinger and Josh Johnson were present to answer questions. Planner Waller presented the following report to the Commission:

Case: *Minor 2021-003*

Item: *High Chaparral Minor Subdivision Final Plat Review*

Applicant: *Kim Bollinger*

Summary: *Subdivision of pats of the NE¹/₄SW¹/₄ and NW¹/₄SW¹/₄ of Section 21 T50N R82W*

Background information:

1. *Owner of record; Kim Bolinger as filed in Books 87A60 page 48-50.*
2. *Proposed division located off Klondike Rd.*
 - a. *Access to property is an existing access.*
 - b. *Covenants originally filed against the land (Clerk's Record Book 86A43 page 97-106).*
 - i. *Covenants released on October 15, 2021, as provided, and allowed in restrictions.*
3. *Proposal is to subdivide 7 acres into 3 lots.*
4. *Proposed lot size are 2.34 acres each.*

Planning Considerations:

1. *Application Submitted as a minor subdivision in June 2021.*
2. *Public Notice & Adjacent landowner notification; two consecutive notices appeared in the Buffalo Bulletin on July 15th & 22nd 2021 (affidavit of Publication on file).*
 - a. *Adjacent landowners notified by certified letter. Return receipts and signature card on file. One letter was returned as unclaimed.*
3. *Clear Creek Conservation District provided comments on the proposed subdivision as per county regulations and state law (July 7, 2021).*
 - a. *Disclosed under plat warnings.*

4. *On lot wells proposed.*
 - a. *Disclosed under plat warnings with appropriate well information.*
 - 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.*
 - c. *Water Well restriction identified on plat as a 50-foot setback.*
5. *Onsite septic system proposed.*
 - a. *Disclosed under plat warning.*
 - b. *Septic leach field restriction identified on plat as a 50-foot setback.*
6. *Subdivision is not within 1 mile of the City of Buffalo.*
7. *Original covenants as recorded in Johnson County Clerk Book 86A43 page 97-106 released by Johnson County Clerk Book 86A93 page 666-667.*
8. *Public comments/concerns*
 - a. *Received a letter from Cindy Townsend after notification in July 2021. (Landowner within Bald Ridge Estates).*
 - b. *August 2021 public comments provided during the regular meeting.*
 - c. *Due to concerns and recorded covenants; County Attorney provided advice regarding the county subdivision regulations during the September 2021 regular meeting.*
9. *Other considerations by the Commission.*

Recommendations:

1. *Hear and generally discuss the proposal.*
2. *Hear and discuss any public comments*
3. *Approve the final plat as presented and Recommend the County Commissioners approve the final plat as presented.*

Manny Rodriguez moved to approve the final plat as presented and recommend approval by the County Commissioners. Julie Baker seconded; motion carried.

There being no old business; Planner Waller presented his preliminary discussion on Mather Peak Subdivision as follows:

Preliminary Plat Contents & Documents Received:

1. *Preliminary Plat with utilities & improvements and without utilities & improvements*
2. *Proof of ownership*
3. *Publication Pending; developer has submitted to the Buffalo Bulletin for 2/3 & 2/10*
4. *Certified letters mailed 2/1/2022*
5. *DEQ Chapter 23 report*
6. *Nothing for the SEO regarding on site well(s)*
7. *Conservation District Report/Review*
8. *Draft Covenants*
9. *Missing written statement from the developer on quality of life*
10. *Checklists*

Brief Summary of items received and delivered to Planning and Zoning members.

1. *Plat appears consistent with current subdivision rules. **Copy of Plat with utilities & improvements***
2. *Conservation District review & recommendation received via email. **Copy of recommendations.***
3. *Fire District Review; **Comments Pending***
 - a. *Hand delivered copies on January 12, 2022*

4. *DEQ Chapter 23 submitted, and first comments provided. Final comments will be submitted on or before March 14, 2022. Copy of first comments.*
 - a. *Various items pending.*
 - b. *Certification letters from the owner/operator concerning water and sewer yet to received.*
5. *Preliminary Plat sent to the School District, Comments Pending*
6. *WYDOT has been involved with the developer's consultants since Sketch Plan submitted; Copy of email correspondence*
 - a. *Applicants Consultants have provided email from WYDOT, District 4 Traffic Engineer. Pending Permitting; WYDOT needs full engineering drawings, drainage report and associated drawings.*
7. *Emailed Developer consultants on distributing copies to utility companies, Pending.*
8. *Checklists*
9. *Copy of the Warranty Deed between Cloud Nine LLC and Mather Peak Holdings and Survey with QC Deed as related to Airport Road as part of the old highway alignment.*
10. *Copies of the 20-foot Sanitary Sewer Easement with description and map; Pending final recordings.*
11. *Meeting scheduled with Road and Bridge on 2/3/2022; discuss roads, plans and specifications required.*
12. *Applicants have not submitted to the City of Buffalo.*

What do we know about development?


1. *WYDOT must approve 2 access points to N Main St (Highway)*
2. *County will require useable connection to Airport Road*
 - a. *County Road likely for connection from N Main St to Airport Rd*
3. *City Approval is required, and the City of Buffalo process is not the same as the County*
 - a. *Road widths, curb gutter, & sidewalk look to be required by the city.*
4. *City Water and Sewer are desired*
5. *Firefighting is proposed.*
6. *Applicant would like to use burrow ditch drainage and retain storm water on site.*

Chairman Travis Pearson stated there will be no final plat approval without the city's signature and nothing will go to the Commissioners without DEQ's approval on water and sewer. Planner Waller said he thought possibly they would have the public hearing in March.

Planner Waller reported the Morse Minor Subdivision is on hold until he received the Final Plat.

There being no further business to come before the Commission the regular meeting was adjourned at 7:44pm.

Respectfully,


 Chairman Travis Pearson

03-01-22
 Date

Attest: 
 Vicki Edelman, County Clerk

