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DEPARTMENT OF PUBLIC WORKS
JUNE 20, 2019
PRE-MEETING WORKSHOP
CAMPBELL COUNTY PLANNING COMMISSION

The June 20, 2019 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Public Works Conference Room. Members present were: Bob Jordan, Kurt Siebenaler, Miles Williams and Marc Matlick. Staff present was Megan Nelms, Planner and Zoning Administrator, Kevin King, Public Works Director, and Clark Melinkovich, Staff Engineer.

No official action was taken.

The meeting adjourned at 7:00 P.M.

Megan Nelms, AICP
Planner and Zoning Administrator

MEMBERS PRESENT

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

MEMBERS ABSENT

Todd Hildebrand, Chairman

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator
Clark Melinkovich, Staff Engineer

The meeting was brought to order by Vice-Chair Jordan at 7:00 p.m.

Approval of Minutes

Vice-Chair Jordan called for a motion for the approval of the minutes from the July 18, 2019 County Planning Commission meeting. Marc Matlick motioned, Kurt Siebenaler seconded. All voted Aye. Motion carried.

Case No. 19.04 CRSD – Anderson Simple Subdivision

Jess D. Anderson/Doyle Land Surveying

Vice-Chair Jordan introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of the simple subdivision request pending completion of all planning considerations.

Vice-Chair Jordan asked if there were any questions or comments. Red and Art Tarno approached the Board. They live south of the parcel across from I-90 and have concerns regarding speeding trucks and road maintenance in the area. Red Tarno reported his water pipes run under Hi-Line Road from the well house which could be a problem. Megan asked if there was an easement for the water line. Art Tarno responded there is no easement, but they were granted permission to run the line there. Red Tarno used the map to show where the well house was located in relation to the home and the approximate location of the water line.

Megan suggested the Tarno's investigate who owns the land where the easement for the water line runs and work with each other on a solution to get the water line in an easement. According to the Assessor's Office the land is still owned by the Potters. Megan asked if they purchased title insurance when they purchased the property? That should provide any information regarding easements and the easement for Hi-Line Road as it comes off Potter Avenue. Art responded that he tried to purchase the easement, but the owner couldn't sell it to him. Art also stated that the truck traffic is fast and creating a large amount of dust. Megan asked that the residents all work together to create a good working relationship for road maintenance and dust control.

CAMPBELL COUNTY PLANNING COMMISSION

REGULAR MEETING

AUGUST 15, 2019

Page 2

Kurt Siebenaler asked the Tarno's who maintains the road. Art responded that Jess Anderson, the applicant, has maintained the road. Kurt then asked who maintained the road prior to Jess Anderson. Art said Roy Shepard did prior but there was little traffic then. There was discussion about tow truck storage yard and other uses to the west of Mr. Andersen's parcel and their access. Megan stated access has been denied to those parcels from the west by Linda Capps.

Kurt Siebenaler asked Jess Anderson to approach the Board. He asked Jess why he is splitting the property. Jess responded the parcel is larger than he needs for his business. Kurt then asked what part of the property Jess is actively using. Jess responded he is using the proposed 10-acre parcel. The structure on the property that used to be a home is now being used as an office, not as living quarters.

Vice-Chair Jordan asked Jess what sides of his property touch Wyodak Resources property? Jess replied the north and the east. The west side touches the land reserved as a haul road under the interstate. Vice-Chair Jordan then asked if Jess had reviewed Wyodak's mining plan. Jess replied he has not. There was more discussion on truck traffic on Hi-Line Rd. Jess informed the Board that he has six trucks that only run morning and evening. They are not in and out throughout the day. Kurt Siebenaler asked Jess if there's an easement that continues to the property to the east. Jess said that he believes there is an easement, but he will get clarification from Wyodak, as well as the other entities.

Jess Anderson asked about posting speed limit signs on the road. Clark Melinkovich, Staff Engineer, reported that speed limits are set by state statute. Highways are 65 mph; other roads are 30 mph with school zones set at 20 mph. The speed limit on this road is 30 mph and can only be enforced at that speed unless a speed study is completed and is determined it should be different.

Vice-Chair Jordan asked if there were any other comments. There were none.

Kurt Siebenaler made a motion to table the case until the Record of Survey is updated to provide all easement information. The motion died for lack of a second.

Vice-Chair Jordan made a motion to recommend approval of the simple subdivision request, pending completion of all planning considerations. Kurt Siebenaler seconded the motion.

Vice-Chair Jordan asked that the Commission be polled on the motion to approve case number 19.04 CRSD, Anderson Simple Subdivision as presented. Voting was as follows:

Bob Jordan	Yes
Miles Williams	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes

Motion Carried 4/0.

**Case No. 19.05 COZ – Anderson Simple Subdivision Zoning
Jess D. Anderson/Doyle Land Surveying**

Marc Matlick made a motion to hear the case and recommend approval of the re-zoning request, pending filing of the record of survey. Miles Williams seconded the motion. Megan Nelms presented the case, and recommended approval of the re-zoning request.

Vice-Chair Jordan asked if there were any questions from the Commission or anyone from the audience. There were none.

Vice-Chair Jordan asked that the Commission be polled on the motion to approve case number 19.05 COZ, Anderson Simple Subdivision Re-Zoning. Voting was as follows:

Bob Jordan	Yes
Miles Williams	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	4/0.

Adjournment

There being no further business to come before the Board, Vice-Chair Jordan adjourned the meeting at 7:42 p.m.

Bob Jordan, Planning Commission Vice-Chairman
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NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.