

Planning & Zoning Commission Minutes

July 21, 2020

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 (by virtual means)
 Kimberly Brandon-Wintermote, Vice Chairman
 Linda Putney (by virtual means)
 Duncan Bonine
 Richard Jones

Staff Present:

Joy Hill, Planning Director
 Kim Dillivan, Planner II
 Patti Umphlett, Planner I
 Jolene Brakke, Office Assistant III
 Brian Edwards, County Engineer (by virtual means)
 Mary McKinney, Weed and Pest (by virtual means)

Acting Chairman Brandon-Wintermote opened the meeting at 6:00 pm and introduced commission members and staff present.

APPROVAL OF MINUTES

Acting Chairman Brandon-Wintermote asked the Board for comments or changes to the June 16, 2020 meeting minutes. A MOTION was made by Commissioner Jones to approve the minutes; the motion was SECONDED by Commissioner Bonine to approve the minutes as corrected. Motion was carried unanimously.

REGULAR AGENDA

Eubanks SS-262: Tyler Eubanks requests approval of a sketch plan for a Simple Subdivision Application. The proposes subdivision will consist of two lots for residential use. Proposed Lot 1 has an existing residence and will consist of 6.98-acres. Proposed Lot 2 is vacant land and will consist of 3.95-acres. The proposed subdivision is located at 6 Schneider Road, north of Cody in a Rural Residential 2-Acre (RR-2) Zoning District.

Acting Chairman Brandon-Wintermote acknowledged that a public hearing was not required and directed Planning and Zoning staff to commence with the staff report at 6:03 pm.

There being no comments from commission members, Kim Dillivan, Planner II, presented the Staff Report. Staff requested a statement of agricultural impacts from the applicant and the statement was received on July 20, 2020, after the staff report had already been sent to the Commission.

Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- Commissioner Morrison asked how far it is to the break-off to the south. The southern edge of the property appears to be at the top of the slope.
- Commissioner Putney asked if they are subject to municipal review – staff confirmed they are less than a mile from the city and are subject to review.

Planning & Zoning Commission Minutes

July 21, 2020

53 • Brian Edwards, County Engineer, said this subdivision is straightforward in terms of
54 access. There won't be a substantial increase in traffic. They had no concerns with
55 drainage.

56 • Mary McKinney, Weed and Pest, said a weed plan is not required, but she will follow-up
57 in a few weeks to see if the applicant has mitigated any of the existing weeds.
58

59 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

60 • Justin Dollard, the applicant's father-in-law, said the plan is for he and his wife and son to
61 have a small property.
62

63 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
64 applicant. There were none.
65

66 Acting Chairman Brandon-Wintermote asked if any members of the public had questions or
67 comments. There were none.
68

69 Acting Chairman Brandon-Wintermote asked if there were any further questions.
70

71 • Commissioner Putney asked for clarification about the subdivision being in an airport
72 overlay zone. Staff confirmed that it is in an airport overlay zone but there are no
73 requirements for subdivisions.

74 • Commissioner Morrison said to cross out "not" in Finding #10. Commissioner Putney
75 would like to show that no comments were received.

76 • Commissioner Morrison asked if there should be a condition about acquiring a right-of-
77 way permit for the access. Brian Edwards said he did not feel it was necessary.

78 • Commissioner Putney asked for Finding #21 to say "has" rather than "was."

79 • Commissioner Putney asked that Finding #32 be changed to say "and the applicant has
80 submitted a statement regarding irrigation facilities, etc."

81 • Acting Chairman Brandon-Wintermote asked to add a finding about the airport overlay
82 district;

83 • Acting Chairman Brandon-Wintermote asked to remove proposed condition #2.

84 • Commissioner Bonine asked if a condition should be added that addresses the city's
85 response, if receive, needing to be turned in to Planning and Zoning.

86 • Steve Follweiler asked what impact the city's comments could have on the subdivision.
87 The Planning Director provided clarification about the statutory requirements for city input.

88 • Commissioner Bonine said he would like to remove the recommendation to add a
89 condition about city input.
90

91 Commissioner Morrison made a MOTION to approve Resolution 2020-16 with the modifications
92 to findings discussed and the following conditions:
93

94 1. The applicant shall provide all easements as requested by applicable utilities and
95 special districts, irrigation districts or public agencies providing services. The width of
96 any utility easement shall be sufficient to allow adequate maintenance of the system,
97 but in no case shall such utility easement be less than 20 feet in width. Easements
98 must be identified on the final plat; and

99 2. The applicant shall otherwise comply with standards in the Park County Development
100 Regulations and the minimum subdivision requirements as set forth in Wyoming

Planning & Zoning Commission Minutes

July 21, 2020

101 Statute 18-5-306.

102
103 The motion was SECONDED by Commissioner Jones. The motion carried. See Resolution 2020-
104 16 attached hereto and incorporated herein.

105
106 **PUBLIC HEARING – Koperski SUP-198:** Jason Koperski requests approval of a Special Use
107 Permit Application. The proposed use consists of a Major Recreation Facility use to hold clinics
108 and small events as part of an equine massage therapy and equine photography business in an
109 existing outdoor arena. The proposed use will be located at 438 Diamond Basin Road, Cody, WY
110 on 9.38 acres located approximately 7.5 miles Southwest of Cody, T51N, R102W of the 6th P.M.,
111 Park County, Wyoming, in a GR-5 (General Rural 5-Acre) zoning district.

112
113 Acting Chairman Brandon-Wintermote reviewed the rules of a public hearing and opened the
114 public hearing at 6:38pm.

115
116 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
117 Staff Report.

118
119 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 120
- 121 • Brian Edwards referenced the letter he sent regarding this proposed use. He addressed
122 traffic data and how there used to be problems along the road; realignment of the road
123 has made it safer. The 85th percentile speed is around 45mph, though the posted speed
124 limit is 35mph. He said they have no additional concerns with the road since improvements
125 were made. There are no drainage concerns at this time.
 - 126 • Commissioner Putney asked about Labrador Road (private road) – is there any concern
127 about who owns it or a maintenance agreement with more trucks and trailers. Brian
128 indicated that it would be worth looking at it and asking the applicant for more information.
129 Staff indicated that Labrador Road is on the applicant's property. Commissioner Putney
130 added that it serves other residences as well.
 - 131 • Mary McKinney said she does not foresee issues with this use due to no planned
132 construction/disturbances. She does recommend following best management practices.
133 There are some noxious weeds in the pasture and they have already begun mitigation of
134 those species.

135 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 136
- 137 • Jason Koperski said the neighbors consider him the "HOA" because he is the one cleaning
138 up the road and doing maintenance and snow removal. Mostly his clinics are for giving
139 back [to others]. So many people are needing a place to do goat tying or digital racing.

140 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
141 applicant.

- 142
- 143 • Commissioner Bonine asked if the applicant knows of a road maintenance agreement.
144 The applicant said no.

145 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
146 public. There were no comments from those in attendance.

147
148 Commissioner Jones made a MOTION to close the hearing at 7:04pm; SECONDED by
149 Commissioner Morrison. The motion was carried unanimously.

150

Planning & Zoning Commission Minutes

July 21, 2020

151 Commissioner Morrison made a MOTION to approve Resolution 2020-17 with the following
152 conditions:

- 153 1. If more than ten (10) participants are on the property for activities related to the use
154 of the riding arena or related services, the applicant shall place no more than two (2)
155 portable toilets on the property to serve the short-term needs of the participants;
- 156 2. Portable toilets placed on the property for the purpose of serving short-term activities
157 related to this use shall not be on the premises for more than 72 consecutive hours
158 at a time, shall be placed to minimize visual impacts to neighbors, and the applicant
159 shall follow DEQ recommendations and requirements for the disposal of wastewater
160 associated with portable toilet use; and
- 161 3. The applicants shall otherwise comply with standards in the Park County
162 Development Regulations and the minimum subdivision requirements as set forth in
163 Wyoming Statute 18-5-306.

164 Commissioner Putney wanted finding #2 to show that no overnight camping will be allowed.

165 Commissioner Putney wanted finding #10 to show that PW responded and stated that access
166 appears to be adequate and acceptable to serve the use and overflow parking along 6UU is not
167 permitted and a runoff and erosion control plan is not required.

168 Commissioner Putney wants finding #13 to show that taxes have been paid in full.

169 Commissioner Morrison amended her motion to include the changes proposed by Commissioner
170 Putney and the conditions as stated above. Commissioner Bonine SECONDED. All in favor.
171 Motion carried.

172
173 **PUBLIC HEARING – TCT Garland Tower SUP-199:** TCT, Inc. requests approval of a Special
174 Use Permit Application for the TCT Garland Tower SUP-199. The project proposes a Major Utility
175 Use for a 150' communications tower. The proposed use will be located on un-zoned Bureau of
176 Reclamation land located approximately 5 miles Northeast of Powell just east of the intersection
177 of Lane 5 and Highway 114, T56N, R98W of the 6th P.M., Park County, Wyoming.

178
179 Acting Chairman Brandon-Wintermote opened the public hearing at 7:15pm.

180
181 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
182 Staff Report. Kim added that, since the staff report was sent to the Commission, a Long-Term
183 Noxious Weed Management Plan was approved. He indicated that a response was also received
184 from Public Works.

185
186 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.
187

- 188 • Commissioner Morrison asked about BOR's approval of the 150' tower height change. Staff indicated that there is a signed contract for the 120' proposal, but the applicant is awaiting a new contract approving the 150' height.
- 189 • Commissioner Putney asked if there is WYDOT approval of the highway access. Staff indicated that there is not a letter from WYDOT on file.
- 190 • Brian Edwards said there is an existing trail-type access. He also suggested making sure WYDOT doesn't have any concerns. He also suggested making sure BOR is okay with any road improvements and upkeep. No runoff and erosion control concerns at this time.

191
192
193
194

Planning & Zoning Commission Minutes

July 21, 2020

- 195 He did recommended oversight of a Wyoming licensed engineer. Road name and address
196 are not required for this site, though they are available if the applicant requests them.
197 • Commissioner Morrison asked about a soils report not being required and asked if Public
198 Works had any issues with this. Brian Edwards confirmed they did not see a need for a
199 report.
200 • Mary McKinney said in these federal lease agreements they don't address revegetation
201 or weed management until the lease expires, sometimes 25 years. Therefore, she requires
202 a Long-Term Noxious Weed Management Plan.
203 • Kim Dillivan corrected the record to reflect that a public comment was received from a
204 member of the public near the tower site who is excited about the tower being built.
205 • Commissioner Morrison sought clarification about the County being able to regulate weed
206 management. Mary said weed management can be addressed through the state and
207 county.

208
209 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 210 • Richard Wardell, TCT, said there is an established approach on the highway with a fence
211 and gate where Northwest Rural Water accesses the site. He addressed the change in
212 height to help improve cell service quality and possibly allow another carrier to use the
213 tower in the future. In October of last year, TCT participated in an auction to serve
214 underserved areas. This is one of the first projects to put towers in closer to people. It will
215 be fiber fed from the Deaver area.
216 • Commissioner Jones asked how many towers are expected as part of the project. Richard
217 said there are five planned. The two tonight, one between Cody and Ralston, one in Cody
218 and a few others in the Southfork area potentially.
219 • Commissioner Morrison asked about lighting and whether it is something the FAA
220 requires. Richard said the FAA doesn't require lights on this tower. The lights proposed
221 are for electronic controls. FAA requires lighting for towers over 200 feet.
222

223 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
224 public. Steve and Carol Swander are Park County residents in the land of no communication.
225 They are in favor of the tower in the valley where there are limited communications. They are
226 eager for internet. They currently cannot stream anything at their home. They can't support a
227 security system. During Covid she could not telework. They also canvassed 17 neighbors and 15
228 people should be able to see the tower and are excited. Several have children that they are trying
229 to homeschool and there are elderly residents feeling isolated without service. Businesses and
230 ranches would also like the capability.
231

232 Commissioner Putney asked if access has been approved. It is unclear if it is WYDOT approved.
233 Richard said they have requested an easement for the tower itself and an easement for during
234 construction and an easement to gain access to the property.
235

236 Commissioner Jones made a MOTION to close the hearing at 7:48pm; SECONDED by
237 Commissioner Morrison. The motion was carried unanimously.
238

239 Commissioner Putney asked for discussion on the findings and conditions:

- 240 - Finding #16: Legal access needs to be confirmed by WYDOT;
241 - Finding #22: Small warning signs are proposed on the surrounding fence.
242 - Finding to add: Soils report not required.
243 - Finding to add: Public comment has been received (in favor of the use).
244 - Finding #25: A LTNWMP has been received.

Planning & Zoning Commission Minutes

July 21, 2020

- 245 - Delete conditions #3 and #4.
246 - Add a condition #3 about requiring WYDOT confirmation of access.
247

248 Commissioner Bonine made a MOTION to approve Resolution 2020-18 with findings of fact as
249 stated and modified and with the following conditions:

- 250
- 251 1. Park County noise, lighting, and other nuisance regulations shall apply;
 - 252
 - 253 2. The applicant shall provide evidence that BOR approves of the proposed change in
254 height of the tower from 120' to 150' prior to review of this application by the Board
255 of County Commissioners;
 - 256
 - 257 3. The applicant shall submit a response from WYDOT confirming access off Highway
258 114 prior to review of this application by the Board of County Commissioners;
 - 259
 - 260 4. The applicant shall otherwise comply with standards in the Park County
261 Development Standards and Regulations.
262

263 The motion was SECONDED by Commissioner Jones. All in favor. The motion carried. See
264 Resolution 2020-18 attached hereto and incorporated herein.
265

266 **PUBLIC HEARING – TCT Beet Dump Tower SUP-20:** TCT, Inc. requests approval of a Special
267 Use Permit Application for the TCT Beet Dump Tower SUP-200. The project proposes a Major
268 Utility use for a 150' communications tower. The proposed use will be located on un-zoned Bureau
269 of Reclamation land located approximately 7.5 miles southeast of Powell on State Highway 295,
270 T54N, R98W of the 6th P.M., Park County, Wyoming.
271

272 Acting Chairman Brandon-Wintermote opened the public hearing at 7:56pm.
273

274 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
275 Staff Report. Since the staff report was sent to the Commission, the applicant submitted an
276 approved Long-Term Noxious Weed Management Plan and comments were received from Public
277 Works. The applicant provided evidence of permission from BOR for the increased tower height
278 (from 120' to 150').
279

280 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 281 • Commissioner Jones asked for confirmation on the Long-Term Noxious Weed
282 Management Plan. The plan has been received and he would like Finding #25 to reflect
283 that. He would like Finding #16 to reflect a requirement for WYDOT confirmation of access.
284 Finding #22 should reflect that small warning signs will be placed on the fence.
- 285 • Brian Edwards reviewed the comments from his letter regarding concern for WYDOT
286 approval on access, having a Wyoming licensed professional reviewing project design
287 and Geotech review of soils, and there are no concerns about runoff and drainage. An
288 address or road name are not required but could be accommodated if requested.
- 289 • Mary McKinney said that the federal agency lease agreements do not address reseeding
290 and weed management until after the lease expires. She still requires a weed plan due to
291 planned disturbances and length of lease term.

292 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 293 • Richard Wardell said that TCT has hired a soils engineer to do the testing – it has been
294 done at this site and is pending at the Garland site. This site is also part of the auction that

Planning & Zoning Commission Minutes

July 21, 2020

295 they won the bid for to add communication capabilities to the population. It will be fiber fed
296 along the highway between Emblem and Penrose.

297
298 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
299 applicant. There were none.

300
301 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
302 public. There were no comments from those in attendance.

303
304 Commissioner Morrison sought verification on Finding #22 regarding signs. It should read "Small
305 warning signs are proposed to be put on the surrounding fence."

306
307 Commissioner Putney suggested:
308 - Finding #16 show that legal access needs to be confirmed by WYDOT;
309 - Finding #25 should show that LTNWMP has been submitted;
310 - Add Finding - no public comments have been received;
311 - Add Finding – no soils report is required.
312 - Add Finding – BOR has approved the 150' height.
313 - Delete Conditions #2 and #3 and add that the applicant shall provide evidence of
314 WYDOT's approval of access from the highway prior to review by Board of County
315 Commissioners.

316
317 Commissioner Bonine made a MOTION to close the hearing at 8:17pm; SECONDED by
318 Commissioner Jones. The motion was carried unanimously.

319
320 Commissioner Bonine made a MOTION to approve Resolution 2020-19 with the findings of fact
321 as read onto the record with the following conditions:

322
323 1. Park County noise, lighting, and other nuisance regulations shall apply;
324
325 2. The applicant shall submit a response from WYDOT confirming access off Highway
326 295 prior to review of this application by the Board of County Commissioners; and
327
328 3. The applicant shall otherwise comply with standards in the Park County
329 Development Standards and Regulations.

330
331 The motion was SECONDED by Commissioner Jones. All in favor. The motion carried. See
332 Resolution 2020-19 attached hereto and incorporated herein.

333
334 **PUBLIC HEARING – Funny Farm Feeds SUP-201:** Ronnie Gillett requests approval of a Special
335 Use Application for Funny Farm Feeds SUP-201. The project proposes a Value-Added Agriculture
336 use to allow manufacturing of animal feed pellets. This proposed use will be located on an
337 unaddressed site west of Ralston, north of US Highway 14A and just south of County Lane 11,
338 T55N, R100W of the 6th P.M., Park County, Wyoming in a General Rural-Powell (GR-P) zoning
339 district.

340
341 Acting Chairman Brandon-Wintermote opened the public hearing at 8:19pm.

342

Planning & Zoning Commission Minutes

July 21, 2020

343 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
344 Staff Report. Since the staff report was submitted to the Commission, comments were received
345 from Public Works.
346

347 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 348 • Brian Edwards shared comments from the letter he had submitted. He doesn't have
349 concerns about access. Traffic impacts will be minimal. There are no concerns about
350 stormwater runoff or erosion control. No road name or address are required for this
351 operation, however if the applicant would like either, Public Works could support.
- 352 • Mary McKinney said with a pending simple subdivision application for this property, she
353 will deal with the Long-Term Noxious Weed Management Plan at that time.
- 354 • Kim Dillivan provided clarification about access to serve the use, which will be coming
355 from Lane 11, along the adjacent property with recorded easement.
- 356 • Commissioner Morrison asked why staff contacted Garland Light & Power if the applicant
357 is not proposing to use power. Staff indicated that it is just on the standard notice for
358 agencies.
- 359 • Commissioner Morrison asked, if they will have two employees, what the plans for sewage
360 might be. Staff confirmed that they did not discuss that with the applicant.
361

362 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 363 • Ronnie Gillett said his father's house is close by and they will use the restroom in the
364 house. They want to get a small family-owned business to provide feed at affordable prices
365 to the community and support other local farms.
- 366 • Acting Chairman Brandon-Wintermote asked how the business will work. Ronnie said he
367 acquires the materials from local farms. He produces the pellets and delivers them to
368 customers. There won't be much sitting around for long periods of time.
- 369 • Commissioner Morrison asked how the proposed future subdivision interacts with this
370 application. Ronnie said his father gifted him and his sister small pieces of land. In the
371 near future they will put a house on the same parcel.
- 372 • Patti Umphlett mentioned packaging and wastes. Ronnie said there will not be much waste
373 and it will be disposed of at his personal residence.
- 374 • Commissioner Morrison said that the irrigation district was going to review the use on July
375 14th. Ronnie said that securing the easement off Lane 11 cleared up any issue with the
376 irrigation district.
377

378 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
379 public.

- 380 - James Hayworth owns the property to the west. He is concerned about the applicant
381 coming in and out of there hauling large loads of hay – it is going to be tight. He would like
382 to know if he will be stacking hay pallets. Ronnie said he just has a 16-foot flatbed and
383 only hauls hay as needed. As far as easement, he will only be bringing in trailer loads and
384 grain trucks as needed. The easement does go by the substation. Garland Light and
385 Power is comfortable with the easement and he will be building up the road to benefit
386 himself and GL&P.
- 387 - Commissioner Jones asked about the substation near the tip of the property to the east of
388 the easement.
- 389 - Acting Chairman Brandon-Wintermote asked about the drain. Ronnie said he is a good
390 distance away from the drain which is on his dad's property.
- 391 - James Hayworth asked if pollution will be generated. Ronnie said it is a diesel engine.
392 There is very minimal dust from a grinder. James asked what would happen if Ronnie

Planning & Zoning Commission Minutes

July 21, 2020

393 goes broke will he clean it up. Ronnie said he will be living there by then and will keep it
394 clean.

395
396 Acting Chairman Brandon-Wintermote asked commission members if they had any discussion.

397 Commissioner Putney asked for the following:

- 398 - Fix typo on Finding #1 – June 4;
399 - Finding #2 – add the word “to”;
400 - Finding #12 – add “proposed use will not be within 20 feet of County road right-of-way
401 - Finding #20 – Irrigation District states there are no objections with this SUP –
402 Commissioner Bonine asked if it is necessary to discuss the irrigation district concerns
403 since the easement is now in place; strike the access and right of way requirement
404 information as it no longer pertains;
405 - Finding #28 – replace states with confirms;
406 - Finding #29 – public works has responded and states access is via a private easement
407 and sufficient. A runoff and erosion control plan is not required; and
408 - Strike Condition #2.

409
410 Commissioner Jones made a MOTION to close the hearing at 8:54pm; SECONDED by
411 Commissioner Bonine. The motion was carried unanimously.

412
413 Commissioner Jones made a MOTION to approve Resolution 2020-20 with the modified
414 statements of fact and the following conditions:

- 415
416 1. Park County noise, lighting, and other nuisance regulations shall apply; and
417 2. The applicant shall otherwise comply with standards in the Park County Development
418 Standards and Regulations.

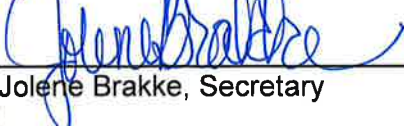
419
420 The motion was SECONDED by Commissioner Bonine. The motion carried. See Resolution
421 2020-20 attached hereto and incorporated herein.

422
423 Acting Chairman Brandon-Wintermote delivered the Chair’s report.

424
425 The Planning Director delivered a report for the Planning and Zoning Department.

426
427 There being no other business, a MOTION was made by Commissioner Jones to adjourn the
428 meeting at 9:16pm. The motion was seconded by Commissioner Morrison. All in favor.

429
430 Respectfully submitted,

431
432
433 

Jolene Brakke, Secretary

**RESOLUTION 2020-16
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
EUBANKS SIMPLE SUBDIVISION
(SS-262) SKETCH PLAN**

WHEREAS, Tyler Eubanks proposes to create a two-lot simple subdivision consisting of one 6.98-acre lot and one 3.95-acre lot, each for residential use in a Rural Residential 2-Acre (RR-2) zoning district;

WHEREAS, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

WHEREAS, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to minor subdivision sketch plans;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on July 21, 2020 to consider the sketch plan application and made findings as follows:

1. A Subdivision Application, including payment, was received from Tyler Eubanks on June 15, 2020;
2. The applicant proposes to create a two-lot simple subdivision;
3. The subdivision classification meets the standards of a simple subdivision;
4. Ownership is affirmed by Warranty Deed (dated July 30, 2019) to Tyler Eubanks and Jordan Eubanks, husband and wife, as tenants by the entirety, not as joint tenants or tenants in common, from Sylvia B. Singer, a single person, sole owner (Document # 2018-3769);
5. The legal description is a parcel of land located in Section 21, T53N, R101W, 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming;
6. The proposed subdivision is located at 6 Schneider Road, Cody, approximately 1.25 miles northeast of Cody;
7. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
8. Surrounding land uses are primarily residential;
9. Proposed Lot 1 has an existing residence and outbuildings with irrigated acreage and proposed Lot 2 is intended for residential use;
10. The proposed subdivision is within a mile of the City of Cody; The City has been notified and no comments have been received;
11. All public notice requirements have been met;
12. All agency referral requirements have been met;
13. The Park County Treasurer's Office stated that property taxes have been paid in full on this property;
14. Park County Public Works submitted a response on July 13, 2020 and the County Engineer stated that traffic impacts resulting from the subdivision are expected to be minimal, the new lot will likely require a right-of-way permit and address and there are no concerns with drainage and erosion control at this time.
15. Park County Fire District #2 can provide fire protection to the proposed lots as long as all accesses are constructed to accommodate their fire equipment;

16. Park County Weed & Pest completed their initial inspection and determined a Long-Term Noxious Weed Management Plan is not required;
17. A water distribution plan was submitted to Heart Mountain Irrigation District and was approved on July 14, 2020;
18. The applicant submitted bus route information from the Park County School District #6 webpage;
19. Cody Conservation District provided a soils report, dated June 30, 2020 and indicated soils are limited for septic absorption fields so due caution and following DEQ guidelines for septic installation will be imperative;
20. The United States Postal Service was notified and stated mail can be delivered to the subdivision once new addresses are assigned;
21. Rocky Mountain Power has not submitted a response. The applicant submitted a letter indicating that he met with the RMP estimator and determined the location of their utility transformer on the property;
22. Black Hills Energy has sufficient volume in the 2" main line on Schneider Road to serve this subdivision. BHE has current gas service to the existing house on the property;
23. Northwest Rural Water District has sufficient capacity for an additional tap to serve proposed Lot 2. At a minimum, a new water tap contract (and fees) and additional water meter pit would be required for the new lot;
24. Wyoming Game & Fish has not submitted a response;
25. No public comments have been received;
26. A pre-application meeting was held on February 19, 2020;
27. A title report has been submitted;
28. No roads are proposed as part of this subdivision;
29. Garbage disposal service is available;
30. A complete sketch plan has been received;
31. The Park County Small Wastewater Administrator reviewed subsurface evaluation data that was collected by the applicant and indicates that conventional septic systems will likely be sufficient; and
32. On July 20, 2020, the applicant submitted a statement regarding agricultural impacts of the proposed subdivision and addressed the following: maintenance of irrigation ditches and drainage facilities, irrigation ponds and water impoundments, sprinkler irrigation, and plans for existing berm material to be used for driveway construction.
33. The proposed use is located within an airport overlay district.

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 sketch plan for Eubanks SS-262, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat; and

2. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 21st day of July, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice-Chair



Jolene Brakke, Secretary

**RESOLUTION 2020 - 17
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF KOPERSKI MAJOR RECREATION FACILITY
SPECIAL USE PERMIT-198 WITH SITE PLAN REVIEW**

WHEREAS Jason Koperski applied for a Special Use Permit to utilize an existing 31,200 square foot outdoor riding arena for equine-related activities and events by private invitation only;

WHEREAS the arena is on a parcel of land described as: 9.38-acres located in Lot 2, Sec. 6, Resurvey, T51N, R102W, Park County, Wyoming, address as 438 Diamond Basin Road, located approximately 7.5 miles southwest of Cody, General Rural 5-Acre (GR-5) zoning;

WHEREAS this project is defined by Park County as a Major Recreation Facility, a use which requires a Special Use Permit in a GR-5 zoning district;

WHEREAS the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS the Planning & Zoning Commission held a duly noticed public hearing on June 21, 2020 to consider the Special Use Permit application and found the following:

1. A Special Use Permit Application, including payment, was received from Jason Koperski on May 25, 2020;
2. The applicant proposes to host equine clinics, equine massage therapy, equine photography and other small events such as barrel racing and goat roping in an existing 31,200 square foot outdoor riding arena. All clinics and events are by invitation only and no overnight camping will be allowed;
3. The use is classified as a Major Recreation Facility, which is allowable in this zoning district and planning area provided a Special Use Permit is approved;
4. The proposed use is located at 438 County Road 6UU, approximately 7.5 miles southwest of Cody;
5. Applicable regulations are *Park County, Wyoming 2015 Development Standards and Regulations*;
6. Surrounding land uses are a combination of residential immediately bordering the parcel to the north, south and east, agricultural uses bordering the east property line, and County & BLM owned parcels within 1/10th of a

mile to the west;

7. There is an existing residence, outbuilding and outdoor riding arena on this property;
8. All public notice requirements have been met;
9. All agency referral requirements have been met;
10. Public Works responded and stated that access is adequate to serve the use however, overflow parking along County Road 6UU is not permitted and a runoff and erosion control plan is not required;
11. Weed and Pest submitted their initial inspection letter, dated July 9, 2020, and stated that because no ground is to be disturbed for this SUP, a Long-Term Noxious Weed Management Plan will not be required;
12. Park County Fire District #2 is able to provide fire protection;
13. The Park County Treasurer's Office confirmed that property taxes have been paid in full on this property;
14. No public comments have been received;
15. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
16. Setback requirements are met;
17. No covenants exist or are proposed;
18. No outdoor lighting is proposed for this use;
19. There are no known nonconformities on the property;
20. No nuisances have been reported at this location;
21. No soils summary is required for this use;
22. Legal access exists from County Road 6UU (Diamond Basin Road) and Labrador Road;
23. Domestic water will be supplied from an existing tap with Northwest Rural Water;
24. The property is located within the Lakeview Irrigation District. No proposed development or use shall adversely impact the operation of any irrigation system;
25. There is adequate parking for this use;
26. A permitted small wastewater system exists on this property; however, the system is not adequately sized to serve planned events related to the use and portable toilets will be required to support larger group use of the facility;

27. Utilities currently existing on this parcel, but no utilities are proposed to serve the use;
28. No signs are proposed;
29. Solid waste will be disposed of according to County regulation standards;
30. Site Plan Review is required for the proposed use;
31. This property is not located in an overlay district;
32. The use is not expected to impact any lakes, reservoirs or streams;
33. No federally protected wetlands are expected to be impacted by this use;
and
34. Air quality is not expected to be impacted by this use.

WHEREAS the Planning & Zoning Commission concludes the Special Use Permit Application 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 *Park County, Wyoming 2015 Development Standards and Regulations*;

WHEREAS the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the Special Use Permit for Koperski SUP-198, subject to the following conditions:

1. If more than ten (10) participants are on the property for activities related to the use of the riding arena or related services, the applicant shall place no more than two (2) portable toilets on the property to serve the short-term needs of the participants;
2. Portable toilets placed on the property for the purpose of serving short-term activities related to this use shall not be on the premises for more than 72 consecutive hours at a time, shall be placed to minimize visual impacts to neighbors, and the applicant shall follow DEQ recommendations and

requirements for the disposal of wastewater associated with portable toilet use; and

3. The applicants shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Planning & Zoning Commission this 21st day of July, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

**RESOLUTION 2020 – 18
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF TCT, INC., - GARLAND TOWER
SPECIAL USE PERMIT-199 (SUP-199)**

WHEREAS, TCT, Inc., submitted a Special Use Permit Application requesting permission to construct a 120' Communication Tower and later requested that the height be adjusted to 150';

WHEREAS the project site is located on an unaddressed, Bureau of Reclamation-managed property approximately 2.5 miles north of Garland, east of State Highway 114 with an approximate Longitude of 108.686359 W and Latitude of 44.814307 N;

WHEREAS, this project is defined by Park County as a Major Utility use; A major utility use is defined as electric transmission lines, power plants, substations of electrical utilities, solid waste disposal facilities, wastewater treatment plants, water treatment plants, water storage tanks, **communication towers over 35 feet in height**, commercial wind projects, private wind turbines over 35 feet in height, pipelines and storage areas of utilities providing natural gas or other petroleum derivatives, amateur radio antennas over 35 feet in height, and more than 2 microwave dishes in one location;

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

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on July 21, 2020, to consider the Special Use Permit application and made findings as follows:

1. This communication tower has been defined as a Major Utility Use;
2. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
3. The application was forwarded to agencies as required;
4. This property is managed by the Bureau of Reclamation;
5. Private development activities on federal land are subject to County regulations and these activities shall be reviewed according to the zoning district of the majority of adjoining properties;

6. The nearest private land is located approximately 0.25 miles south of the proposed tower;
7. Surrounding private lands are primarily residential and residential vacant land with some agricultural uses;
8. This property is located in the Cody/Powell Rural Planning Area;
9. Site Plan Review is not required;
10. The applicant states that negative impacts from this tower, to the neighborhood/general area, will be negligible;
11. Domestic water is not required for this use;
12. A septic system is not required for this use;
13. Solid waste will not be generated by this use;
14. Hazardous substances will not be produced or used for this use;
15. Electricity will be provided by Garland Light & Power;
16. Legal access from State Highway 114 must be confirmed by WYDOT;
17. A runoff and erosion control plan is not required;
18. The parcel is not located in an overlay district;
19. There are no special site plan standards;
20. Nonconforming structures do not exist on the parcel;
21. Parking standards are not applicable;
22. Small warning signs are proposed on the surrounding fence;
23. No lighting is proposed other than small status lights;
24. No nuisances have been reported on the property;
25. A Long-Term Noxious Weed Management Plan is required and was approved on July 17, 2020;
26. Public Works responded that an address will not be required for the tower, nor will a road name be required for the access to the tower, and a drainage and erosion control plan is not required;
27. No soils summary is required for this use; and
28. A favorable public comment was received;

WHEREAS, the Planning & Zoning Commission concludes the Special Use Permit Application 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 *Park County, Wyoming 2015 Development Standards and Regulations*;

WHEREAS, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for the TCT, Inc. – Garland Tower Special Use Permit-199, subject to the following conditions:


1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall provide evidence that BOR approves of the proposed change in height of the tower from 120' to 150' prior to review of this application by the Board of County Commissioners;
3. The applicant shall submit a response from WYDOT confirming access off Highway 114 prior to review of this application by the Board of County Commissioners; and
4. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21st day of July, 2020.

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

ATTEST:


Kimberly Brandon-Wintermote, Vice Chairman


Jolene Brakke, Secretary

**RESOLUTION 2020 – 19
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF TCT, INC., - BEET DUMP TOWER
SPECIAL USE PERMIT-200 (SUP-200)**

WHEREAS, TCT, Inc., submitted a Special Use Permit Application requesting permission to construct a 120' Communication Tower and later requested that the height be adjusted to 150';

WHEREAS, the project site is located on an unaddressed, Bureau of Reclamation-managed property approximately 6.75 miles southeast of Powell, south of State Highway 295, with an approximately Longitude of 108.622087 W and Latitude of 44.690083 N;

WHEREAS, this project is defined by Park County as a Major Utility use; A major utility use is defined as electric transmission lines, power plants, substations of electrical utilities, solid waste disposal facilities, wastewater treatment plants, water treatment plants, water storage tanks, **communication towers over 35 feet in height**, commercial wind projects, private wind turbines over 35 feet in height, pipelines and storage areas of utilities providing natural gas or other petroleum derivatives, amateur radio antennas over 35 feet in height, and more than 2 microwave dishes in one location;

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

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on July 21, 2020, to consider the Special Use Permit application and made findings as follows:

1. This communication tower has been defined as a Major Utility Use;
2. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
3. The application was forwarded to agencies as required;
4. This property is managed by the Bureau of Reclamation;
5. Private development activities on federal land are subject to County regulations and these activities shall be reviewed according to the zoning district of the majority of adjoining properties;

6. The nearest private land is located approximately 0.4 miles southeast of the proposed tower;
7. Surrounding private lands are primarily agricultural uses;
8. This property is located in the Cody/Powell Rural Planning Area;
9. Site Plan Review is not required;
10. The applicant states that negative impacts from this tower, to the neighborhood/general area, will be negligible;
11. Domestic water is not required for this use;
12. A septic system is not required for this use;
13. Solid waste will not be generated by this use;
14. Hazardous substances will not be produced or used for this use;
15. Electricity will be provided by Rocky Mountain Power;
16. Legal access from State Highway 295 must be confirmed by WYDOT;
17. A runoff and erosion control plan is not required;
18. The parcel is not located in an overlay district;
19. There are no special site plan standards;
20. Nonconforming structures do not exist on the parcel;
21. Parking standards are not applicable;
22. Small warning signs are proposed on the surrounding fence;
23. No lighting is proposed other than small status lights;
24. No nuisances have been reported on the property;
25. A Long-Term Noxious Weed Management Plan is required and was approved on July 17, 2020;
26. Public Works responded that an address will not be required for the tower, nor will a road name be required for the access to the tower, and a drainage and erosion control plan is not required.
27. No public comments have been received;
28. No soils summary is required for this use; and
29. Bureau of Reclamation has approved the tower height change from 120' to 150'.

WHEREAS, the Planning & Zoning Commission concludes the special use permit application 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 Park County, Wyoming 2015 Development Standards and Regulations;

WHEREAS, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for the TCT, Inc. – Beet Dump Tower Special Use Permit-200, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall submit a response from WYDOT confirming access off Highway 295 prior to review of this application by the Board of County Commissioners; and
3. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21st day of July, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

**RESOLUTION 2020 – 20
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF FUNNY FARM FEEDS
SPECIAL USE PERMIT-201 (SUP-201)**

WHEREAS, Ronnie Gillett submitted a Special Use Permit Application requesting permission to manufacture animal feed pellets on a portion of a 316-acre parcel addressed as 1125 Road 17, west of Ralston, north of US Highway 14A, and just south of County Lane 11, Park County, Wyoming;

WHEREAS, this project is defined by Park County as a Value-Added Agricultural Business: A business or industry converting agricultural products into more finished products;

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

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on July 21, 2020, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Ronnie Gillett on June 4, 2020;
2. The applicant proposes to manufacture animal feed pellets that would involve two structures: one 300-square foot building that houses the milling machine and one 96-square foot structure to house packaging supplies and a small amount of finished product;
3. The use is classified as a Value-Added Agricultural Business, which is allowable in the GR-P zoning district provided a Special Use Permit is approved;
4. The proposed use is located on a portion of a 316-acre parcel addressed as 1125 Road 17, Powell. The parcel is located west of Ralston, just south of County Lane 11 and west of Emery Road, Park County, Wyoming;
5. Applicable regulations are Park County Wyoming 2015 Development Standards and Regulations adopted September 15, 2015;

6. Surrounding land uses near the proposed use are primarily agricultural and some residential;
7. The proposed use is not within a mile of a municipality;
8. All public notice requirements have been met;
9. All agency referral requirements have been met;
10. One public comment has been received;
11. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
12. Setback requirements are met; the proposed use will not be within 20 feet of County road right-of-way;
13. No covenants exist or are proposed;
14. No outdoor lighting is proposed for this use;
15. There are no known nonconformities on the property;
16. No nuisances have been reported at this location;
17. The applicant provided a soil report which indicates that soils are not limited for septic tanks and drain fields or dwellings and commercial buildings, but are limited for sewage lagoons due to seepage;
18. Legal access exists from County Lane 11 via an Access Easement Agreement that was entered into by Lyle Evelo, Grantor and Ronnie & Rosann Gillett, Grantees;
19. Domestic water is not proposed for this use;
20. The property is located within the Heart Mountain Irrigation District. HMID states that there are no issues with this Special Use Permit;
21. Parking regulations do apply to this use and the proposed parking area appears to be sufficient;
22. Wastewater disposal is not proposed for this use;
23. Electricity is not proposed for this use;
24. No signs are proposed;
25. Solid waste will be disposed of according to County regulations;
26. Site Plan Review is required for Value-Added Agricultural Businesses; however, the use is exempt from this requirement because construction will not include new buildings exceeding 5,000 sq. ft. of floor area, and new development of the land does not exceed one acre in size.
27. This property is located in an agricultural overlay district (AGO) and the

proposed use complies with the AGO district regulations;

28. The Park County Treasurer's Office confirmed that property taxes have been paid in full on this property;
29. Public Works responded and indicated that access is via a private easement and is sufficient, a drainage and erosion control plan is not required, a separate address is not required for the use and the access to the use will not require a road name; and
30. Weed and Pest submitted their initial inspection letter dated July 8, 2020 stating their understanding is that this parcel of land will be going through the subdivision process in the near future, thus a Long-Term Noxious Weed Management Plan will not be required of the applicants at this time. However, it is recommended the applicant follow *Best Management Practices for Controlling the Spread of Noxious Weeds*. This includes mitigation of any noxious weeds that may be present at this time.

WHEREAS, the Planning & Zoning Commission concludes the special use permit application 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 Park County, Wyoming 2015 Development Standards and Regulations;

WHEREAS, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for the Funny Farm Feeds Special Use Permit-201, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply; and
2. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21st day of July, 2020.

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

ATTEST:


Kimberly Brandon-Wintermote, Vice Chairman


Jolene Brakke, Secretary

PLEASE SIGN IN

PLANNING and ZONING COMMISSION REGULAR MEETING July 21, 2020

		Koperski SUP-198	
		TCT Garland Tower SUP-199	
		TCT Beet Dump Tower SUP-200	
		Funny Farm Feeds SUP-201	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Justin Dollard	Eubanks 55-262	
2	Tyler Eubanks	Eubanks 55-262	
3	Jean Koperski	Koperski SUP-198	
4	Ken Koperski	Koperski sup 198	
5	James L. Hanworth	Funny Farm Feeds SUP-201	
6	Steve Follweiler	Eubanks 55-262	
8	Ronnie Gillett	funny farm feeds sup	
9	STEVE & CAROL Swander	Garland Tower TCT	Y
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			



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, July 21, 2020 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 June 16, 2020 regular meeting.

REGULAR AGENDA

[Eubanks SS-262](#)

[PUBLIC HEARING – Koperski SUP-198](#)

[PUBLIC HEARING – TCT Garland Tower SUP-199](#)

[PUBLIC HEARING – TCT Beet Dump Tower SUP-200](#)

[PUBLIC HEARING – Funny Farm Feeds SUP-201](#)

OTHER BUSINESS

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

ADJOURN