

**Park County Board of County Commissioners
Regular Meeting**

Tuesday, August 2, 2022

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, August 2, 2022. Present were Vice Chairman, Scott Mangold, Commissioners Lee Livingston, Lloyd Thiel, Joe Tilden and Clerk Colleen Renner.

Darryl Steward led the audience in the Pledge of Allegiance.

Consent Items:

Approve-Minutes, Payroll and Vouchers

Commissioner Tilden made a motion to approve the following consent agenda items: minutes from July 19, 2022; bi-weekly payroll in the amount of \$662,015.09; vouchers; approve and sign Contracts for Special Funding; 24 Hr. Catering Permit-Irma Hotel. Commissioner Livingston seconded; motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$1,153.68
A & I DISTRIBUTORS	\$1,448.60
ADAMSON POLICE PRODUCTS	\$70.00
ALBERTSONS - SAFEWAY	\$233.07
ANGEL ARMOR	\$2,690.48
AT&T MOBILITY	\$2,148.66
AUTOSHOP, INC.	\$138.73
B & A FENCING	\$7,750.00
BASIN EQUIPMENT REPAIR	\$235.00
BEARTOOTH ELECTRIC COOP	\$60.08
BENNETT, M.D., THOMAS L.	\$2,244.80
BIG BROTHERS BIG SISTERS OF NW WY	\$3,247.84
BIG HORN COUNTY CORONER	\$1,000.00
BIG HORN RADIO NETWORK	\$530.40
BIG HORN WHOLESALE, INC.	\$1,353.99
BLACK HILLS ENERGY	\$1,907.48
BLAKEMAN PROPANE, INC.	\$279.92
BLUE360 MEDIA	\$1,218.53
BOB BARKER COMPANY	\$257.32
BOMGAARS	\$212.03
BONINE, DUNCAN	\$101.25
BRANDON-WINTERMOTE, KIMBERLY	\$90.63
CAROLINA SOFTWARE	\$406.63
CARQUEST AUTO PARTS - #064250	\$305.46
CBL SALT LAKE CITY	\$63.94
CDW GOVERNMENT, INC.	\$2,438.43
CENTURYLINK	\$2,426.78
CENTURYLINK BUSINES SERVICES	\$4.73
CHARTER COMMUNICATIONS	\$124.69
CHOICE AVIATION, LLC	\$58.48

CLARION	\$42,214.74
CODY ACE HARDWARE	\$783.20
CODY, CITY OF	\$49,550.45
COULTER CAR CARE CENTER	\$266.85
CRISIS INTERVENTION SERVICES	\$4,900.00
CRUM ELECTRIC SUPPLY CO.	\$86.24
D&G ELECTRIC, LLC	\$395.00
DENNY MENHOLT CHEVROLET BUICK GMC	\$55.20
DESERT MOUNTAIN CORPORATION	\$71,225.20
FASTENAL	\$410.53
FULL DRAW CONSTRUCTION	\$3,819.20
GRAINGER	\$456.56
HONNEN EQUIPMENT CO.	\$139.12
HUMDINGER EQUIPMENT, LTD.	\$115.69
IVERSON SANITATION	\$50.00
JONES, RICHARD B	\$105.00
JUDICIAL DIALOG SYSTEMS	\$5,040.00
K-B COMMERCIAL PRODUCTS	\$1,022.60
KENCO SECURITY AND TECHNOLOGY	\$474.55
LEGACY PHILANTHROPY WORKS	\$825.81
MASTER'S TOUCH, LLC	\$1,296.43
McINTOSH OIL, INC.	\$443.30
McKESSON MEDICAL SURGICAL	\$727.85
MEYER, PAT	\$235.00
MORRISON MAIERLE INC	\$5,000.00
MOTOR PARTS, INC.	\$228.55
MURDOCH OIL, INC.	\$38,023.55
MURDOCH'S RANCH & HOME POWELL	\$176.94
NORCO, INC.	\$81.10
NORMONT EQUIPMENT CO	\$275.26
NORTHWEST RURAL WATER DISTRICT	\$206.50
OFFICE SHOP, THE	\$784.00
O'REILLY AUTO PARTS - POWELL	\$14.09
PAVEMENT MAINTENANCE, INC.	\$7,000.00
POLEY, BARBARA	\$278.40
POWELL ACE HARDWARE, LLC	\$1,046.27
POWELL, CITY OF	\$8,988.38
QUILL CORPORATION	\$127.87
ROCKY MOUNTAIN POWER	\$1,001.59
S&P BRAKE SUPPLY AND DRIVELINE SERVICES	\$139.82
SABER PEST CONTROL	\$200.00
SELBYS, INC.	\$1,697.52
SMITH PSYCHOLOGICAL SERVICES	\$400.00
SPIERING, EUGENE	\$86.88
SUN RIDGE SYSTEMS, INC.	\$1,200.00
SYSCO FOOD SERVICES OF MONTANA	\$1,027.23
THOMSON REUTERS - WEST	\$897.12
THOS. Y. PICKETT & CO., INC.	\$2,200.00
TRACTOR & EQUIPMENT CO	\$820.73
TRI STATE TRUCK & EQUIP, INC	\$497.40
TRIPLE L SALES	\$20.43
TWO SISTERS CONTRACTING, LLC	\$7,898.23

TYLER TECHNOLOGIES, INC.	\$2,520.00
VERIZON WIRELESS	\$209.81
VERIZON WIRELESS	\$85.88
WAL MART COMMUNITY/GEMB	\$533.93
WEIMER, GEOFF	\$48.00
WESTERN EMULSIONS INC	\$204,859.20
WHITE INK, LLC	\$63.80
WHITLOCK MOTORS	\$48.02
WILD WEST CONSTRUCTION	\$4,000.00
WILDER PERFORMANCE LLC	\$165.35
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$197.00
WYOMING INFORMATION TECHNOLOGY DIV	\$218.09
YOUTH CLUBS OF PARK COUNTY	\$8,207.09
TOTAL	\$520,314.18

Commissioners – RE: Land Use Plan Update with Clarion via Zoom

Darcie White and Paul Donegan with Clarion and Brian Clarkson with T-O Engineers gave an update on the overall timeline moving into phases 2-4. Hearing time is of essences, the group is working to move the process along and try and be responsive to those concerns that have been brought forth. The plan will define terms, fill potential gaps, county wide goals, policy direction and looking at potential energy gaps like solar and wind moving forward.

Mr. Donegan discussed resources and heritage which included more emphasis on protecting nature, benefits and impact on economic growth, water, private property rights, protecting wildlife and the environment. The housing market, building code, and affordability where also concerns.

Commissioner Thiel asked how Park County compared with response and public participation. Ms. White stated that more participation will come when discussions impact them specifically. Chairwoman Overfield questioned emergency response locations. Mr. Clarkson stated there will be a technical working group and distances for these services will be addressed.

Ms. White stated they will be looking at growth projections, low to high range trends, land suitability analysis, county wide policies and Water 101 with basic facts, figures, supply issues, and key policy choices by planning area.

Kim Dillivan, Planning & Zoning – RE: Public Hearing: Fry Variance

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented a variance request application for approval of three or more principal uses on any lot which would then allow Spencer Fry to apply for a Special Use Permit for an agricultural support business. An irrigation supply company along with the Fry Gravel and Excavation. Equipment parking, material storage, customer parking, and shop building would share with proposed irrigation supply company. The property is in GR-P zoning and these four conditions must be met. Public hearing and agency referrals have been met. Discussions regarding the use of the land, an SUP and the four criteria were answered.

Chairwoman Overfield called for public comments, there being none Commissioner Livingston moved to close the public hearing, Commissioner

Tilden seconded, motion carried.

Commissioner Thiel moved to approve the variance, Commissioner Livingston seconded, motion carried. **RESOLUTION 2022-74**

Kim Dillivan, Planning & Zoning – RE: Public Hearing: Flowers Variance

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented a variance request application for approval of variance from public water and sewer to serve the property in a residential ½ acre R-H zoning district. The owners William and Mary Flowers are proposing a two-lot simple subdivision of one 2.40-acre lot and one 1.53-acre lot. A water tap from Northwest Rural Water District is on the proposed lot 1 and have secured a tap for proposed lot 2, however, were unable to obtain public sewer unless their property is annexed into the City of Cody. The property is not adjacent to the city limits. The property is located on the North side of Cooper Lane and East side of 37th Street. Agency referrals have been met and one public comment in opposition has been received.

Chairwoman Overfield called for public comments. Cody Schatz, Engineering Associates stated this property would be difficult to tie into city sewer. Commissioner Livingston moved to close the public hearing, Commissioner Thiel seconded, motion carried.

Commissioner Tilden moved to approve the variance with two staff recommendations as presented, Commissioner Thiel seconded, motion carried. **RESOLUTION 2022-75**

Kim Dillivan, Planning & Zoning – RE: Two Tree SS-290 Final Plat

Mr. Dillivan stated the applicant Rudi and Carla Booher are requesting approval of the final plat of a subdivision comprised of one 5.4-acre lot and one 3.26-acre lot for residential leaving an exempt remainder parcel of 36.88-acres. The property is in GR-P zoning with residential and agriculture in the area. Agency referrals have been met and no public comments received.

Commissioner Tilden moved to approve with staff recommendations, Commissioner Mangold seconded, motion carried. **RESOLUTION 2022-76**

Kim Dillivan, Planning & Zoning – RE: Cunning SS-291 Final Plat

Mr. Dillivan stated the applicant Elizabeth Cunning is requesting approval of the final plat of a subdivision comprised of two 10-acre lots from an existing 20-acre parcel and is located three miles North of Powell in GR-P zoning. Agency referrals have been met and no public comments received.

Commissioner Livingston made a motion to approve with conditions as read by staff, Commissioner Thiel seconded, motion carried. **RESOLUTION 2022-77**

Executive Session.

Commissioner Livingston made a motion to enter executive session pursuant to W.S. § 16-4-405 (a)(ix) and W.S. § 16-4-405 (a)(x) Commissioner Thiel seconded, and motion carried.

Commissioner Livingston moved to exit from executive session, Commissioner Mangold seconded, and the motion carried. No decisions were made in or as a result of the executive session.

Commissioner Livingston moved to adopt the proposal discussed in Executive Session, Commissioner Tilden seconded, motion carried.

Pat Meyer, Assessor – RE: Set Mill Levy’s

Mr. Meyer gave facts regarding evaluation over the past several years. The mill levy is set by statute, and special districts are always an estimate. In 2022 the residential mid-value home was valued at \$283,000 and increased to \$400,000, in 2022.

Mr. Meyer stated he is working with legislature, and looking at other states, but nothing can be done without constitutional changes, which cannot happen until 2024. Homeowner exemptions, renters’ federal program is already in place.

After further discussion regarding PILT, information received regarding state loan applications and a 5th or 6th penny tax increase, in the future it will become difficult for us to apply for public projects and needs. Commissioner Tilden moved to approve the mill levy as presented, Commissioner Mangold seconded, motion carried.

Adjourn.

Commissioner Mangold moved to adjourn, Commissioner Livingston seconded, and the motion carried.

Dossie Overfield, Chairwoman

Scott Mangold, Vice Chairman

Lee Livingston, Commissioner

Lloyd Thiel, Commissioner

Joe Tilden, Commissioner

Attest:

Colleen Renner, County Clerk