

**Planning & Zoning Board Meeting**  
**December 10, 2024**  
**Niobrara County, WY**

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The Niobrara County Planning and Zoning meeting was called to order at 1:30 p.m. on December 10, 2024, by Chair Sena Pearson. Present were Vice-Chairman James Kruse, members Heather Irvine-Goddard, Brian Zerbe and County Clerk Becky L. Freeman. Member Marilyn Nelson was absent.

Agenda- Heather moved to approve the agenda. Brian seconded, and the motion carried.

Minutes- Heather moved to approve the minutes of the October 21, 2024 meeting. James seconded, and the motion carried.

Discussion ensued regarding the draft Land Use Plan. Heather voiced concerns about the fact that Budd-Falen has not conducted a legal policy review of the plan. She noted that they are the Commissioners' attorneys, not Planning and Zonings.

James said he had some wording revisions that he would forward to Rachelle Anderson with BenchMark of Torrington to include in the plan.

Heather noted a few grammatical errors which required correction.

Heather made a motion to forward the draft Land Use Plan, with the suggested recommendations and correction, to the Commissioners. Brian seconded, and the motion carried.

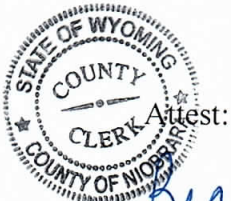
She also recommended the Commissioners request a legal policy review.

There being no further business, Heather moved to adjourn the meeting at 2:04 p.m. James seconded, and the motion carried.

NIOBRARA COUNTY PLANNING AND ZONING COMMISSION

*Sena Pearson*

Sena Pearson, Chairperson



*Becky L. Freeman*

Becky L. Freeman, Clerk to the Planning & Zoning Board