

OFFICE OF THE COUNTY COMMISSIONERS
SHERIDAN COUNTY COURTHOUSE, 9:00 A.M.
JANUARY 16, 2007, SHERIDAN, WYOMING

The Board of County Commissioners of Sheridan County, Wyoming met at the time and place above-mentioned. Members present were Chairman Terry Cram, Commissioner Steve Maier and Commissioner Robert L. Rolston. Chairman Cram called the meeting to order and then led everyone in the Pledge of Allegiance.

MINUTES:

The Board approved the Minutes of a regular meeting on January 2, 2007 as written.

AGENDA:

The Board approved the Agenda as published, amended to also consider a building permit question by Frank Cangimilla.

ANNOUNCEMENTS:

The Board welcomed Mark Reid, Sheridan County Planner, to Sheridan.

Chairman Cram advised for the record that change order F to the Plan One/Architects contract, previously approved on December 19, 2006, should have been labeled change order G. This change has been made to all pertinent documents.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

CU-06-011; CHEMICAL TRANSFER STATION

Upon the request of the applicant, the Board set this item on the Table for consideration at a later date.

S-06-009; DEHN MINOR SUBDIVISION

Upon the recommendation of the Planning and Zoning Commission, the Board approved the Dehn Minor Subdivision, creating two lots by subdividing Lot 38 of the Meadowlark Meadows Subdivision which consists of 9.26 acres, zoned Rural Residential. Lot 1 is accessed off CR 113 and Lot 2 is accessed off Highway 335. All new construction will require County building permits with inspections.

S-06-010; BALKENBUSH SUBDIVISION

Upon the recommendation of the Planning and Zoning Commission, the Board approved the Balkenbush Subdivision, creating two lots from three parcels on 17.63 acres, zoned Rural Residential. The property is accessed off Wagon Box Road via an existing 15-foot easement for which the Board granted a variance from the 60-foot road requirement. The following conditions apply:

1. All new construction shall require County building permits with inspections.
2. Due to the 15-foot road access, no further subdivision of these two lots shall be allowed.
3. If new septic systems are to be constructed within this subdivision, a qualified and experienced individual should perform the sub-surface soil investigations, groundwater evaluations, percolation tests, and design for septic systems within this subdivision.
4. Appropriate safeguards shall be installed to reduce soil erosion and to reduce sediment laden storm waters leaving the subdivision during any new road and building construction.
5. Noxious weeds shall be controlled as necessary, both during and after new construction.

S-06-013; POWDER HORN MINOR NO. 18

Upon the recommendation of the Planning and Zoning Commission, the Board approved the Powder Horn Minor No. 18 subdivision, creating two lots consisting of 1.77 acres, which is a replat of lots 3, 4 and 5, Block AA, Powder Horn Ranch II, Phase 1. The conditions of the PUD master plan apply to this subdivision.

FLOODPLAIN MAPPING

Public Works Director Bruce Yates advised that FEMA supplies floodplain mapping, however, the schedule to update its mapping for Sheridan County is approximately five years from now. He said the offer from the Corps of Engineers to do ortho-photography and digital topographic mapping would provide quality information to use for County road design, transportation and land use planning, SAWS mapping and code enforcement. The total project is estimated at \$526,400, with the Corps funding half, the City \$147,400, and the County \$115,800. The Board approved allocating \$40,000 from the budgeted FY 2006-07 Transportation Planning line item to assist in the funding of the floodplain mapping project of the SAWS service area, authorizing the Chairman to execute the Cost-Share Agreement between the U.S. Army Corps of Engineers and the City and County of Sheridan. The remaining amount shall be budgeted in the next fiscal year.

BUILDING CODE

Mr. Yates advised that the County uses the Uniform Building Code, which the City also uses with many modifications. Related to the Memorandum of Understanding on subdivisions within one mile of the City limits, the County and City are to execute a separate agreement on building codes which need to be standardized. Mr. Yates said equipment and materials are increasingly produced using the International Building Code. He said the County Inspector continues to receive training in the International Code. Mr. Meyer said the County jail project was reviewed under the International Building Code. Mark Reid said Laramie County adopted the International code four years ago. The Commissioners agreed to pursue the adoption of the International Building Code and asked Mr. Yates to develop a process to involve the City and the community before the County considers amending its Building Standards Resolution.

RIGHT-OF-WAY LICENSE

The Board approved License 07-01 to Powder River Energy Corp. authorizing the crossing of Badger Creek Road to install an overhead 3-phase distribution power line with the conditions that (1) a traffic control plan shall be provided to the County Engineer for approval prior to construction of any work in the County right-of-way; and (2) the County Engineer shall be contacted 24-hours prior to construction to request inspections.

The Board granted permission to the County Engineer to approve Right-of-way applications and issue Licenses to cross county roads, keeping the Board advised of activity and the need for special consideration by the Board.

BOND AND OATH

The Board approved an Official Bond and Oath for Charles Simon, Treasurer, Sheridan Area Rural Fire Protection District, in the coverage amount of \$5,000, for a term ending January 1, 2010.

GRANT OPPORTUNITIES

As duly advertised, the Board opened a public hearing at 10:01 a.m. to receive applications requesting available funding through various grant programs administered by the Wyoming Community Development Authority. There being no submittals, the public hearing was closed at 10:03 a.m.

BUILDING PERMIT QUESTION

The Board waived a portion of a building permit fee to place a trailer on the property of Frank Cangimilla, reducing it to \$300 due to financial hardship.

DUST MITIGATION

Bj Kristiansen, Coalbed Methane Coordination Coalition, advised that Sheridan County was one of eight counties that received congestion mitigation-air quality (CMAQ) funding last year through the Wyoming Department of Transportation which is being used on Beatty Gulch and Beatty Spur roads. The County has applied for available funding again this year for which ten counties are eligible.

Mr. Kristiansen presented results of dust mitigation work done on Campbell and Carbon county roads last year indicating the benefits of the proper mix of gravel, soil fines and magnesium chloride to provide a road surface able to withstand heavy traffic without producing visible dust particulates. He tested the total suspended particulates on various gravel and scoria roads in each of the Coalition counties. It is quite clear that dust mitigation is substantially improved by proper application of the gravel mixture or with recycled asphalt product. Mr. Kristiansen has developed a formula to rank counties by condition and need to distribute funding. He will present this performance evaluation data to WYDOT for its consideration.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 11:12 a.m.

BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming

ATTEST:

Audrey Koltiska, County Clerk

Terry Cram, Chairman