

MEMBERS PRESENT

Todd Hildebrand, Chairman
Bob Jordan, Vice Chair
Marc Matlick, Member
Kurt Siebenaler, Member
Miles Williams, Member

MEMBERS ABSENT

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator
Kevin King, Public Works Director
Clark Melinkovich, Staff Engineer
Melissia Kershner, County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the September 19, 2019 County Planning Commission meeting. Bob Jordan motioned; Marc Matlick seconded. All voted Aye. Motion carried.

**Case No. 19.05 CRSD – Ary Simple Subdivision
Stacy L. Ary Trust/Doyle Land Surveying**

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of the simple subdivision, pending completion of all planning considerations.

Chairman Hildebrand asked if there were any questions. Dick Doyle, agent for Stacy Ary, approached the Board. Dick said he disagrees with planning consideration #3 which states, “Proposed Tract 1 is in a flag lot configuration. Per Section 7.4(1) flag lots are generally prohibited because they have often been used to avoid building a street to serve a subdivision, and their use increases the number of approaches onto roads.” He reports the piece that looks like the “pole” of the flag lot is 200’ wide and used to produce hay, not as an access.

Miles Williams asked why they don’t use that portion of the lot to increase the acreage of the other proposed parcel. Stacy Ary responded she uses the area for income as a hay meadow.

Kurt Siebenaler asked Stacy why she is splitting the property. She responded that she would like to sell the house and 16 acres while keeping the remaining 35 acres for herself. Bob Jordan asked if she intends to develop the 35 acres to which she said she does not; unless she put another home of her own there in the future. Miles Williams

asked who lives in the house on the proposed 16 acres. Stacy replied the house is hers right now. She wants to sell the land with the house and keep the other 35 acres as agricultural and have it for income.

Megan re-iterated Staff's concern regarding the flag shaped lot, noting that any future subdividing could use the configuration for access to more developed parcels. Dick asked if there could be anything added to the Record of Survey that could prohibit future development on that parcel? Stacy reported that when she purchased the property, it was with the stipulation in the Covenants that it could only be divided once. Bob Jordan asked if that was on record at the court house. Stacy said she thought they were at the courthouse or she received it from the title company. Either way, it is stipulated in the property covenants. It was noted that neither the title report nor covenants have been given to Staff for review.

There was discussion among the planning commission on the flag lot and if they could leave the configuration as is, with stipulations. Megan advised that was correct. They could recommend approval with the planning considerations presented by staff, or the planning commission can modify the considerations with their recommendation.

Chairman Hildebrand asked if there were any other comments or discussion. There were none. With that, he asked for a motion. Commissioner Siebenaler moved to approve case number 19.05 CRSD, Ary Simple Subdivision, pending completion of all planning considerations. Commissioner Siebenaler added to the motion the following considerations: removing planning consideration #3, thus allowing the flag shaped parcel. He added a planning consideration, to require a statement on the Record of Survey that no access for Tract 1 is allowed from Hope Drive. He also added that if review of the Covenants found that parcels are not limited to just a one-time split, that the case will be brought back before the Planning Commission. Commissioner Williams seconded. Voting was as follows:

Bob Jordan	Yes
Todd Hildebrand	Yes
Kurt Siebenaler	No
Marc Matlick	Yes
Miles Williams	Yes

Motion Carried 4/1.

Other Business

The Wyoming Planning Association held their annual conference in Gillette last week with a good turnout. One of the items to celebrate is Commissioners Todd Hildebrand and Bob Jordan were nominated and then awarded the 2019 Planning Commissioners of the Year. Congratulations gentlemen!

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:32 p.m.

Chairman Hildebrand, Planning Commission Chairman
mk

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.