

MINUTES OF THE BOARD OF CARBON COUNTY COMMISSIONERS
CARBON COUNTY LAND USE PLAN WORKSHOP
Tuesday, October 09, 2007
Platte Valley Community Center, Saratoga, Wyoming

The Board of Carbon County Commissioners held a workshop Tuesday, October 9, 2007 at the Platte Valley Community Center, Saratoga, Wyoming to discuss proposals to rewrite the Carbon County Land Use Plan. Attending the meeting were Commissioners Artlin Zeiger, Terry Weickum and Jerry Paxton; and County Clerk, Gwynn Rothenberger.

Present from the Planning & Development Department were Kristy Rowan and Lou Kline. Present from the Planning & Zoning Commission were Ed "Shorty" Ballard, Richard Wilson, Dan Mika, and Will Speer. Bobbie Wagoner was absent.

Chairman Zeiger called the meeting to order at 2:06 p.m. and asked each person in the room to give their thoughts on the two proposals to rewrite the Carbon County Land Use Plan (CCLUP). The first proposal is from Pedersen Planning Consultants (PPC) and the other from Joanne Garnett and Pepper McClenahan of WLC Engineering, Surveying, and Planning, and Ken Markert of MMI Community Planning (herein referred to as WLC).

Mr. Speer discussed both proposals and stated PPC prepared the previous CCLUP and it has been somewhat cumbersome to use. He feels that WLC brings a lot of experience as two of these three individuals have previously been county planners.

Mr. Wilson stated the current CCLUP is not suited for planning purposes and is better suited for an organization like a Chamber of Commerce. He would like to see a land use map with topographic information showing areas that would be suitable for certain types of development, including soil and water development matters. Mr. Wilson stated he is not too concerned with housing at this point as this is mostly dealt with by cities and towns, but that the county and Planning & Zoning Commission must work closely with these entities to develop along with those entities. He stated he thinks the proposal from WLC is superior as they have planning degrees, they have been planning longer, and they promised assistance to the Planning & Zoning Commission to implement the plan. Mr. Wilson stressed that the land use map is necessary for future development and that it could be adjusted periodically, approximately every five years.

Mr. Ballard stated he feels there is no land management in either proposal. He doesn't feel that boundaries can be set for unincorporated areas for things like ranching as PPC proposes. Mr. Ballard stated the current plan is redundant, hard to understand, and the people it affects do not read it or understand it.

Mr. Mika stated the current CCLUP is not user friendly and after speaking with both companies, WLC's experience as certified planners gives them an advantage.

Sonja Collamer, former Planning & Zoning Commission member, spoke about PPC's original CCLUP and stated she feels a land use map would be beneficial. She questioned if the soil and water information is included in the price from WLC and Mr. Speer replied that it is in the proposal.

Deb Allen encouraged the group to move forward with the revisions as proposed by WLC. She thinks a revised CCLUP would help entities obtain funding. She spoke about infrastructure, including water treatment, and the fact that WLC could help move community development forward with their experience. She stated this proposal is the competitive tool that Carbon County needs. Mr. Ballard stated that some of these funds Ms. Allen spoke about refer to towns and cities, but that the CCLUP will deal with unincorporated areas of the county.

Mr. Kline stated that after reading both proposals, WLC's proposal has clear objectives and is clearly written where PPC's is less clear and he recommended WLC be hired.

Commissioner Weickum stated generally, a land use plan helps regulate zoning, and this is an extremely important economic development tool. He feels a rewritten plan would provide the necessary documentation to assist in obtaining various types of funding. Commissioner Weickum stated his purpose for this meeting today is to take advice from the Planning & Zoning Commission and to talk about other components that may need to be included in the CCLUP. He feels like WLC has the credentials to back up their proposal. He stated that if there are other

issues that need to be included in the revised CCLUP this would be the time to have these issues addressed. Mr. Ballard stated that the CCLUP only deals with unincorporated areas and he feels that everyone forgets this. Commissioner Weickum stated that even though the CCLUP deals with unincorporated areas, it might still affect towns and cities and Mr. Wilson agreed stating the CCLUP affects both incorporated and unincorporated areas.

Mr. Speer stated WLC offered to work with a steering committee or the Planning & Zoning Commission while rewriting the CCLUP. Commissioner Weickum asked that there be better communication between the Planning & Zoning Commission and the County Commissioners during the process and asked for a mechanism for increased and better communication to bridge the gap between the two groups. Mr. Wilson stated that whoever is hired should be given guidelines up front as to who should be given information and updates, and that progress updates should be given in person by that firm.

Chairman Zeiger stated the principal issue of a land use plan is to establish a relationship between the people that own the land and the people that want to buy the land to make it an equitable situation. He stated he was involved in the original CCLUP and now hopes to improve on it and he feels WLC is better equipped to do this.

Mr. Speer moved that the Carbon County Planning & Zoning Commission recommends that Carbon County hire Joanne Garnett, Pepper McClenahan, and Ken Markert to design and implement the new Carbon County Land Use Plan. Ed Ballard seconded and the motion carried unanimously by the Planning & Zoning Commission.

Commissioner Paxton moved to approve the recommendation of the Carbon County Planning & Zoning Commission to hire Joanne Garnett and Pepper McClenahan of WLC, and Ken Markert of MMI Community Planning, to rewrite the Carbon County Land Use Plan in the amount of \$112,000.00 plus applicable mailing and printing fees for a possible survey. Commissioner Weickum seconded and the motion carried unanimously.

Commissioner Weickum clarified that Attorney DeLancey must review the contract with the hired individuals before it is presented to the Board of Carbon County Commissioners for approval.

ADJOURNMENT

There being no further business, Chairman Zeiger adjourned the meeting at 2:58 p.m.

-s- Gwynn G. Rothenberger, Carbon County Clerk

Approved this 6th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
CARBON COUNTY, WYOMING

-s- Artlin Zeiger, Chairman