

Members of the Joint Corporations, Elections and Political Subdivisions Interim Committee:
Senators: Cale Case, Chairman, Stan Cooper, Ken Decaria, Grant Larson and Charlie Scott.
Representatives: Pete Illoway, Chairman, Kermit Brown, Mary Gilmore, Marty Martin, Sandra Meyer, David Miller, Lorraine Quarberg, Tom Walsh and Dan Zwonitzer.

The following subdivision topics were discussed 7-30-07 at the Committee meeting in Cheyenne.

Large Lot Development (Conservation Design Process)

<http://legisweb.state.wy.us/2007/interim/corp/BILLS/08lso-0029w1.pdf>

- This proposal creates density incentives for developers to propose thoughtful development designs outside the subdivision process. In general, this is a cluster development concept with an open space design component.
- Reaction to this proposal was mixed.
- Sen. Scott and Rep. Brown plan to work on bill and bring forward changes at the November committee meeting in Casper.

Large Lot Development (New Rules for Large Acres Developments)

- Both the LSO version and WCCA versions would enable each county to adopt a new threshold for the large acre development subdivision exemptions (up to 160 acres).
- LSO draft <http://legisweb.state.wy.us/2007/interim/corp/BILLS/08lso-0027w1.pdf>
 - Enables each county to increase the threshold for the large acre subdivision exemptions up to 160 acres.
 - Basically, anything under the threshold adopted by the county would comply with traditional subdivision regulations.
 - This proposal was not discussed – WCCA proposed amendments to the LSO version which were the primary points of discussion and will essentially be the version discussed again in November.
- WCCA Amendments
 - This version proposes less restrictive subdivision regulations for the large lot developments over 35-acres up to 160-acres as adopted by each county.
 - A number of amendments were offered by Sen. Scott and others. I will wait for the LSO to articulate those amendments.
 - The attached PDF is the version presented by the WCCA at the meeting and does not include any Committee amendments.

General Discussion Issues

Buyer beware concerns; County and Emergency Services; Teton County over regulation; Impact Fees/Special Improvement Districts; Inconsistent regulators; Property Tax Assessment Status; HOA's; Water; Roads – The LSO usually makes the minutes available in 4-8 weeks.

If you have questions or feel I have misrepresented anything, please contact me at (307) 638-4303 or bcamarata@cheyennecity.org – THANKS!