

Planning & Zoning Commission Minutes

December 17, 2019

This is a regular meeting of the Park County Planning & Zoning Commission held at 6:00pm in the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

Commission Members Present:

Marion Morrison, Chairman
Kimberly Brandon-Wintermote, Vice Chairman
Linda Putney
Duncan Bonine
Debora Smith

Staff Present:

Kim Dillivan, Planner II
Patti Umphlett, Planner I
Jolene Brakke, Office Assistant III
Mary McKinney, Weed & Pest

Chairman Morrison opened the meeting at 6:00pm.

APPROVAL OF MINUTES

Chairman Morrison asked the Board for comments or changes to the November 19, 2019 meeting minutes. A MOTION was made by Commissioner Bonine to approve the minutes; the motion was SECONDED by Commissioner Putney to approve the minutes as corrected. Motion was carried unanimously.

APPROVAL OF 2020 MEETING CALENDAR

Chairman Morrison asked the Board for comments or changes to the 2020 Planning and Zoning meeting calendar. Commissioner Brandon-Wintermote asked if it should include the application deadlines. Staff indicated that the calendar posted on the website and the internal staff calendar do include the deadline dates. A MOTION was made by Commissioner Brandon-Wintermote to approve the 2020 meeting calendar as presented; the motion was SECONDED by Commissioner Bonine. Motion carried unanimously.

REGULAR AGENDA

CONTINUED PUBLIC HEARING– Buffalo Bluff RV Park SUP-190: Ronald and Kelly Hunt request approval of a Special Use Permit Application to construct a 7-acre, 78-space RV Park in a General Rural-5 Acre (GR-5) zoning district. The proposed facility would be located within a 13.42-acre parcel described as being in Tracts 50 and 47, West of Highway 120, T53N, R101W, 6th P.M., Park County, WY, with an address of 137 Highway 120 (Belfry Highway), Cody, WY.

Chairman Morrison indicated that the applicant had requested a continuance to the January 21, 2020 meeting. Chairman Morrison asked the Board for comments on this request. There being none, the continuance request was granted.

PUBLIC HEARING – Homestead Campground SUP-192: Tamara Young requests approval to operate a 14-space Campground in a General Rural 5-Acre (GR-5) Zoning District. The facility will be built on a portion of a 25.81-acre parcel described as S/2SE/4NW/4 & that part of the N/2SE/4NW4 lying south of the C/L of the North Fork Valley Ditch (Parc. A of R.O.S. w/Doc. 2011-

Planning & Zoning Commission Minutes

December 17, 2019

54 4904) (Ex. 2,466 sq. ft to Hwy R.O.W. Doc. 2013-7545) Sec. 22 T52 R105, Park County, WY
55 along US Highway 14-16-20 (Northfork Highway) and Bradford Drive, Cody, WY.

56
57 Chairman Morrison opened the public hearing at 6:03 pm, reviewed the rules of a public meeting
58 and introduced the Board and Staff.

59
60 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
61 Staff Report.

62
63 Chairman Morrison asked if any Commission members had questions for Staff.

- 64 • Commissioner Brandon-Wintermote asked for clarification regarding the power company.
65 Rocky Mountain Power and Pacificorp both have been indicated. Staff indicated we have
66 proof of service from Pacificorp and the applicant stated they are one in the same.
- 67 • Mary McKinney indicated that the applicant has been very cooperative in the past and
68 they have a completed Long-Term Noxious Weed Management Plan for that parcel of
69 land.
- 70 • Chairman Morrison asked if the shaded area on figure #2 indicates floodplain. Staff
71 verified that it is. The Chairman also recalls there may be flooding issues from the
72 irrigation ditch and asked if the purpose of the culvert is to mitigate this concern? Staff did
73 not believe the applicant feels there is a flooding hazard and that the culvert is to divert
74 runoff beneath Bradford Road. Commissioner Putney verified that the North Fork Ditch
75 Company has a trash rack in the ditch that can cause some flooding, however, it is north
76 of this parcel and she does not recall it ever flooding the Young property and the trash
77 rack is regularly maintained.
- 78 • Chairman Morrison asked if Public Works mentioned any erosion control requirements
79 during the construction process due to the proximity to Green Creek. Staff verified that no
80 concerns were brought forth.
- 81 • Chairman Morrison expressed concerns that construction of the campground not occur
82 during the mule deer crucial winter range dates indicated by Game and Fish.
- 83 • Chairman Morrison asked how the waste in the RV utilized for an office would be handled.
84 Staff indicated they believed the applicant intended to take it to an RV dump station
85 periodically as needed.
- 86 • Chairman Morrison asked if the lighting at each site would be down-shielded. Staff
87 indicated this would be a requirement per the Regulations.
- 88 • Chairman Morrison asked if Bradford Drive is a private road? Staff confirmed that it is.
- 89 • Chairman Morrison asked if the address would then be assigned on Bradford Drive. Staff
90 indicated that would be determined by Public Works at the time an address is applied for.
- 91 • Chairman Morrison asked if the applicant provided an estimated time-frame of when they
92 would plant the additional trees to the east? Staff did not recall.

93
94 Chairman Morrison asked if the applicant had any questions or comments.

- 95 • Tamara Young introduced herself as the property owner and applicant. She indicated that
96 she believed the address would be on Bradford Drive. Tamara indicated that she has
97 resided on this property her whole life and she does not recall the proposed campground
98 site ever having any flooding issues. It is a naturally dry, gravelly area.
- 99 • In response to concerns regarding the timing of construction, Tamara indicated their ranch
100 has constant activity throughout the year without any issues regarding the wildlife;
101 however, she would be agreeable to doing the minimal amount of construction necessary
102 for the campground within prescribed dates.

Planning & Zoning Commission Minutes

December 17, 2019

- 103 • Regarding lighting, Tamara believes they are down-shielded and they are also not very
104 bright. Chairman Morrison reminded her that the Regulations require lighting be down-
105 shielded.
- 106 • The applicant plans to plant trees on the east side of the site this Summer. (2020)
- 107 • The RV that will be used as an office is not intended to be staffed on a constant basis and
108 she and her Mother will be the ones staffing it, therefore, they would use the facilities at
109 their home which is right across the road.

110
111 Chairman Morrison asked if any commission members had questions for the applicant.

- 112 • Commissioner Brandon-Wintermote asked for details regarding the campground rules that
113 were mentioned in the application. What would be included? Rules that you typically see
114 in most campgrounds, such as pets must be on leashes, fires only in designated fire pits,
115 quiet hours, no dumping of any kind, no fireworks, etc. Will also be providing a receptacle
116 and bags for pet waste as well as a bear-proof dumpster which will be screened.
- 117 • Commissioner Brandon-Wintermote inquired how far from the Highway the turn-around is
118 located. The applicant indicated it is approximately 50 feet from the end of the field and
119 the turn-around radius was based upon the fire apparatus requirements.
- 120 • Commissioner Brandon-Wintermote pointed out that the electrical easements need to be
121 shown on the site plan.
- 122 • Commissioner Putney praised the applicant for the new layout and addressed site plan
123 scale and 25 ft. setback requirement from irrigation ditch.
- 124 • Commissioner Putney inquired if the RV used for an office would remain year-round. It will
125 be removed during the Winter months.
- 126 • Commissioner Putney verified that the applicant is aware of being located in a human/bear
127 conflict area. An information board will be located near the office that will provide this
128 information and at least one bear-proof dumpster will be on site.
- 129 • Commissioner Putney suggested adding a finding indicating that the two farm roads on
130 the west of the property are not to be used as access to the campground. The applicant
131 was agreeable to this and indicated that there is a double gate in place to discourage
132 public use.
- 133 • Chairman Morrison asked for clarification regarding employees. Tamara and her Mother
134 will be operating the business and there will be no employees.
- 135 • Chairman Morrison questioned the applicant regarding the statement that this use will not
136 create any additional traffic. The applicant explained that she feels the RV's will be
137 travelling through whether they stop at her campground or not, so she does not believe it
138 will increase the amount of traffic.

139
140 Chairman Morrison asked if there were comments from any members of the public.

- 141
- 142 • Richard Jones, a resident of the Northfork indicated he feels there are a lot of unanswered
143 questions regarding this project. Will fires be allowed? If so, will fire pits be available and
144 how will they be designed? It appears this will be a self-service type of operation without
145 someone on-site at all times. What happens in the case of an emergency? Lighting in
146 the campground appears minimal however, he is very concerned about the lighting impact
147 of 14 RV's in the campground as many RV's have a lot of lights on them, under them,
148 spotlights, etc. Would like to know if this will be restricted to self-contained RV's only as
149 there are no facilities available for tent campers. The Northfork is a primarily
150 agricultural/residential, zoned GR-5 which encourages open space, wildlife habitat and
151 scenic areas. He feels that there are very few commercial areas developed within the
152 Northfork corridor and most of these were grandfathered in. He is concerned that allowing

Planning & Zoning Commission Minutes

December 17, 2019

- 153 a commercial operation now could set a precedent moving forward and be the beginning
154 of the commercialization of the Northfork. He is not in favor of this development in this
155 location.
- 156 • Kim Dillivan, Planner II, pointed out that each SUP is reviewed independently and the
157 approval of one does not necessarily guarantee the approval of all.
 - 158 • Chairman Morrison asked if the footprint of the campground was known. The applicant
159 indicated that when the County Engineer reviewed the parcel regarding erosion control,
160 they calculated the footprint to be just under 2 acres of the 26-acre parcel.
 - 161 • Keith Dahlem, a neighbor to the west, has deer and other wildlife on his property year-
162 round and disagrees with the Game and Fish crucial dates. Feels the property is in a
163 terrible floodplain as it is in an alluvial fan of Green Creek. He has experienced many of
164 these in his lifetime within miles of proposed location. Claims he has seen the trash rack
165 in the ditch back up and flood the applicant's property. Has serious concerns regarding
166 the commercialization of the Northfork.
 - 167 • Jim Montgomery, brother of the applicant and long-time resident of Northfork. Ranch has
168 been in the family since 1925. They have lived there and experienced the development
169 and commercialization of the area. Feels that now that they want to do something with
170 their property, everyone is against it. It is very difficult to generate income off of marginal
171 farm ground. The property taxes in their area are very high and this is an option they are
172 hoping will help supplement income without having a large impact on the area. A few
173 campsites will have much less impact than a subdivision with multiple residences would.
174 He feels this is a much better compromise. If this project is denied, the only other option
175 to make the property profitable may be to subdivide and he doesn't really want to see that
176 happen.
 - 177 • Tamara Young stated that they do not generate enough income from this property from
178 farming to cover the high property taxes. This would be a way to supplement their income
179 and retain more open space. Their other option is to subdivide or sell to a developer which
180 could potentially result in numerous residences and very little open space.
 - 181 • Commissioner Brandon-Wintermote asked the applicant to address Richard Jones'
182 question regarding no services for people in tents.
 - 183 • Tamara stated that they advertise and inform customers that they do not allow tents, not
184 only because they are not providing facilities but also due to the danger posed to campers
185 by the wildlife.
 - 186 • Chairman Morrison asked the applicant to address the campfire concerns.
 - 187 • The applicant stated that there is a well on the property that they could make accessible
188 with a spigot and hose or run lines to the campsites, if allowed. There is also the creek
189 and the ditch that make water available. Allowed campfire hours would also be posted
190 with no overnight fires allowed. The applicant indicated she would be agreeable to adding
191 lighting restrictions to the posted regulations, as well. She pointed out that everything
192 around her property is surrounded by subdivisions and her land is the only open land in
193 that area and she feels that it should be recognized that she is trying to maintain as much
194 open ground as possible with this option.
 - 195 • Richard Jones stated he appreciates the applicant's land use issues and the small
196 footprint of their proposal. However, regarding the County approving this project, he feels
197 that once a project of this type is approved, it will be very difficult for them to deny any
198 future projects that are similar. He does not want to see this type of development all up
199 and down the Northfork in the future.
 - 200 • Keith Dahlem asked if written comment would still be accepted. Chairman Morrison
201 assured him he could submit written comment to the Planning and Zoning department and
202 they would submit them to the Board of County Commissioners.

Planning & Zoning Commission Minutes

December 17, 2019

203 Chairman Morrison asked commission members if they had any discussion. Commissioner
204 Bonine suggested adding a condition requiring posting specific rules and regulations such as
205 quiet hours, lighting, fires, pets, fireworks, firearms and wildlife education.

206 Commissioner Putney asked the applicant if she would be agreeable to not having fire rings and
207 not allowing campfires at all. The applicant indicated she would be open to that however, she
208 was unsure if that would apply to barbeques and grills, also? She also pointed out that
209 Yellowstone Valley Inn and the National Forest Service also provide fire rings. She would agree
210 to do it if necessary but feels the campfire adds to the camping experience and would prefer not
211 to.

212 Commissioner Putney mentioned that finding 15 regarding the applicant planting trees should be
213 clarified by adding "in Summer of 2020." Also, finding 27 should also state that there will be no
214 structures. A finding and condition should be added that this property is located in an area that
215 experiences human/bear conflict and they must follow best practices to minimize those conflicts
216 and post regulations. A condition should be added stating that the farm road to the west shall not
217 be used for commercial traffic. A condition should be added that requires utility easements be
218 shown on site plan and be to scale.

219 Chairman Morrison suggested adding a condition indicating that camping will be allowed in self-
220 contained, hard-sided RV's only.

221 Commissioner Bonine indicated that on finding 14, 30 amp should read 30 watts. Chairman
222 Morrison suggested adding down-shielded specification, as well.

223 Chairman Morrison suggested adding the specific required postings mentioned by Commissioner
224 Bonine to Condition 7 which requires on-site posting of an emergency contact number. The
225 proposed additional postings include: quiet hours, lighting, fireworks, pets, firearms, wildlife
226 warning, no wastewater dumping and no open fires.

227
228 Commissioner Putney made a MOTION to close the public hearing at 7:28 pm; SECONDED by
229 Commissioner Brandon-Wintermote. The motion was carried unanimously.

230
231 Commissioner Putney requested that the commission members discuss the subject of attempting
232 to balance the Land Use Plan and the Regulations with the property owner's rights. She indicated
233 that she is conflicted as she feels people should be able to do what they want with their property
234 however, she does not want development to get out of hand, either. The Land Use Plan states
235 we want to retain and expand existing businesses, increase the diversification of businesses,
236 encourage value-added businesses. These guidelines need to be taken into consideration along
237 with property owners' rights. She would like to hear what the other commission members feel
238 about this.

239 Commissioner Smith agrees that the Commission needs to be aware of property rights, yet we
240 do not want haphazard development. Careful and consistent review needs to be provided to each
241 project.

242 Commissioner Bonine referred to page 28 in the Land Use Plan; Development Designs
243 Guidelines for the Northfork Planning area which states "Develop land use regulations that
244 support reasonable commercial opportunities while maintaining the rural character of our
245 community." He believes a commercial development with no proposed structures fits this very
246 well. This coupled with the concern for property rights makes this an agreeable project.

247 Commissioner Brandon-Wintermote confirmed she was concerned about the compatibility and
248 impact of the project in a primarily residential area. However, she agrees with Commissioner
249 Bonine that this project would be low-impact since it would have no buildings or structures.

Planning & Zoning Commission Minutes

December 17, 2019

- 250 Commissioner Putney also pointed out that similar businesses exist two lots to the west.
251 Chairman Morrison commented that she finds it interesting that this applicant is surrounded by
252 subdivisions and has some of the last remaining open space in the area. She feels it would be
253 unfair to penalize the applicant due to the fact that open space has been diminished in the area
254 due to surrounding projects having been approved. She also feels that the possibility of flooding
255 would result in less damage to this use than it would to a residential use. She agrees with Planner
256 Dillivan that each Special Use Permit application is reviewed individually by carefully weighing
257 the pros and cons of that particular use and the commission has been, and will continue to be,
258 diligent about reviewing each project on its own merits and not based on precedents.
259 Commissioner Putney stated we have regulations in place that address the concerns expressed
260 and the owners are just across the highway and readily available.
261 Chairman Morrison added that she does not believe the applicant should be required to not allow
262 campfires as that is part of the camping experience and National Forest has open fire pits. If
263 there is a fire ban, the applicant would be required to follow it. Some discussion followed regarding
264 requiring certain measures to minimize the fire dangers. It was decided to allow the applicant to
265 address fire rules and regulations in their information board.
266 Chairman Morrison read the findings as changed and corrected.
267
- 268 Commissioner Bonine made a MOTION to approve Resolution 2019-32 with the following
269 conditions:
- 270 1. Any signs proposed must be permitted by the Planning and Zoning Department
271 prior to construction or installation;
 - 272 2. The farm roads located on this property, and west of campground, shall not be
273 used for commercial traffic;
 - 274 3. The campground may operate from May 1st through October 31st;
 - 275 4. Office hours are limited to 8am to 10pm;
 - 276 5. Quiet time in the campground shall be from 10pm to 8am;
 - 277 6. There shall be no employee housing onsite;
 - 278 7. The applicant shall maintain dust control by applying a dust control chemical on
279 all roads according to manufacturer recommendations;
 - 280 8. There shall be posted on-site an emergency contact phone number for the
281 Proprietor;
 - 282 9. The applicant may not offer domestic water to serve the use without County
283 and/or DEQ review and approval and an amendment to this SUP;
 - 284 10. The applicant may not offer wastewater disposal to serve the use without County
285 and/or DEQ approval and an amendment to this SUP;
 - 286 11. An increase in the number of campsites will require an amendment to this SUP;
 - 287 12. The applicant shall install a screened, bearproof dumpster;
 - 288 13. The applicant shall follow best management practices to minimize human-bear
289 conflicts;
 - 290 14. Information shall be clearly posted regarding quiet hours, fireworks, firearms,
291 pets, lighting, open fires, wastewater disposal and wildlife;
 - 292 15. Electricity and irrigation ditch easements must be shown on site plan;

Planning & Zoning Commission Minutes

December 17, 2019

- 293 16. Camping will only be allowed for self-contained and hard-sided Recreational
294 Vehicles;
- 295 17. Construction activities shall not occur until after the end date of crucial winter
296 wildlife range (April 30);
- 297 18. All utility easements shall be shown on site plan; and
- 298 19. The applicant shall otherwise comply with standards in the Park County
299 Development Standards and Regulations.
300

301 The motion was SECONDED by Commissioner Smith. The motion carried. See Resolution 2019-
302 attached hereto and incorporated herein.
303

304 Chairman Morrison delivered the Chair's report.

- 305 • There will always be many differing public opinions regarding projects brought
306 before the commission and criticism will be forthcoming regardless of the decision
307 or how it is handled.
- 308 • Commended commission members for their efforts to stay consistent and conform
309 to regulations and encouraged them to continue this practice.
- 310 • Requested feedback regarding whether to list out all of the findings in the minutes
311 or just refer to proposed changes. The consensus was to just list changes as all
312 are detailed out in the staff report.
- 313 • Requested Planning and Zoning staff include neighbor names on site plans
314

315 No Planning Director report.
316

317 There being no other business, a MOTION was made by Commissioner Brandon-Wintermote to
318 adjourn the meeting at 8:30pm. The motion was seconded by Commissioner Putney. All in favor.
319

320 Respectfully submitted,
321
322
323



Jolene Brakke, Secretary

RESOLUTION 2019 - 32
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMENDATION TO APPROVE HOMESTEAD CAMPGROUND SUP-192
WITH SITE PLAN REVIEW

WHEREAS Tamara Young requests approval for a Campground comprised of 14 sites (nine 60' x 12' pads and five 90' x 12' pads) in a General Rural 5-acre (GR-5) zoning district;

WHEREAS this use is defined as a Recreational Use - Campground: An outdoor area providing space for vacationers to live on a temporary basis in either tents, tent trailers, or recreational vehicles which is open to the general public and operated to provide financial gain to the proprietor. A campground may also include rental cabins and the sale of goods and services to patrons, but its primary function is to accommodate visitors providing their own shelter;

WHEREAS Recreational Use - Campground uses are allowed in a GR-5 zoning district provided a Special Use Permit (SUP) is approved;

WHEREAS the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to special use permits;

WHEREAS the Planning & Zoning Commission held a duly noticed public hearing on December 17, 2019 to consider the SUP application and to review the site plan, and made findings as follows:

1. The owner of this property is Tamara Young;
2. The property lies within a GR-5 zoning district;
3. The property lies within the North Fork planning area;
4. The property is located on an unaddressed parcel along the north side of Highway 14-16-20, approximately 20 miles west of Cody;
5. The use is classified as a Recreational Use – Campground, which is allowable in this zoning district and planning area provided a Special Use Permit is approved;
6. Neighboring land uses are a variety of residential, agricultural and commercial;
7. The property is vacant land with a 3.7% slope from southwest to northeast;
8. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
9. The application was forwarded to agencies as required;

10. No written public comments have been received; however, comments were heard from the public at the public hearing;
11. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
12. Setback requirements for proposed buildings have been met;
13. No covenants exist or are proposed;
14. Outdoor lighting is proposed with a small, downward directed light at each campsite, and a small downward directed light by a bear-proof dumpster;
15. The applicant states she has plans to plant additional trees to the east of the campground by the end of summer 2020;
16. Proposed months of operation are May through October;
17. Proposed hours of operation of the campground are 24-hours per day, 7-days per week;
18. An RV will be used as an office, not for employee housing or for overnight stay;
19. The office will have electricity, but no water or sewer services;
20. Proposed hours of operation for the office are 8am to 10pm daily;
21. There are no known nonconformities on the property;
22. No nuisances have been reported at this location;
23. No soils summary information is available;
24. Legal access, approved by WYDOT Permit Number PA-08A-31734, exists from Hwy 14-16-20 onto Bradford Drive;
25. Domestic water is not proposed for this use, however, if the applicant proposes to offer domestic water to serve the use in the future, DEQ public water supply review will likely be required;
26. The property is located within the North Fork Ditch Company and the Company has no concerns with the proposed development;
27. The property is located in an area that experiences human-bear conflicts;
28. There are 14 campsites proposed and 5 additional vehicle parking spaces;
29. No structures are proposed;
30. Sewage and wastewater disposal is not proposed for this use, however, if the applicant proposes to offer wastewater disposal to serve the use in the future, DEQ review and permitting will likely be required;
31. Electricity to be provided by PacifiCorp;
32. Signs have been identified and will require County approval/permits;
33. Solid waste will be disposed of according to County regulation standards;

34. Site Plan Review is required for the proposed use and has been completed;
35. A Long-Term Noxious Weed Control plan has been submitted and approved;
36. Fire protection is available through Park County Fire District #2;
37. The use is not expected to impact any lakes, reservoirs or streams;
38. No federally protected wetlands are expected to be impacted by this use;
39. A runoff and erosion control plan is not required for this use;
40. An 18-inch culvert will be installed at the north end of the parcel (at the entrance) to accommodate field runoff;
41. The campground will be developed outside the 100-foot buffer zone east of Green Creek;
42. The development is located within the Wyoming Game and Fish mule deer crucial winter range, though the use is not expected to significantly impact wildlife; and
43. The applicant proposes minimal disturbance to existing trees, grasses, bushes, and other wildlife habitat.

WHEREAS the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the 2015 Park County Development Standards and Regulations;

NOW, THEREFORE, BE IT RESOLVED based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the Recreational Use - Campground for Homestead Campground SUP-192, subject to the following conditions:

1. Any signs proposed must be permitted by the Planning and Zoning Department prior to construction or installation;
2. The farm road located on this property, and west of campground, shall not be used for commercial traffic;
3. The campground may operate from May 1st through October 31st;
4. Office hours are limited to 8am to 10pm;
5. Quiet time in the campground shall be from 10pm to 8am;
6. There shall be no employee housing onsite;
7. The applicant shall maintain dust control by applying a dust control chemical on all roads according to manufacturer recommendations;
8. There shall be posted on-site an emergency contact phone number for the Proprietor;

9. The applicant may not offer domestic water to serve the use without County and/or DEQ review and approval and an amendment to this SUP;
10. The applicant may not offer wastewater disposal to serve the use without County and/or DEQ approval and an amendment to this SUP;
11. An increase in the number of campsites will require an amendment to this SUP;
12. The applicant shall install a screened, bearproof dumpster;
13. The applicant shall follow best management practices to minimize human-bear conflicts;
14. Information shall be clearly posted regarding quiet hours, fireworks, firearms, pets, lighting, open fires, wastewater disposal, and wildlife;
15. Electricity and irrigation ditch easements must be shown on site plan;
16. Camping will only be allowed for self-contained and hard-sided Recreational Vehicles;
17. Construction activities shall not occur until after the end date of crucial winter wildlife range (April 30);
18. All utility easements shall be shown on site plan; and
19. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

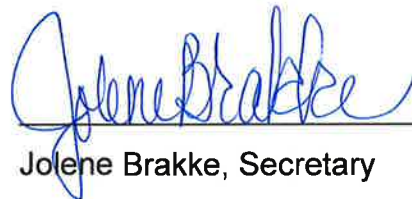
ADOPTED by the Park County Planning & Zoning Commission this 17th day of December, 2019.

**PLANNING AND ZONING COMMISSION
PARK COUNTY, WYOMING**



Marion Morrison, Chair

ATTEST:



Jolene Brakke, Secretary



Park County Planning & Zoning Department

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting **6:00 P.M.**, Tuesday, December 17, 2019 in the Alternate Emergency Operating Center (EOC Room), basement of the Courthouse Addition
1002 Sheridan Ave. Cody, WY.

This is a regular meeting of the Park County Planning & Zoning Commission open to the public. For more information please contact the Park County Planning & Zoning Department at 527-8540, 754-8540, or 1-800-786-2844.

APPROVAL OF MINUTES

Approve minutes from November 19, 2019 regular meeting.

Review and Approve Meeting Calendar for 2020

REGULAR AGENDA

PUBLIC HEARING CONTINUED – Buffalo Bluff RV Park SUP-190 (Applicant requests a continuation to the January 21, 2020 meeting)

PUBLIC HEARING – Homestead Campground SUP-192

OTHER BUSINESS

1. Chair's Report
2. Planning Director's Report

ADJOURN

PLEASE SIGN IN

PLANNING and ZONING COMMISSION REGULAR MEETING December 17, 2019

		Buffalo Bluff RV Park SUP-190	
		Homestead Campground SUP-191	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Kelly Hunt	Buttalo Bluff	NO
2	RICHARD Jones	Homestead	YES
3	KYLE MUCK	HOMESTEAD CAMPGROUND SUP	NO
4	H. KEITH DAHLEM	Campground SUP	Yes
5	Madelyn Montgomery	Campground	No
6	Eric Swenson	Campground	No
8	Mary Montgomery	Campground	No
9	TAMM YOUNG	CAMPGROUND	
10	WILLIAM Young	" "	NO
11	Matthew Montgomery	" "	NO
12	Jim Montgomery	Green Cr. Campground support	maybe
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			