

Planning & Zoning Commission Minutes

July 23, 2020

This is a regular meeting of the Park County Planning & Zoning Commission held at 1:00pm 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
Ben McDonald, Public Works
Mary McKinney, Weed and Pest

Acting Chairman Brandon-Wintermote opened the meeting at 1:01pm. She introduced commission members and staff present.

REGULAR AGENDA

PUBLIC HEARING – Prairie Acres MS-40 Sketch Plan: Andrew Griffin and Shane Richardson dba 307 Homes and Land Inc. request approval of the sketch plan of Prairie Acres Minor Subdivision (MS-40). The applicants request permission to create three lots for residential use; two 10-acre lots and one 15.06-acre lot. The proposed subdivision is located approximately 2.5 miles north of Powell on State Highway 295 on a 35.23-acre parcel described as the south part of the SW1/4NW1/4 Lot 45 (Ex. 2 parcs. along the W side) T56N, R99W of the 6th P.M., Park County, Wyoming, in a General Rural Powell (GR-P) zoning district.

Acting Chairman Brandon-Wintermote opened the public hearing at 1:04pm and reviewed the rules of a public meeting.

There being no comments from Commission members, Kim Dillivan, Planner II, presented the Staff Report. Since the time the staff report was sent to the Commission, a letter was received from WYDOT indicating that a single access is approved off Highway 295 to serve this subdivision.

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

- Ben McDonald from Public Works said he has no comments beyond what was submitted in their letter.
- Mary McKinney from Weed and Pest said the property has been fallow for quite some time and noxious weeds are heavily present. She has not yet received a plan to review, but she feels mitigation should be started immediately and that any equipment used to disturb the site should be cleaned prior to leaving the property. Short of converting the land to ag use, she feels a subdivision is probably the best use of the land.

Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments. There were none.

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54 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
55 applicant. There were none.

56
57 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
58 public. There were no comments from those in attendance.

59
60 Commissioner Putney had a comment on the sketch plan. She asked if Township should show
61 56 rather than 55. Cody Schatz, the surveyor, indicated that he will double check that and correct
62 if needed.

63
64 Commissioner Jones made a MOTION to close the hearing at 1:22pm; SECONDED by
65 Commissioner Bonine. The motion was carried unanimously.

66
67 Acting Chairman Brandon-Wintermote asked commission members if they had any discussion.
68 Commission members asked for the following:

- 69 - Finding p – At the beginning, add “pending commitment by the applicant” and change “will”
70 to “can.”
- 71 - Finding t – should reflect “has been provided.”
- 72 - Strike Conditions #2 and #6.
- 73 - Finding y – the applicant shall show evidence of adjacent/stubbed utilities to each lot or
74 provide a Subdivision Improvements Agreement. Also make the addition to Condition #4.
- 75 - Condition #3 – HOA or maintenance agreement.

76
77 Commissioner Putney asked about the format of findings. Staff indicated that they are moving
78 towards shortening the staff reports. Commissioner Putney also asked whether an HOA should
79 be required to address road maintenance. A maintenance agreement can be deemed sufficient
80 by the Planning Director. The Commission agreed and addressed HOA or maintenance
81 agreement in Condition #3.

82
83 Commissioner Morrison made a MOTION to approve Resolution 2020-21 with the findings as
84 discussed and the following conditions:

- 85
86 1. The applicants shall provide all easements as requested by applicable utilities and
87 special districts, irrigation districts or public agencies providing services. The width of
88 any utility easement shall be sufficient to allow adequate maintenance of the system,
89 but in no case shall such utility easement be less than 20 feet in width. Easements
90 must be identified on the final plat;
- 91 2. The applicants shall identify who will be responsible for construction and
92 maintenance of any shared driveways proposed as part of the subdivision, to include
93 a maintenance agreement or Homeowners Association (HOA), if applicable;
- 94 3. The applicants shall provide evidence that utilities are adjacent/stubbed to each lot
95 line or submit an approved Subdivision Improvements Agreement to the Planning
96 and Zoning Department prior to final plat review;
- 97 4. The applicants shall provide three potential road names to be considered by the

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98 County Road Naming Committee prior to sketch plan review by the Board of County
99 Commissioners;

100 5. The applicants shall provide an approved Long-Term Noxious Weed Management
101 Plan to the Planning and Zoning Department prior to final plat review;

102 6. The applicants shall submit Shoshone Irrigation District's written approval of the
103 water distribution plan for the subdivision to the Planning and Zoning Department
104 prior to final plat review; and

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

108
109 The motion was SECONDED by Commissioner Jones. All in favor. The motion carried. See
110 Resolution 2020-21 attached hereto and incorporated herein.

111
112 **PUBLIC HEARING – Pony Trail MS-41 Sketch Plan:** Tye Whitlock requests approval of the
113 sketch plan for Pony Acres Minor Subdivision (MS-41) The applicant requests permission to
114 create four lots for residential use; one 5.99-acre lot, one 6.0-acre lot, one 8.67-acre lot and one
115 14.36-acre lot. The proposed subdivision of land is 35.20-acres described as all of Lot 38-W &
116 the N 708.91 feet of Lot 38-K, Lot 38 T55N, R99W of the 6th P.M., Park County, Wyoming, with
117 an address of 52 Pony Trail in a General Rural Powell (GR-P) zoning district.

118
119 Acting Chairman Brandon-Wintermote opened the public hearing at 1:43pm.
120

121 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
122 Staff Report. Kim corrected the mention that the subdivision is in Garland Light and Power's
123 territory – staff has since learned that Rocky Mountain Power serves this location.
124

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

- 126 • Commissioner Jones asked about the 60-foot easement recommended for the road. Staff
127 indicated clarification should be sought from Public Works.
- 128 • Commissioner Morrison sought clarification that the subdivision is not within one mile of
129 Cody and that it should reflect Powell.
- 130 • Commissioner Morrison mentioned no stream passing through or adjacent to the property
131 – that should be corrected since the Shoshone River passes through.
- 132 • Commissioner Morrison asked if something should go on the plat regarding engineered
133 SWW systems being required.
- 134 • Commissioner Morrison asked about the water testing results and if any those results
135 should be noted on the plat.
- 136 • Commissioner Putney thought a recent plat included language about water quality. The
137 Planning Director provided further explanation about the difference between primary
138 contaminants and secondary contaminants.
- 139 • Commissioner Bonine sought clarification on the Conditions #4 and #5 and when a road's
140 construction needs to be address in a Subdivision Improvements Agreement.
- 141 • Ben McDonald addressed the 60-foot right-of-way recommendation. His staff did see the
142 existing road and recommends the 60-foot easement in case of further development. If
143 further subdivision occurs, the minimum standard is going to come into effect. It is their

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144 understanding that Lots 1 and 2 will come off of Pony Trail, with 3 and 4 being accessed
145 from a driveway extending from the terminus of Pony Trail.

- 146 • Commissioner Putney asked about the note below Lot 1 for the 10-foot wide irrigation
147 easement and if it is adequate.
- 148 • Mary McKinney mentioned that she visited the property. She was unable to assess
149 conditions on the steep slope along the north side of the property, but she assumes there
150 are noxious weed species. She is not concerned about those, however, because those
151 areas are not expected to be disturbed. She does recommend a weed management plan.

152
153 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments. He
154 had none.

155
156 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
157 applicant.

- 158 • Acting Chairman Brandon-Wintermote asked for clarification on the access to the lots. Tye
159 Whitlock asked Public Works if the 30-foot easement along Pony Trail is adequate. Ben
160 McDonald said yes. Tye said he understood that the east-west driveway will serve only
161 Lots 3 and 4. Lots 1 and 2 will be served from the north-west running Pony Trail.
- 162 • Acting Chairman Brandon-Wintermote asked if the irrigation district wants two new lines
163 added and if they are okay with the 10-foot wide irrigation ditch. Tye said the 10-foot
164 easement is a wastewater ditch to handle water from Lots 3 and 4. Tye said he is in further
165 discussion with Willwood Irrigation District to see if there is another way to satisfy their
166 requirements without great expense.
- 167 • Ben McDonald added that with that access proposal, the 30-foot easement as proposed
168 is fine.
- 169 • Commissioner Putney asked if the driveway to get to Lots 3 and 4 are adequate for
170 emergency response for turnaround. Ben said the driveway would not require a
171 turnaround.
- 172 • Commissioner Putney mentioned that Pony Trail Road is 30' easement with 20-foot width.
173 Ben said it was adequate to serve the proposed lots.
- 174 • Acting Chairman Brandon-Wintermote asked about the road users to the south and
175 wondered if there was a road maintenance agreement. Tye said there is not, but he
176 basically takes care of it.

177
178 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
179 public. There were no comments from those in attendance.

180
181 Commissioner Bonine asked for discussion. Commissioners discussed the following:

- 182 - Revise finding j to say Rocky Mountain Power has capacity to serve the area.
- 183 - Condition #4 – “provide road maintenance agreement or HOA”
- 184 - Condition #5 – add road construction in the requirement
- 185 - Strike x, replace with aa.
- 186 - Add a condition for showing the mapped floodplain on the final plat;
- 187 - Add a condition for showing that engineered small wastewater systems in a note on the
188 final plat;
- 189 - Add a condition that there shall be a note on the plat about wells.;
- 190 - Add a condition that the applicant shall provide an updated response from the irrigation
191 district following the applicant’s discussion with them
- 192 - Finding n – at the end, add “and a runoff and erosion control plan is not required at this
193 time”

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- 194 - Finding r – add the statement “due to high groundwater, engineered systems may be
195 required”
196 - Finding q, remove 4)
197 - Add condition that a note shall be added to the final plat showing that access to Lot 2 will
198 come from Pony Trail.
199

200 Tye Whitlock asked about the requirement for a road maintenance agreement within his
201 development. Staff indicated that it is always recommended that developers speak with other
202 property owners who are sharing access.
203

204 Commissioner Morrison made a MOTION to close the hearing at 2:40pm; SECONDED by
205 Commissioner Bonine. All in favor. The motion was carried unanimously.
206

207 Commissioner Bonine made a MOTION to approve Resolution 2020-22 with findings as noted
208 and discussed with the following conditions:
209

- 210 1. The applicants shall provide all easements as requested by applicable utilities and
211 special districts, irrigation districts or public agencies providing services. The width of
212 any utility easement shall be sufficient to allow adequate maintenance of the system,
213 but in no case shall such utility easement be less than 20 feet in width. Easements
214 must be identified on the final plat;
- 215 2. The applicants shall provide an approved Long-Term Noxious Weed Management
216 Plan to the Planning and Zoning Department prior to final plat review by the Board of
217 County Commissioners;
- 218 3. The applicants shall provide evidence that postal service/delivery is available to serve
219 the subdivision prior to sketch plan review by the Board of County Commissioners;
- 220 4. The applicants shall provide a road maintenance agreement or Home Owners
221 Association (HOA) identifying who is responsible for maintenance including snow
222 removal and drainage facilities, at a minimum, for Pony Trail, prior to sketch plan
223 review by the Board of County Commissioners;
- 224 5. The applicants shall provide evidence that required services are adjacent/stubbed to
225 each lot line or shall provide an approved Subdivision Improvements Agreement prior
226 to final plat review, which also addresses road construction;
- 227 6. There shall be a note on the final plat that engineered small wastewater systems may
228 be required;
- 229 7. There shall be a note on the final plat indicating that new wells on the property require
230 a permit from the Wyoming State Engineer's Office;
- 231 8. The applicant shall provide an updated response from Willwood Irrigation District;
- 232 9. There shall be a note on the plat indicating that access to Lot 2 shall be from Pony
233 Trail;
- 234 10. The mapped floodplain shall be shown on the sketch plan and final plat;

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

238
239 The motion was SECONDED by Commissioner Jones. All in favor. The motion carried. See
240 Resolution 2020-22 attached hereto and incorporated herein.

241
242 **PUBLIC HEARING – Flying O MS-42 Sketch Plan:** Tom Quick requests approval of the sketch
243 plan for Flying O Minor Subdivision (MS-42). The applicant requests permission to create four lots
244 for residential use; one 7.59-acre lot, one 9.64-acre lot, one 11.71-acre lot and one 8.37-acre lot.
245 The proposed subdivision is located approximately four miles East of Cody just North of US Hwy
246 14-16-20 in the SW/4SW/4 of Tract 42, Resurvey T53N, R101W of the 6th P.M., Park County,
247 Wyoming, in a General Rural 5-Acre (GR-5) zoning district.

248
249 Acting Chairman Brandon-Wintermote opened the public hearing at 2:46pm.

250
251 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
252 Staff Report. He added that the proposed road name was not accepted by the County and the
253 applicant will be required to submit newly proposed names for consideration.

254
255 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 256 • Commissioner Jones asked if the language in the conditions about road
257 maintenance/HOA and Subdivision Improvements Agreement should match those
258 discussed in the last hearing.
- 259 • Commissioner Morrison asked if there should be a condition regarding NRWD and the
260 applicant shall provide a letter indicating whether they can serve the property or not. The
261 Planning Director added that if capacity happens to not be available, then the applicant
262 shall provide a water quality report.
- 263 • Ben McDonald said Whiskey Tango Drive was not an acceptable name based upon
264 County Road Naming Committee Review due to conflicts with other roads similarly named.
265 Last he knew three new road name proposals are due to the County for consideration.
- 266 • Mary McKinney said she is waiting for a weed management plan. Most of the noxious
267 weed species are where irrigation is occurring.

268
269 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 270 • Tom Quick said he spoke with NRWD before he bought the property and they said there
271 was not a problem, so the letter was a shock to him. He addressed the road name and
272 said they will submit new names for consideration. He also said Black Hills Energy serves
273 the subdivision. The applicant provided some clarification on the power line.
- 274 • Cody Schatz said he met with NRWD and they indicated they have capacity. He will check
275 with them to get clarification from them. As for the driveway between Lots 1 and 2, those
276 driveways will need to be split. There will be separate accesses for Lots 1 and 2. They
277 have letters from Black Hills Energy and TCT regarding providing service. They are
278 working with Cody Canal District to solve water distribution issue. Perc data for Lot 2 has
279 been provided. Cody said along Sage Creek Road, on the west is NRWD and electricity,
280 and on the east is telephone and gas.

281
282 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the
283 applicant. There were none.

284

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

- 287 - Tom Pettinger asked about what the applicant will do with wastewater from irrigating and
288 what is proposed for irrigating. There are already problems fulfilling the water needs on
289 the west side of the road. If there will be 5 or 10 more head gates it will impact their ag
290 operations. He said they have had sheep attacked by dogs in the area. People often move
291 out of town and don't think about how dogs may chase sheep.
- 292 - Lori Pettinger agreed that they are mostly concerned about the irrigation. She wondered
293 if they are trying to increase the irrigated land. Tom said they will be sprinkling so there
294 won't be any wastewater. They understand that there are double water rights and are
295 trying to work out how to distribute them. He said he also understands dog issues, but
296 there is nothing they could do about it. Lori indicated there is an underground wastewater
297 pipe and asked what the developer proposes for maintenance of it or whether they would
298 be willing to relinquish it.
- 299 - Tom said they are working with Jerry Bales to determine the right way to develop the
300 subdivision. They do not expect to have the wastewater problems due to the sprinkler
301 irrigation.
- 302 - Brian Reiter said in talking with Jerry Bales about the sprinkle subdivisions, they will not
303 be adding more head gates to the system so they won't be damming up the canal. Lori
304 said they have superior water rights to the subdivision.
- 305 - Commissioner Jones mentioned livestock issues being outside of the scope of the
306 Commission's purview.
- 307 - The Planning Director clarified regarding Commissioner Jones' comment regarding
308 livestock issues that our regulations do say we are to address pests and domestic animal
309 conflicts, however it is a very difficult issue to predict or answer to.
- 310 - Joe Porter said they have not yet seen a plat for this subdivision and didn't realize it was
311 next to the Sandstone Ridge Minor Subdivision. He is curious about the access.
- 312 - Cody Schatz said it is two minor subdivisions. The Planning Director explained that due
313 to it being two separate tracts of land, it is two minor subdivisions versus one major
314 subdivision.
- 315 - The Planning Director clarified with Public Works that the total number of access points
316 from Sage Creek Road for both subdivisions would total four. Ben McDonald added that
317 this road could support a much larger number of accesses and the developers are working
318 with the County to assist in reducing the number of accesses.
- 319 - Tom Pettinger mentioned that there is a shooting range on the property to the north of this
320 subdivision. Tom Quick said he plans to address that in some way.
- 321 - Tom talked a bit about the history and plans for the property and how he wants to make
322 larger lots than could be created.
- 323 - Marion Morrison asked Public Works about the total number of lots to be served by the
324 road to be shared between Flying O and Sandstone Ridge to the south and whether their
325 standard is addressed for both subdivisions. Ben said it is addressed.
- 326 - Joe said he is concerned about the access from the east side of the property. They were
327 concerned about an increase in property on that side.
- 328 - Commissioner Bonine asked the applicant if he intends to have an HOA. Tom said they
329 have covenants and a road maintenance agreement.
- 330 - Mark Anderson is a neighbor on West Spring Road. He's been there for 19 years. He'll
331 speak on the Sandstone Ridge Subdivision.

332
333 Commissioner Jones made a MOTION to close the hearing at 3:32pm; SECONDED by
334 Commissioner Morrison. All in favor. The motion was carried.

335

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

337 Commission members discussed the following:

- 338 - Finding q – NRWD may be able to provide water with a condition that the applicant shall
- 339 provide a letter indicating that service is available for the subdivision.
- 340 - Finding d – modify to indicate that Lots 1 and 2 will have individual access from Sage
- 341 Creek Road.
- 342 - Finding f – modify to state that the road name was not approved and three proposed
- 343 - Condition – require updated letter from Public Works to address changes in access to Lots
- 344 1 and 2
- 345 - Finding n – remove Whiskey Tango Drive and put “proposed road”
- 346 - Finding r – expand
- 347 - Finding v – no response has been received from Black Hills Energy
- 348 - Condition 2 – delete
- 349 - Condition 3 shall match those from the previous hearing indicating that the road shall be
- 350 addressed.
- 351 - Finding z – remove part about needing info on shared access to Lots 1 and 2.

352
353 Commissioner Jones made a MOTION to approve Resolution 2020-23 with findings as discussed
354 and the following conditions:

- 355
356 1. The applicant shall provide all easements as requested by applicable utilities and
357 special districts, irrigation districts or public agencies providing services. The
358 width of any utility easement shall be sufficient to allow adequate maintenance of
359 the system, but in no case shall such utility easement be less than 20 feet in
360 width. Easements must be identified on the final plat;
- 361 2. The applicant shall provide evidence that all subdivision improvement
362 requirements have been met prior to final plat review or shall submit an approved
363 Subdivision Improvements Agreement prior to final plat review by the Board of
364 County Commissioners;
- 365 3. The applicant shall state on the final plat that engineered small wastewater
366 systems may be required due to slow percolation rates on the property;
- 367 4. The applicant shall submit a water distribution plan to Cody Canal Irrigation
368 District for review and recommendations prior to final plat review by the Board of
369 County Commissioners;
- 370 5. The applicant shall provide an approved Long-Term Noxious Weed Management
371 Plan to the Planning and Zoning Department prior to final plat review;
- 372 6. The applicant shall obtain County approval for the name applied to the private
373 road to serve the subdivision prior to final plat review by the Board of County
374 Commissioners;
- 375 7. The applicant shall provide an updated letter from NRWD indicating their
376 capability to serve the subdivision or submit water quality test results if on-site

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- 377 wells are proposed;
- 378 8. The applicant shall provide an updated letter from Public Works addressing
379 access to Lots 1 and 2;
- 380 9. The applicant shall otherwise comply with standards in the Park County
381 Development Regulations and the minimum subdivision requirements as set forth
382 in Wyoming Statute 18-5-306.

383 The motion was SECONDED by Commissioner Bonine. All in favor. The motion carried. See
384 Resolution 2020-23 attached hereto and incorporated herein.

385 **PUBLIC HEARING – Sandstone Ridge MS-43 Sketch Plan:** Bethe Anne Reiter requests
386 approval of the sketch plan for Sandstone Ridge Minor Subdivision (MS-43). The applicant
387 requests permission to create five residential lots; one 14.17-acre lot, one 11.76-acre lot, one
388 10.7-acre lot, one 11.53-acre lot and one 9.95-acre lot. The proposed subdivision is located in
389 Lots 56 and 57, Resurvey T52N, R101W of the 6th P.M., Park County, Wyoming, in a Rural
390 Residential 2-Acre (RR-2) zoning district. The property is approximately four miles east of Cody,
391 just North of US Hwy 14-16-20.

392
393
394 Acting Chairman Brandon-Wintermote opened the public hearing at 3:56pm.

395
396 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
397 Staff Report. The applicant provided email evidence from Black Hills Energy that they can serve
398 the subdivision. The applicant provided a letter from TCT that wireless service is available in the
399 area and they may be able to provide internet and VOIP.

400
401 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.
402 There were none.

403
404 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 405 • Brian Reiter said the slow perc will have to be identified on the plat. They just received the
406 letter from Weed and Pest and are working on the weed management plan. He added the
407 road maintenance agreement will show percentage for use of the road by lot.
- 408 • Cody Schatz said they have received a letter from NRWD regarding capacity to serve the
409 subdivision.
- 410 • The Planning Director provided clarity on the Subdivision Improvements Agreement
411 requirement.

412
413 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the
414 public.

- 415 - Joe Porter said he had a chance to review the sketch plan and is happy with the lot sizes
416 proposed. He asked about the easement on Lot 5, which is a temporary easement for
417 NRWD, if it could be labeled for the sole use of the district and not an open easement.
418 When there are large vehicles utilizing that road, they come very close to the corner of the
419 house. He is concerned about safety and would like the use to be limited.
- 420 - Cody Schatz said NRWD is asking for an easement on that side for future growth to
421 continue existing water lines. They are still negotiating with NRWD.

422
423 Commissioner Jones made a MOTION to close the hearing at 4:26pm; SECONDED by
424 Commissioner Morrison. The motion was carried unanimously.

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425
426 Acting Chairman Brandon-Wintermote asked commission members if they had any discussion.

427 Commissioners discussed the following:

- 428 - Finding p – change to “may have capacity”
- 429 - Condition – add one for confirmation from NRWD
- 430 - Finding w – change to Black Hills Energy and that they can serve
- 431 - Finding x – change to show response from TCT
- 432 - Finding f – remove road name and say ‘unnamed road”
- 433 - Finding n - “road to be named”
- 434 - Finding r – Change 20 to 30
- 435 - Condition #2 – include language to cover the road construction

436
437 Commissioner Bonine made a MOTION to approve Resolution 2020-24 with the findings of fact
438 as noted and discussed and the following conditions:

- 439
- 440 1. The applicant shall provide all easements as requested by applicable utilities and
441 special districts, irrigation districts or public agencies providing services. The
442 width of any utility easement shall be sufficient to allow adequate maintenance of
443 the system, but in no case shall such utility easement be less than 20 feet in
444 width. Easements must be identified on the final plat;
 - 445 2. The applicant shall provide evidence that all subdivision improvement
446 requirements have been met prior to final plat review or shall submit an approved
447 Subdivision Improvements Agreement prior to final plat review by the Board of
448 County Commissioners;
 - 449 3. The applicant shall state on the final plat that engineered small wastewater
450 systems may be required due to slow percolation rates on the property;
 - 451 4. The applicant shall submit a water distribution plan to Cody Canal Irrigation
452 District for review and recommendations prior to final plat review by the Board of
453 County Commissioners;
 - 454 5. The applicant shall provide an approved Long-Term Noxious Weed Management
455 Plan to the Planning and Zoning Department prior to final plat review;
 - 456 6. The applicant shall obtain County approval for the name applied to the private
457 road to serve the subdivision prior to final plat review by the Board of County
458 Commissioners;
 - 459 7. The applicant shall provide a letter from NRWD indicating their capability to serve
460 the subdivision or shall provide water quality test results if on-site wells are
461 proposed; and
 - 462 8. The applicant shall otherwise comply with standards in the Park County
463 Development Regulations and the minimum subdivision requirements as set forth
464 in Wyoming Statute 18-5-306.
- 465

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466 The motion was SECONDED by Commissioner Morrison. All in favor. The motion carried. See
467 Resolution 2020-24 attached hereto and incorporated herein.

468
469 There being no other business, a MOTION was made by Commissioner Jones to adjourn the
470 meeting at 4:42pm. The motion was seconded by Commissioner Bonine. All in favor.

471
472 Respectfully submitted,

473 
474 _____
475 Jolene Brakke, Secretary

**RESOLUTION 2020 - 21
PARK COUNTY PLANNING & ZONING COMMISSION**

TITLE: RECOMMENDATION TO APPROVE PRAIRIE ACRES MS - 40 SKETCH PLAN

WHEREAS Andrew Griffin & Shane Richardson propose to create a three-lot subdivision comprised of two 10-acre lots and one 15-acre lot, for residential use;

WHEREAS the proposed subdivision is classified as a minor subdivision which much comply with the Minor Subdivision Review Process;

WHEREAS the proposed subdivision is located in S. PT. of the SW1/4NW1/4 Lot 45 (except two parcels along the west side) T56N, R99W, Park County, Wyoming, in a General Rural-Powell (GR-P) zoning district;

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 23, 2020 to consider the sketch plan application and made findings as follows:

- a. A subdivision application, including payment, was received on June 16, 2020;
- b. The applicants intend to create a 3-lot minor subdivision;
- c. The lots as configured conform to the GR-P zoning district where they are located;
- d. Ownership is affirmed by Warranty Deed (dated February 12, 2020, Doc. #2020-1082) to 307 Homes and Land, LLC, a Wyoming Limited Liability Company, from John Olmstead, acting as Trustee for the John Olmstead EPSP 401K Trust, dated June 4, 2019;
- e. The subdivision is not within a mile of a municipality;
- f. All notice requirements have been met;
- g. Montana Dakota Utilities can serve this development from an existing gas main west of Road 9 (Hwy 295);
- h. Park County Fire District #1 can provide fire protection to the proposed subdivision;
- i. Powell-Clark's Fork Conservation District stated that there are two major soil types identified on this parcel and indicate somewhat limited to very limited soil conditions for septic systems and dwellings;
- j. Park County Weed & Pest indicated that a Long-Term Noxious Weed Management Plan will be required;
- k. The United States Postal Service stated that mail can be delivered to the subdivision once new addresses are assigned. Placement of mailboxes will be determined when new residents are ready for mail delivery;
- l. Park County School District #1 was notified and responded that school bus service is available along Road 9;
- m. Garland Light & Power Co. states this development is within their service territory and they foresee no issue with providing power;
- n. TCT West states they have terrestrial wireless service available in this area and can provide internet and VOIP phone to this location;
- o. The applicant notified Shoshone Irrigation District of the subdivision;
- p. Pending commitment of the applicants, Northwest Rural Water District can provide domestic water after a new line is installed in the winter of 2020/2021;
- q. The Park County Treasurer's office confirmed the property taxes are paid

- current on this property;
- r. Public Works has provided comments or recommendations regarding this subdivision;
 - s. No public comments have been received;
 - t. All application submission requirements for sketch plan review have been met with the exception of the following: the applicant shall identify who will be responsible for construction and maintenance of any shared driveways proposed as part of the subdivision; evidence has not been provided to show that gas and electric have been stubbed or will be stubbed to Lot 1 prior to final plat review; the applicant shall provide proposed road names for review; and evidence of WYDOT's approval to access the subdivision has been provided;
 - u. All wastewater requirements pertaining to sketch plan review have been met;
 - v. All domestic water requirements pertaining to sketch plan review have been met, however the applicant will be required to address domestic water supply to serve all lots in an approved Subdivision Improvements Agreement prior to final plat;
 - w. Agricultural impacts have been sufficiently addressed;
 - x. Water rights requirements pertaining to sketch plan review have been met, however the applicant is required to submit a water distribution plan to the irrigation district for review and approval prior to final plat review;
 - y. Utility requirements have not been fully met; thus, the applicant shall provide evidence of adjacent/stubbed utilities to each lot or submit an approved Subdivision Improvements Agreement prior to final plat review;
 - z. The lot sizes proposed conform to the lot design and improvement standards and the proposed subdivision shall comply with all design and improvement standards;
 - aa. The subdivision is located within an agricultural overlay district;
 - bb. There are no structures existing on the property though future residential development is intended;
 - cc. Future residential development will reduce land available for agricultural uses; and
 - dd. No hazardous conditions are known to exist on the property.

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 the Prairie Acres MS-40, subject to the following conditions:

1. The applicants 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;
2. The applicants shall identify who will be responsible for construction and maintenance of any shared driveways proposed as part of the subdivision, to include a maintenance agreement or Homeowners Association (HOA), if applicable;
3. The applicant shall provide evidence of adjacent/stubbed utilities to each lot or submit an approved Subdivision Improvements Agreement prior to final plat

review;

4. The applicants shall provide three potential road names to be considered by the County Road Naming Committee prior to sketch plan review by the Board of County Commissioners;
5. The applicants shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review;
6. The applicants shall submit Shoshone Irrigation District's written approval of the water distribution plan for the subdivision to the Planning and Zoning Department prior to final plat review; and
7. 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 Park County Planning & Zoning Commission this 23rd day of July, 2020.

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

ATTEST:


Kimberly Brandon-Wintermote, Vice Chairman


Jolene Brakke, Secretary

RESOLUTION 2020 - 22
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMENDATION TO APPROVE PONY TRAIL MS - 41
SKETCH PLAN

WHEREAS Tye and Jayme Whitlock propose to create a four-lot minor subdivision from a 35-acre parcel to consist of one 8.67-acre lot, one 6.0-acre lot, one 5.99-acre lot and one 14.36-acre lot for residential use;

WHEREAS the proposed subdivision is classified as a minor subdivision which much comply with the Minor Subdivision Review Process;

WHEREAS the proposed subdivision is located in Lot 38-K and Lots 38-W, T.55N., R.99W., of the 6th P.M., Park County, Wyoming, in a General Rural-Powell (GR-P) zoning district;

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 23, 2020 to consider the sketch plan application and made findings as follows:

- a. A subdivision application, including payment, was received on June 18, 2020;
- b. The applicants intend to create a 4-lot minor subdivision;
- c. The lots as configured conform to the GR-P zoning district where they are located;
- d. Ownership is affirmed by Warranty Deed (dated June 4, 2002, Doc. #2002-4201) to Tye H. Whitlock and Jayme R. Whitlock, husband and wife as tenants by the entirety, from Delfino Juarez and Celedina Juarez, husband and wife;
- e. The subdivision is not within a mile of a municipality;
- f. All notice requirements have been met;
- g. Park County School District #1 was notified and responded that school bus service is available where Pony Trail connects to US Hwy 295;
- h. Park County Fire District #1 can provide fire protection to the proposed subdivision;
- i. The Park County Treasurer's office confirmed the property taxes are paid current on this property;
- j. Rocky Mountain Power states this development is within their service territory and they foresee no issues with providing power;
- k. The applicants provided Willwood Irrigation District with a water distribution plan for the subdivision and the District provided a response and recommendations;
- l. Montana Dakota Utilities states they have the capabilities of serving this development from the gas main located in the right of way of Pony Trail;
- m. Powell-Clark's Fork Conservation District provided a soils report indicating soil types on this parcel which indicate somewhat limited to very limited soils for septic systems and not limited or very limited (due to slope) for dwellings and small commercial buildings;
- n. Park County Public Works provided comments and recommended a road maintenance agreement, a 60-foot access easement to the lots within the subdivision and construction of the proposed roadway within the subdivision to the County's Local Access Road standard and stated a runoff and erosion

- control plan is not required at this time;
- o. Park County Weed & Pest indicated that a Long-Term Noxious Weed Management Plan is required;
 - p. No public comments have been received;
 - q. All application submission requirements for sketch plan review have been met with the exception of the following: identification of who will be responsible for construction and maintenance of any shared access(es) proposed as part of the subdivision; evidence that postal service/delivery is available or is not available to serve the subdivision; evidence that required utilities are or will be adjacent/stubbed to each lot in the subdivision; and evidence that cable TV and telephone service are or are not available to serve the subdivision;
 - r. All wastewater requirements pertaining to sketch plan review have been met; however, due to high groundwater, engineered systems may be required;
 - s. All domestic water requirements pertaining to sketch plan review have been met;
 - t. Agricultural impacts have been sufficiently addressed;
 - u. Future residential development will reduce land available for agricultural uses;
 - v. Water rights requirements pertaining to sketch plan review have been met;
 - w. Utility requirements have not been fully met; thus, the applicant will be required to stub utilities or submit an approved Subdivision Improvements Agreement;
 - x. Hazardous conditions are known to exist on the property, including somewhat shallow groundwater, steep slopes and areas subject to landslide;
 - y. The lot sizes proposed conform to the lot design and improvement standards and the proposed subdivision shall comply with all design and improvement standards;
 - z. The subdivision is located within a flood overlay district and the floodplain is not identified on the sketch plan;

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 the Pony Trail MS-41, subject to the following conditions:

1. The applicants 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;
2. The applicants shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review by the Board of County Commissioners;
3. The applicants shall provide evidence that postal service/delivery is available to serve the subdivision prior to sketch plan review by the Board of County Commissioners;
4. The applicants shall provide a road maintenance agreement or Home Owners Association (HOA) identifying who is responsible for maintenance including snow removal and drainage facilities, at a minimum, for Pony Trail, prior to sketch plan review by the Board of County Commissioners;

5. The applicants shall provide evidence that required services are adjacent/stubbed to each lot line or shall provide an approved Subdivision Improvements Agreement prior to final plat review, which also addresses road construction; and
6. There shall be a note on the final plat that engineered small wastewater systems may be required;
7. There shall be a note on the final plat indicating that new wells on the property require a permit from the Wyoming State Engineer's Office;
8. The applicant shall provide an updated response from Willwood Irrigation District;
9. There shall be a note on the plat indicating that access to Lot 2 shall be from Pony Trail;
10. The mapped floodplain shall be shown on the sketch plan and final plat; and
11. 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.

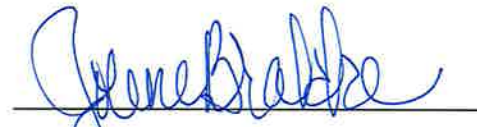
ADOPTED by the Park County Planning & Zoning Commission this 23rd day of July, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

**RESOLUTION 2020 - 23
PARK COUNTY PLANNING & ZONING COMMISSION**

TITLE: RECOMMENDATION TO APPROVE FLYING "O" MS - 42 SKETCH PLAN

WHEREAS Tom Quick proposes to create a four-lot subdivision comprised of one 7.59-acre lot, one 9.64-acre lot, one 11.71-acre lot and one 8.37-acre lot, for residential use;

WHEREAS the proposed subdivision is classified as a minor subdivision which much comply with the Minor Subdivision Review Process;

WHEREAS the proposed subdivision is located in the SW/4SW/4 4 of Tract 42, Resurvey T53N, R101W of the 6th P.M., Park County, Wyoming, in a General Rural-5-Acre (GR-5) zoning district;

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 23, 2020 to consider the sketch plan application and made findings as follows:

- a. A subdivision application, including payment, was received on June 18, 2020;
- b. The applicant intends to create a 4-lot minor subdivision;
- c. The lots as configured conform to the GR-5 zoning district where they are located;
- d. Lots 1 and 2 will have individual access from Sage Creek Road;
- e. A new road is proposed to provide access from Sage Creek Road to proposed Lots 3 and 4, as well as lots in the proposed subdivision to the south, Sandstone Ridge Minor Subdivision;
- f. A draft Shared Roadway and Maintenance Agreement was submitted with the application; however, the proposed name was not approved and the applicant will be required to submit three new proposed road names;
- g. Ownership is affirmed by Warranty Deed (dated May 11, 2020, Doc. #2020-2655) to What's Left, LLC, a Wyoming Limited Liability Company, from Gina Blucher Morrison, a married woman;
- h. The subdivision is not within a mile of any municipality;
- i. All notice requirements have been met;
- j. Park County Fire District #2 can provide fire protection to the proposed subdivision;
- k. The United States Postal Service is able to provide mail service to this proposed subdivision;
- l. Park County Public Works confirmed there is legal access from the Sage Creek Road to this subdivision;
- m. Public Works indicated that a right-of-way permit will be required prior to any improvements being made;
- n. Public Works indicated that the proposed shared road shall be constructed to Local Access Road standards and the road name requires County approval;
- o. Public Works has no concerns with drainage and erosion at this time, however ditches shall be established on both sides of the private access road;
- p. The Park County Treasurer's Office confirmed the property taxes are paid current on this property;

- q. Northwest Rural Water District may be able to provide domestic water;
- r. Cody Conservation District provided a soils report dated June 20, 2020 identifying two primary soil types and indicated that they are somewhat limited to very limited for septic tank absorption fields. They also cautioned that following DEQ guidelines will be imperative;
- s. Park County School District #6 was notified and responded that school bus transportation will be provided;
- t. Rocky Mountain Power has the capacity to provide electrical service to this proposed 4-lot subdivision;
- u. Park County Weed & Pest indicated that a Long-Term Noxious Weed Management Plan is required;
- v. Black Hills Energy has responded that they can provide natural gas service;
- w. No response has been received from TCT West regarding the availability of telephone or cable TV service;
- x. The applicant contacted Cody Canal Irrigation District; however, it is unknown if the District has received a water distribution plan for consideration;
- y. No public comments have been received;
- z. Application submission requirements for sketch plan have been met with the exception of the following: evidence that power and gas are adjacent/stubbed to Lot 4; and evidence of telephone and cable TV service for all lots;
- aa. Wastewater requirements pertaining to sketch plan review have been met;
- bb. Engineered small wastewater systems will likely be required due to extremely slow percolation rates;
- cc. All domestic water requirements pertaining to sketch plan review have been met;
- dd. Agricultural impacts have been sufficiently addressed;
- ee. All water rights requirements pertaining to sketch plan review have been met;
- ff. Utility requirements pertaining to sketch plan review have been partially met;
- gg. The lot sizes proposed conform to the lot design and improvement standards;
- hh. The subdivision is in an Airport Overlay District;
- ii. There are no apparent or identified hazardous conditions on the lots, excepting proposed Lots 2 and 4 have steep slopes to the north and east of the lots; and
- jj. The subdivision is not within an Agricultural Overlay District or Flood 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 the Flying "O" MS-42, 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;

2. The applicant shall provide evidence that all subdivision improvement requirements have been met prior to final plat review or shall submit an approved Subdivision Improvements Agreement prior to final plat review by the Board of County Commissioners;
3. The applicant shall state on the final plat that engineered small wastewater systems may be required due to slow percolation rates on the property;
4. The applicant shall submit a water distribution plan to Cody Canal Irrigation District for review and recommendations prior to final plat review by the Board of County Commissioners;
5. The applicant shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review;
6. The applicant shall obtain County approval for the name applied to the private road to serve the subdivision prior to final plat review by the Board of County Commissioners;
7. The applicant shall provide an updated letter from NRWD indicating their capability to serve the subdivision or submit water quality test results if on-site wells are proposed;
8. The applicant shall provide an updated letter from Public Works addressing access to Lots 1 and 2; and
9. 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 23rd day of July, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

**RESOLUTION 2020 - 24
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE SANDSTONE RIDGE MS - 43
SKETCH PLAN**

WHEREAS Beth Ann Reiter proposes to create a five-lot subdivision comprised of one 14.17-acre lot, one 11.76-acre lot, one 10.70-acre lot, one 11.53-acre lot and one 9.95-acre for residential use;

WHEREAS the proposed subdivision is classified as a minor subdivision which much comply with the Minor Subdivision Review Process;

WHEREAS the proposed subdivision is located in Lots 56 and 57, Resurvey T52N, R101W of the 6th P.M., Park County, Wyoming, in a Rural Residential 2-Acre (RR-2) zoning district;

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 23, 2020 to consider the sketch plan application and made findings as follows:

- a. A subdivision application, including payment, was received on June 18, 2020;
- b. The applicants intend to create a 5-lot minor subdivision;
- c. The lots as configured conform to the RR-2 zoning district where they are located;
- d. Access to Lot 3 is approved off Sage Creek Road directly;
- e. A new road is proposed to provide access from Sage Creek Road to proposed Lots 1, 2, 4 and 5, as well as lots in the proposed subdivision to the north, Flying "O" Minor Subdivision;
- f. A draft Shared Roadway and Maintenance Agreement was submitted with the application; however, the proposed name was not approved and the applicant will be required to submit three new proposed road names;
- g. Ownership is affirmed by Warranty Deed (dated May 11, 2020, Doc. #2020-2657) to Big Plains Partnership, LLC, a Wyoming Limited Liability Company, from Gina Blucher Morrison, a married woman;
- h. The subdivision is not within a mile of any municipality;
- i. All notice requirements have been met;
- j. The United States Postal Service can provide mail service to this proposed subdivision;
- k. Park County Fire District #2 can provide fire protection to the proposed subdivision;
- l. Park County Public Works confirmed there is legal access from the Sage Creek Road to this subdivision;
- m. Public Works indicated that a right-of-way permit will be required prior to any improvements being made;
- n. Public Works indicated that the proposed shared road shall be constructed to Local Access Road standards and the road name requires County approval;
- o. Public Works has no concerns with drainage and erosion at this time, however ditches shall be established on both sides of the private access road;
- p. Northwest Rural Water District may have capacity to provide domestic water;

- q. The Park County Treasurer's Office confirmed the property taxes are paid current on this property;
- r. Cody Conservation District provided a soils report dated June 30, 2020 and the district identified six soil types on the property and stated their only apparent concern is the somewhat limited to very limited rating for septic tank absorption fields. They added caution about following DEQ guidelines will be imperative;
- s. Park County School District #6 was notified and responded that school bus service is available;
- t. Rocky Mountain Power has the capacity to provide electrical service to this proposed 5-lot subdivision;
- u. The applicant contacted Cody Canal Irrigation District, however it is unknown if the District has received a water distribution plan for consideration;
- v. Park County Weed & Pest indicated a Long-Term Noxious Weed Management Plan is required;
- w. Black Hills Energy has responded that they can provide natural gas service;
- x. A response has been received from TCT West indicating that they can provide terrestrial wireless service and may be able to provide internet and VOIP phone;
- y. No public comments have been received;
- z. Application submission requirements for sketch plan have been met with the exception of the following: evidence that power and gas are adjacent/stubbed to proposed Lots 4 and 5; and evidence of telephone and cable TV service for all lots;
- aa. Wastewater requirements pertaining to sketch plan review have been met;
- bb. Engineered small wastewater systems may be required due to extremely slow percolation rates on proposed Lot 3;
- cc. All domestic water requirements pertaining to sketch plan review have been met;
- dd. Agricultural impacts have been sufficiently addressed;
- ee. All water rights requirements pertaining to sketch plan review have been met;
- ff. Utility requirements pertaining to sketch plan review have been partially met;
- gg. The lot sizes proposed conform to the lot design and improvement standards;
- hh. The subdivision is in an Airport Overlay District;
- ii. There are no apparent or identified hazardous conditions on the lots; and
- jj. The subdivision is not within and Agricultural Overlay District or Flood Overlay District.

Conditions Recommended by Staff:

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;
2. The applicant shall provide evidence that all subdivision improvement requirements have been met prior to final plat review or shall submit an approved Subdivision Improvements Agreement prior to final plat review by the Board of County Commissioners;
3. The applicant shall state on the final plat that engineered small wastewater systems may be required due to slow percolation rates on the property;
4. The applicant shall submit a water distribution plan to Cody Canal Irrigation

District for review and recommendations prior to final plat review by the Board of County Commissioners;

5. The applicant shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review;
6. The applicant shall obtain County approval for the name applied to the private road to serve the subdivision prior to final plat review by the Board of County Commissioners;
7. The applicant shall provide a letter from NRWD indicating their capability to serve the subdivision or shall provide water quality test results if on-site wells are proposed; and
8. 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 23rd 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 SPECIAL MEETING July 23, 2020

		Prairie Acres MS-40 Sketch Plan	
		Pony Trail MS-41 Sketch Plan	
		Flying "O" MS-42 Sketch Plan	
		Sandstone Ridge MS-43 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Cody Schatz	MS-40 / MS-42 / MS-43	if needed
2	NICHOLAS HUMMEL	MS-40 / MS-42 / MS-43	IF NEEDED
3	Iye Whitlock	Pony Trail Minor Sub	if needed
4	Tom Church	Flying O	
5	JOE PORTER	SANDSTONE	IF NEEDED
6	Dicie Porter	Sandstone	"
8	Robin Rick	Sandstone	"
9	Shane Richardson	Prairie Acres	"
10	Ben McDowd	PARK COUNTY PUBLIC WORKS	IF APPROX
11	Mary McKinney		✓
12	John L. Lurric Pettinger	Sandstone	If needed
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Park County Planning & Zoning Department

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting 1:00 P.M., Thursday, July 23, 2020 in the Alternate Emergency Operating Center (EOC Room), basement of the Courthouse Addition
1002 Sheridan Ave. Cody, WY.

This is a special 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.

AGENDA

[PUBLIC HEARING –Prairie Acres MS-40 Sketch Plan](#)

[PUBLIC HEARING – Pony Trail MS-41 Sketch Plan](#)

[PUBLIC HEARING – Flying “O” MS-42 Sketch Plan](#)

[PUBLIC HEARING – Sandstone Ridge MS-43 Sketch Plan](#)

ADJOURN