

**Planning & Zoning Commission Minutes**  
September 15, 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:**

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

**Staff Present:**

Joy Hill, Planning Director  
Kim Dillivan, Planner II  
Jolene Brakke, Office Assistant III  
Mary McKinney, Weed and Pest

Acting Chairman Brandon-Wintermote opened the meeting at 6:00pm and introduced the Board and Staff.

**APPROVAL OF MINUTES**

Acting Chairman Brandon-Wintermote asked the Board for comments or changes to the August 18, 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 presented. Motion was carried unanimously.

**REGULAR AGENDA**

**PUBLIC HEARING CONTINUED – Echo Stables SUP-202:** Steven Youngbauer requests approval of a Special Use Permit Application with Site Plan Review for Echo Stables SUP-202. The project proposes a Dude Ranch and Resort Use to operate an equine boarding and training facility offering small clinics, retreats and various other equine related activities. This use would offer overnight accommodations to boarders and participants. The requested variance, if approved, would allow the applicant to solicit one-night accommodations at their Dude Ranch and Resort. The proposed use will be located on a 20.0-acre parcel northwest of Cody, at the address of 35 Corbett Road, 0.34 miles east of Highway 14A, within the N1/2NE/1/4NE1/4, Sec. 12, T53N, R101W of the 6th P.M., Park County, Wyoming in a General Rural 5-Acre (GR-5) zoning district.

Acting Chairman Brandon-Wintermote continued the public hearing at 6:10pm, reviewed the rules of a public meeting.

There being no comments from Commission members, Acting Chairman Brandon-Wintermote asked if Staff had any updates.

- Kim Dillivan summarized the application.
- He added the following that had occurred since the first meeting:
  - Small wastewater – staff feels that the newest proposal is approvable and the system is adequate. DEQ commented on the perc rate, depth to groundwater, tanks and leach field. Because the system will be behind the structure to the north, they anticipate that there will be occasional driving over the system. The manufacturer of the chambers indicated that driving over the system should be fine – DEQ agreed.

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- WYDOT Access – The access from the state highway onto Corbett Road must be widened to 24 feet. The cattle guard would need to be widened/replaced. WYDOT may be able to replace the cattle guard and is in ongoing discussion with the applicant.
  - Parking – the applicant has provided a new parking plan. There are 73 spaces identified. That is adequate according to our regulations.
  - Second access to property – John Hensley from the Quinn Association (watermaster) said he is not opposed to the new entrance with an appropriately size/placed culvert that meets the irrigation district requirements.
  - Runoff and erosion control – Public Works indicated that a preliminary plan that was provided is satisfactory.
  - Applicants have submitted a list of their responses to concerns regarding impacts and compatibility.
  - Complete drawings provided from the original application
  - Staff recommended Condition #2 – consider changing to plan be approved prior to use commencing (should the use be approved).
  - Public comments – all public comments were placed on the web and given to the commission with the exception of one that arrive on Monday (provided to the Commission).

74 Acting Chairman Brandon-Wintermote asked if any commission members have questions for  
75 staff. There were none. However, Mary McKinney mentioned weed treatment has not been  
76 started at this point.

77  
78 Acting Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 79
- Philippe Dube wanted to answer public comments/questions from the last hearing.
    - He mentioned Grace Nutting's letter and her concern about impacts to wildlife. Philippe contacted Game and Fish and they said they do not have any concerns.
    - He mentioned Jim Causey's letter and his mention of invasion on quality of life. Philippe said their property is beyond the Echo Stables property. There should be no visible impact.
    - Jerry Thiel mentioned the size of the structure being too large for the community. Philippe said large structures are allowed by going through the SUP process.
    - Jeri Frey said that the project is too big for the property. Philippe said the use will take up less than 1/3 of the property. He also addressed road traffic and highway access.
    - Keith Norleen, speaking for Jason (Fales) (Nicole) Norwood, was concerned about size of SWW system; the concerned party is over 900 feet away and should not be impacted.
    - Mr. Bradley Low related the project to another unfinished building nearby. Philippe said someone else's failed business venture should not impact this project. He addressed speed limit control of clients. The individual with the complaint does not live on Corbett road and cannot see the use from his home.
    - Shelley Causey mentioned traffic – Philippe said he agrees, people speed. His clients will sign a contract indicating that they will obey the speed limit. The general public using the road to access Game and Fish are the ones speeding.
    - He addressed concerns about lighting and sound. They have a personal speaker which they have been using and it has not bothered anyone; it will mostly be used inside now. As for lights, they will be pointed down. They will not be on all the time but will be turned on briefly during full dark to feed the horses (already lit now and used the same way with no known concerns).
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106 Acting Chairman Brandon-Wintermote asked if any commission members had questions for the  
107 applicant.

- 108 - There being none from others, she asked about the WYDOT access requirement. Mr.  
109 Steve Youngbauer said he has been talking with WYDOT. The existing commercial  
110 access is not wide enough by today's standards. WYDOT is reviewing the original  
111 application. They want it widened, without removing the cattle guard. He would like the  
112 condition to reflect, if approved, completion of highway access widening prior to the use  
113 commencing.
- 114 - Acting Chairman Brandon-Wintermote asked about the second access. Mr. Youngbauer  
115 said the culvert was approved, but he would like to add adequate signage.
- 116 - Acting Chairman Brandon-Wintermote asked about a significant addition of lighting. Mr.  
117 Youngbauer said the buildings will have lighting to help see while feeding the horses. After  
118 10pm the lights won't be on. The intent is not to have bright lights like rodeo grounds.
- 119 - Acting Chairman Brandon-Wintermote asked how many people will be housed. Outside  
120 of residents, there will basically be students coming, up to 2 guests per room. The space  
121 on the upper level is for residence.
- 122 - Acting Chairman Brandon-Wintermote asked if there is a response from Black Hills  
123 Energy. Staff indicated that there was an estimate provided and service is available.
- 124 - Commissioner Bonine asked if a second driveway would be put in, where would it be in  
125 relation to the buildings. The applicant explained that it will be far west on the property and  
126 they would prefer that it be secondary.

127  
128 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the  
129 public.

- 130 - Pete Recht said that 20 years ago he and his wife purchased 5 acres nearby. They  
131 assumed the area would remain residential for the rest of their lives. They feel the stables  
132 will affect the neighborhood for the worst. Traffic, noise, lighting, etc. The existing lighting  
133 illuminates their living room. It will also have a detrimental effect on property values. They  
134 ask that the SUP be denied.
- 135 - Grace Nutting said that no one is listening to their complaints or takes them seriously. This  
136 will impact her life; it will impact small animals and the anticipated increase in traffic will  
137 be intolerable.
- 138 - Bernie Spanogle said that he is speaking for seven other people on Corbett Road and the  
139 issues they want addressed, as well as his son who is active duty military and as someone  
140 who has lived on Corbett Road since 1989. He is speaking for his wife also and the  
141 Norleens, Fales, Norwoods, Ulmers and Causeys have all given him their time. He will  
142 provide a hardcopy of his speech to the Commission and the Board of Commissioners.  
143 He has 30 years of experience in public service. He has overseen environmental analysis  
144 for many large developments that were permitted on Forest Service lands. He has  
145 addressed public comments. He understands the public involvement process. This  
146 process is flawed and is full of bias. It allows the applicant to discredit public comments.  
147 He heard at the last meeting that the Youngbauers were allowed to lobby in this very room  
148 with stickers of support. How unethical can this get? This is in GR-5 zoning and does not  
149 fit. Nobody is listening to the common person who is speaking here. Nothing except the  
150 continuation of the last hearing. The Youngbauers have been allowed to provide a new  
151 site plan. He referenced his son's letter and video. Dust is an issue from traffic. What is  
152 especially concerning is that you are allowing the applicant to drive the process. In the  
153 applicant's statement on compatibility he submitted untruths. This is a constantly moving  
154 target dictated by the applicant. It is your job (the County) to make decisions. It is the  
155 government agency's position to drive the process. No one is doing proper research. The

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156 County Engineer visited the property and the road without even asking others about it. His  
157 report is full of flaws. Garbage in, garbage out. Did you visit my home? Did you see the  
158 dust problems? Did County personnel ask any other owners along the road about impacts.  
159 Did Youngbauer ask for permission to put a driveway on his (Mr. Spanogle's) property.  
160 One access is approved there. He knows the legal issues better than anyone. He nor  
161 anyone else was asked for the facts. He feels the neighbors should be consulted. He  
162 mentioned the business is already occurring. It is online. Dog training has been suggested  
163 by Echo. That is not included in the application. This thing is constantly changing. A  
164 moving target. This is full of adverse impacts. It's a violation of promises made that zoning  
165 will protect their property rights. The business plan is full of loopholes and promises.  
166 Nothing is quantified. No number of horses or horse trailers has been provided. They  
167 (Spanogle and those he is speaking for) have provided their own mitigation measures.  
168 They want the Board of Commissioners to get a copy of all of them. The road – it is private  
169 across private property. The applicant has no right to get another access off of the road  
170 (owned by Spanogle). The public has not seen the WYDOT letter. Youngbauer will not be  
171 responsible for the easement he purchased. You wonder how many letters of support  
172 were signed under false pretenses. There is 100% agreement in a petition presented to  
173 neighbors living in GR-5. It's a random sample. It's a poll. He sees favoritism. He is  
174 handing the Commission two documents. He wants the documents made a matter of  
175 public record by tomorrow. A petition and a request for mitigating measures.

- 176 - Andy Cowan has been working with the applicants on the project. He understands  
177 everyone's concerns. The applicants are making every attempt they can to comply. They  
178 have approached it to comply with the County regulations – which allow for a use like this  
179 with a Special Use Permit. They are working hard to mitigate every concern. A facility like  
180 this is needed in this community.
- 181 - Larry Roop is the property owner immediately west of the Youngbauers. He did not speak  
182 at the last hearing. He said he was disturbed because he found out that the application  
183 had been altered from what comments were being made on. His background is Game and  
184 Fish, wildlife/environmental reviews. He wants to know if the Commission acted as  
185 collaborators to make the application more acceptable. He didn't feel that all commission  
186 members are being impartial jurors. He noticed that a lot of people testified at the last  
187 meeting that this would be a wonderful thing to have; there were also letters that were  
188 solicited. It is not the duty of the board to determine if the community needs an equestrian  
189 center. It is your responsibility to determine if a use of this size and scope is appropriate  
190 in GR-5, are there impacts and can they be mitigated.
- 191 - Shelly Causey said her cattle are not on her property year-round as the applicant stated.
- 192 - Ann Stewart – gave her time to Mr. Roop.
- 193 - Mr. Roop continued. He said the applicant was able to refute the public's comments.  
194 Those are his views. He said you can hardly see his house from where they took the  
195 photos. The back of his house is 320 feet from the property. The large structure on his  
196 property is a monument to the failing of the Planning and Zoning process to maintain the  
197 integrity of the planning process. The existing facilities that were referenced predate the  
198 planning process.
- 199 - Bradley Low was here at the previous hearing. He agrees this seems as though it is being  
200 treated like a political campaign. We are here to protect the GR-5 promise. This use is  
201 incompatible with the neighborhood. They don't want strangers in and out of the property.  
202 There will be no accountability. This would never have been chosen as a site for this type  
203 of facility. It does not make sense here. The structures are too large for GR-5. The new  
204 driveway and septic system-he has looked at the plan. Driving over the system will not  
205 work. He doesn't want to hear from supporters who don't have to live with the

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206 consequences. He doesn't want his property value destroyed. The application is  
207 incomplete, flawed and should be redone correctly without bias.

208  
209 Acting Chairman Brandon-Wintermote gave the applicant an opportunity for closing comments.

210 - He said in early spring the Game and Fish came in and upgraded the road. Did blading  
211 and compacting. At that time, he and other neighbors got together and added gravel.  
212 There should be a common responsibility of everybody to take care of the road. Currently,  
213 there is no agreement and some people don't want to take part in the maintenance of the  
214 road.

215 - Farrah said this is her dream. Her intention is not to live in a fairground. She said this is  
216 her home, where she lives. She doesn't want to see dogs get run over. She thanked  
217 everyone for sharing their concerns because she really wants to get along. There are a  
218 lot of passionate people here and she appreciates that because she also lives there and  
219 wants to share what they want to do. She thanked staff for their assistance.

220  
221 Acting Chairman Brandon-Wintermote asked if any commission members have further questions  
222 or comments. They had none. Mary McKinney quickly commented about the hay concern. She  
223 mentioned that they had discussed certified hay and horses with special needs that may have  
224 something that isn't certified but is weed-free. The issue was not left to slide.

225  
226 Commissioner Jones mentioned a bit about the Commission's role in the process. They do not  
227 determine the viability of a business. They address compliance with regulations. Staff's job is to  
228 work with the applicant to help them come into compliance. Zoning is what it is. Some things are  
229 permitted when people buy property and some things require special use permits. This board  
230 does not permit things, it recommends to the Board. They try to address issues as they are  
231 brought forward. He does not feel that anyone on the commission has personal interests and they  
232 are only looking out for the best interests of the public. He does not know the opinion of others.  
233 This is not an advocacy or objection of the project. Even if approved, the Board of County  
234 Commissioners may not approve. This is an advisory commission. Some comments are simply  
235 not relevant to what their role is. He appreciates the public coming out to express their views in  
236 this very important process. The Commission does hear what is said, but their role needs to be  
237 understood – they are advisory. They need enough information to make a recommendation.

238  
239 Commissioner Jones made a MOTION to close the hearing at 7:13pm; SECONDED by  
240 Commissioner Putney. The motion was carried unanimously.

241  
242 Acting Chairman Brandon-Wintermote asked commission members if they had any discussion.

243 - Commissioner Putney made a MOTION to deny the use because she feels it is a very  
244 large commercial use for this location and is not compatible. The motion died for a lack of  
245 a second.

246 - Commissioner Jones said it seems to him that the applicant has done well to address  
247 things that the commission was concerned about. He is uncomfortable with approving or  
248 denying it. He feels it may be more appropriate for the Board to make the final decision.  
249 Acting Chairman Brandon-Wintermote asked how he felt about harmony and compatibility.  
250 Commissioner Jones said there is real viability with those concerns. He feels it is kicking  
251 the can down the road to a more appropriate venue. It is subjective.

252 - Commissioner Putney said their role is to make a recommendation to the Board. They  
253 shall approve only if in harmony and compatible with neighboring properties. Other  
254 conditions of approval may be met, but it all boils down to giving the Board their opinion.

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- 255 They have to dig into the details and listen to the public and look at the project itself – what  
256 is the impact of such a large commercial venue with such a large amount of parking area.  
257 She does not believe it is compatible in this area. She feels they have a role to make a  
258 recommendation; to do the due diligence to flush it all out.
- 259 - Acting Chairman Brandon-Wintermote said she agrees. It is their role to make a  
260 recommendation. She is also conflicted, but the regulations say that they need to consider  
261 harmony.
  - 262 - Commissioner Bonine said the harmony consideration is very subjective. He leans  
263 towards personal property rights as long as the use falls within the guidelines of the  
264 regulations. It appears that the conditions have been met or can be met. The hard part is  
265 the subjective nature of the harmony issue.
  - 266 - Commissioner Jones said what conflicts him is the existing conditions – the road,  
267 dust...even before the development occurs. Complaints about existing issues.
  - 268 - Acting Chairman Brandon-Wintermote mentioned concerns about traffic on that road with  
269 so many vehicles coming and going.
  - 270 - Commissioner Putney said she agrees with Commissioner Bonine that people should be  
271 able to do what they want with their property until it harms someone else or doesn't fit into  
272 the surrounding area. There is a lot of agriculture, but it is not large, commercial. Up to 73  
273 vehicles could be over 100 people in the area. There is one bathroom. She is not sure if  
274 the proposed system is adequate – she'll leave that up to DEQ. She believes it will have  
275 significant impacts. It is subjective, but she looked at if she lived next door to this seven-  
276 acre parcel, that level of activity will have a significant impact. It is a private road.
  - 277 - Commissioner Jones added that what the applicant is proposing versus the capacity that  
278 they have is beyond what they are planning at this moment. With success or future  
279 ownership considered, future impacts could be great.
  - 280 - The Planning Director addressed several items; number of parking spaces is dictated by  
281 the size of the facility. The applicant is not proposing this number of parking spaces, the  
282 number is required by the regulations. The septic system was rather complex and  
283 therefore, we refer to DEQ for guidance. Regarding access, we refer to Public Works for  
284 their expertise and guidance. Staff does spend time with the applicant to assist them in  
285 meeting these requirements. There are four things that have to be considered for approval  
286 and number one is harmony and compatibility. All the services and infrastructure could be  
287 in place, but if harmony and compatibility are not met, there is nothing you can do. The  
288 Planning staff does not make that decision; the Planning and Zoning Commission make a  
289 recommendation and the Board of County Commissioners make the final decision. The  
290 interests of the public are very important and that input is critical and necessary to assisting  
291 in making these decisions.
  - 292 - Kim Dillivan addressed the parking requirement based upon the requirements of the  
293 regulations.
  - 294 - Acting Chairman Brandon-Wintermote asked how the numbers for the septic system were  
295 determined. Staff provided the estimates given by the applicant.
  - 296 - Commissioner Putney said the site plan no longer includes the public bathroom. The RV  
297 sites are still there. How are they supposed to put so many limits on without dooming the

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298 business? How do you mitigate and make it compatible? The plan is great, it is just in the  
299 wrong location.

300 - Acting Chairman Brandon-Wintermote asked about chemical toilets. This has not been  
301 discussed with the applicants at this time.

302 - Commissioner Jones said Planning and the applicants have done an admirable job of  
303 addressing technical requirements. But what is left is the compatibility issue. Is it  
304 appropriate in the center of all residential properties?  
305

306 Commissioner Jones made a MOTION to deny the use by Resolution 2020-28. SECONDED by  
307 Commissioner Putney. Commissioner Bonine opposed. The motion carried. See Resolution  
308 2020-28 attached hereto and incorporated herein.  
309

310 **PUBLIC HEARING – PacifiCorp Tower SUP-207:** PacifiCorp/Rocky Mountain Power requests  
311 approval of a Special Use Permit for a Major Utility Use for a 60-foot tall lattice communication  
312 tower and one 6-foot dish antenna. The proposed tower will be located within a 2.55-acre site  
313 approximately ten (10) miles east-southeast of Cody, Wyoming, on BLM land (Oregon Basin  
314 Field), described as a parcel of land located in Sec. 7, T51N, R100W, 6th P.M., Park County,  
315 Wyoming. There is no designated county zoning district as it is located on BLM land.  
316

317 Acting Chairman Brandon-Wintermote opened the public hearing at 7:46pm.  
318

319 There being no comments from Commission members, Kim Dillivan, Planner II, presented the  
320 Staff Report. Kim added that one public comment was received.  
321

322 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.  
323 • Mary McKinney explained her reasoning for her comments. Since they are already under  
324 a treatment/mitigation plan, there should be no additional need for this.  
325

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

327 • Melissa thanked the commission for taking the time to review the application.  
328

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

331 • Commissioner Jones asked about the potential compatibility issue between towers. The  
332 applicant indicated that she is not sure. There is a direct path to another antenna and there  
333 is nothing blocking that path. She is not sure where the individual's path is. They have  
334 gone through the permitting process and that is addressed.  
335

336 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the  
337 public. There were no comments from those in attendance.  
338

339 Commissioner Jones made a MOTION to close the hearing at 7:58pm; SECONDED by  
340 Commissioner Bonine. The motion was carried unanimously.  
341

342 Acting Chairman Brandon-Wintermote asked commission members if they had any discussion.  
343

344 Commissioner Bonine made a MOTION to approve SUP-207 Resolution 2020-29 with the  
345 following condition:  
346

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347 1. The applicant shall otherwise comply with standards in the Park County Development  
348 Standards and Regulations.

349  
350 The motion was SECONDED by Commissioner Jones.

351  
352 Acting Chairman Brandon-Wintermote asked to have a finding that there was a public comment.  
353 She also would like to know if there are two legal accesses to the property. There are not two  
354 identified. Commissioner Putney asked that finding 14 reflect that status lighting will be used on  
355 the tower.

356  
357 Commissioner Bonine amended his motion to include the changes to the findings. All in favor.  
358 The motion carried. See Resolution 2020-29 attached hereto and incorporated herein.

359  
360 **PUBLIC HEARING – Smith Self Storage SUP-206:** Seaton and Jill Smith request approval of a  
361 Special Use Permit application for a Commercial Storage Use. The proposed use will be located  
362 on a portion of a 76.17-acre parcel located approximately 2.1 miles east of Powell in Lot 62, T55N,  
363 R98W, 6th P.M., Park County, Wyoming, with an address of 578 Lane 9. This parcel is located in  
364 a General Rural-Powell (GR-P) zoning district.

365  
366 Acting Chairman Brandon-Wintermote opened the public hearing at 8:03pm.

367  
368 There being no comments from Commission members, Kim Dillivan, Planner II, presented the  
369 Staff Report.

370  
371 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 372
- 373 • Commissioner Putney asked if the road is wide enough as you cross the bridge to allow  
374 for emergency vehicles to cross. Kim is not able to answer as he is not sure. Staff will seek  
375 the opinion of Public Works on this matter.
  - 376 • Mary McKinney met with the applicant on the location. Based upon their plans, the area  
377 will have bare vegetation control. There were no noxious weeds where the structures are  
378 proposed. There were noxious weeds along the roadway. She recommends that they  
379 begin mitigation of that species immediately. She offered options for treatment.
  - 380 • Acting Chairman Brandon-Wintermote asked staff about the permitting of the structures.  
381 They will require permits and staff suggests providing language to address the maximum  
382 square footage being requested.

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

- 384
- 385 • Seaton Smith addressed the commission. This land has been unused for generations and  
386 hasn't been productive. It is below the crest of Lane 9 so most people would not see it.  
387 They have spoken to the people who would see it. The question about the bridge, they  
388 had the fire department out there for a training. They have been down there a few times.  
389 It is a culvert with dirt fill across the lateral. As for hours, they are not looking at a 24/7  
390 operation. They will have monitoring. The traffic will be less than the previous special use  
391 permit.

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

- 394
- 395 • Acting Chairman Brandon-Wintermote asked about the soil report mentioning steel  
396 corrosion. The applicant stated it will be slab on grade.
  - 397 • Acting Chairman Brandon-Wintermote mentioned lighting. The applicant said they are  
intentionally not putting utilities due to concerns about people growing things in storage



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398 units or living in them. They won't be allowing late access. He mentioned a case where a  
399 person made a man cave out of his storage unit – they don't want that happening. They  
400 purchased a fence post trimmer and will be removing some of the trees.

401 • Commissioner Jones asked if it is a standard metal storage building. The applicant said  
402 they will be metal and not showy. Commissioner Jones asked about the lighting and  
403 timing. The applicant mentioned they will be timed.

404 • Acting Chairman Brandon-Wintermote asked about a security system. They want to have  
405 some sort of monitoring system to alert them of someone going down the road. In the  
406 future they may consider fencing it. There is only one way in and one way out.  
407

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

410 - Elaine Manion asked about hours of operation. The applicant said 8am to 10pm. She  
411 asked that it be 8am to 8pm. The applicant said he would like to be sensitive to the  
412 customers and have the ability to take customers down there. Elaine also asked about  
413 how many buildings. The applicant explained the plan. They will only start with one  
414 structure to see if it pays. Elaine asked about the kinds of signs to be placed on the road.  
415 The applicant stated that they plan for a 4x8 professionally made sign. Elaine asked if that  
416 is rather large. The applicant said it would be on their property by the road. As you drive  
417 down Lane 9 you would know where to turn in. Elaine asked if it would be 2-sided. The  
418 applicant said it would be.  
419

420 Commissioner Putney asked for discussion.

421 - Finding 1 should show Jill E. Smith.

422 - Condition added that a Public Works review is needed prior to review by the Board of  
423 County Commissioners.  
424

425 Commissioner Putney asked about Condition 1 and how the applicant indicated a potential  
426 interest in growing the covered area for the outdoor storage area. The applicant stated that they  
427 may want to grow in the future to accommodate customer needs.  
428

429 - Finding 41, change to "generate"  
430

431 Commissioner Bonine made a MOTION to close the hearing at 8:36pm; **SECONDED** by  
432 Commissioner Jones. The motion was carried unanimously.  
433

434 Commissioner Jones made a MOTION to approve Resolution 2020-30 with findings as amended  
435 and the following conditions:  
436

437 1. This Special Use Permit allows for the construction of up to three storage structures,  
438 each no larger than 6,600 square feet, use of an approximately 38,000 square foot  
439 outdoor storage space for RVs, boats and similar types of vehicles and use of space  
440 in the existing residence on the property for the storage business' office;

441 2. Park County noise, lighting, and other nuisance regulations shall apply;

442 3. Park County sign standards apply and the applicant shall be required to obtain a  
443 Building/Zoning Permit for the 4'x8' sign proposed for the use;

444 4. The applicant shall obtain individual Building/Zoning Permits for each structure to  
445 serve the use;

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- 446 5. The applicant shall submit a runoff and erosion control plan to Public Works for their  
447 review and comments to be received by the Planning and Zoning Department prior to  
448 review with the Board of County Commissioners;
- 449 6. Any proposed enlargement of the use, to include the addition of land area or structures  
450 dedicated to the use beyond those expressly permitted herein, shall require an  
451 Amendment to the Special Use Permit;
- 452 7. Review and recommendations concerning the bridge shall be provided to the Planning  
453 and Zoning Department by Public Works prior to review by the Board of County  
454 Commissioners; and
- 455 8. The applicant shall otherwise comply with standards in the Park County Development  
456 Standards and Regulations.

457 The motion was SECONDED by Commissioner Bonine. The motion carried. See Resolution  
458 2020-30 attached hereto and incorporated herein.

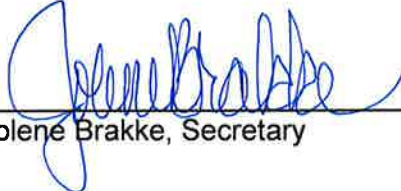
459  
460 Acting Chairman Brandon-Wintermote delivered the Chair's report.

461  
462 The Planning Director delivered a report for the Planning and Zoning Department.

463  
464 There being no other business, a MOTION was made by Commissioner Jones to adjourn the  
465 meeting at 9:17pm. The motion was seconded by Commissioner Bonine. All in favor.

466  
467 Respectfully submitted,

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470



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Jolene Brakke, Secretary

**RESOLUTION 2020 – 28**  
**PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND DENIAL OF ECHO STABLES**  
**SPECIAL USE PERMIT-202 (SUP-202)**

**WHEREAS** Steven Youngbauer submitted a Special Use Permit (SUP) Application requesting permission to operate an equine boarding and training facility offering small clinics, retreats and various other equine related activities, in addition to overnight housing accommodations and five RV camping spaces for boarders and participants;

**WHEREAS** the use is proposed to be located on a 20-acre parcel of land northeast of Cody, at the address of 35 Corbett Road and 0.34 miles east of Highway 14A, Park County, Wyoming, in a General Rural 5-Acre (GR-5) zoning district in the Cody Local Planning Area;

**WHEREAS** the use is defined by Park County as a Dude Ranch and Resort: A centrally managed facility which provides full-service lodging, dining or cooking facilities, and recreational or educational activities. A dude ranch and resort typically includes an organized program of activities such as hunting, fishing, nature study, arts and crafts, skiing, snowmobiling, boating, rafting, horseback riding, hiking, and pack trips. A dude ranch or resort does not solicit one-night accommodations and provides bar or food service only to guests. Motels and hotels are not considered resorts or dude ranches. Guest lodging within a resort or dude ranch shall not be used for long-term (greater than 6 months) residency;

**WHEREAS** dude ranch and resort uses are allowed in a GR-5 zoning district provided an SUP is approved;

**WHEREAS** the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to Special Use Permits;

**WHEREAS** the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit indicating that the proposed use will result in minimal noise and visual impacts, 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 August 18, 2020, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Steven Youngbauer on June 30, 2020;

2. The applicant proposes an equine boarding facility which will offer events to boarders and outside participants. Events will include horsemanship clinics, equine education, horse boarding and training, small horse shows, club gatherings and retreats. This use would offer overnight accommodations to boarders and participants which will include 4 apartments located within the arena structure and five "dry" RV parking spaces;
3. The use is classified as a Dude Ranch and Resort, which is allowable in the GR-5 zoning district provided a Special Use Permit is approved;
4. The proposed use is located on a 20.0-acre parcel northwest of Cody, at the address of 35 Corbett Road, 0.34 miles east of Highway 14A, Park County, Wyoming;
5. The proposed use is not within one mile of a municipality.
6. Applicable regulations are Park County Wyoming 2015 Development Standards and Regulations adopted September 15, 2015;
7. Surrounding land uses near the proposed use are primarily residential and some agricultural;
8. All public notice requirements have been met;
9. All agency referral requirements have been met;
10. Fire protection is available by Park County Fire District #2;
11. Wyoming State Fire Inspector stated this project is subject to the plan review and advised the applicant to submit plans to the Department of Fire Prevention and Electrical Safety;
12. The applicant has not submitted facility plans to the Department of Fire Prevention and Electrical Safety;
13. A response has been received from Park County Weed and Pest and a Long-Term Noxious Weed Management Plan is not required;
14. Public comments have been received;
15. Staff received numerous comments from neighbors opposing the use for reasons such as negative visual impacts, access issues (i.e. private road with possible restrictions), traffic and dust impacts, lighting concerns and the use not being in harmony or compatible with the neighborhood;
16. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
17. Setback requirements are met;
18. No covenants exist or are proposed;
19. Outdoor lighting is proposed for this use;
20. There are no known nonconformities on the property;
21. No nuisances have been reported at this location;

22. The applicant provided a soil report which indicates no concerns for soil absorption;
23. Legal access to the property exists from Corbett Road via a Road and Snow Access Easement that was entered into by Bernard C. and Edith C. Spanogle and Don J. and Linda A. Meduna, Grantors and Same E. and Julie A. Ypparila, Grantees, dated February 20, 2004 as Document #2004-1147 in the records of the Park County Clerk and Recorder. The term of this Road and Snow Access Easement shall be perpetual;
24. The public has legal access to use the Corbett Road via a Permanent easement for public fishing and waterfowl hunting that was entered into by John H. Reed and Pearl J. Reed, husband and wife, and Wyoming Game and Fish Commission on January 15, 1969 as Book 332, Page 526 of the records of the Park County Clerk and Recorder;
25. Domestic water will be provided by Northwest Rural Water District;
26. The property is located within the Heart Mountain Irrigation District (HMID);
27. HMID indicated that the District does not see any issues with the use, but the applicant should contact the Gwinn Water Users Association watermaster;
28. The watermaster of the Gwinn Water Users Association stated that he is not opposed to another entrance and culvert for the use so long as the culvert size and placement is in accordance with Heart Mountain Irrigation District's requirements;
29. Parking regulations apply to this use and the arena size requires 50 parking spaces; however, the Board may allow a reduction in the number of parking spaces by up to 50%;
30. The applicant's site plan identifies 70+ parking spaces (a mixture of passenger vehicles and trucks with livestock trailers);
31. Wastewater disposal is proposed for this use;
32. The applicant has provided a small wastewater system design plan that has been reviewed by the County Small Wastewater Administrator and DEQ;
33. Adequate wastewater treatment is available and permissible;
34. Garland Light and Power has the capacity to provide electricity for this use;
35. Black Hills Energy has the capacity to provide natural gas for this use;
36. Signs are proposed for this use and sign standards apply;
37. Solid waste will be disposed of according to County regulations;
38. Site Plan Review is required for Dude Ranch and Resort and has been completed;
39. This property is not located in an overlay district;
40. Park County Treasurer states property taxes have been paid;

- 41. A runoff and erosion control plan is required for this use;
- 42. The applicant provided a preliminary runoff and erosion control plan to Public Works and the County Engineer indicated that the plan is satisfactory;
- 43. WYDOT indicated that Corbett Road access will need to be widened to accommodate a 24-foot minimum top width and installation of a 30-foot cattleguard; and
- 44. The applicant has submitted a variance request seeking the ability to solicit one-night accommodations.

**WHEREAS**, the Planning & Zoning Commission heard testimony from numerous neighbors and members of the public both in favor of and in opposition of the use;

**WHEREAS**, the Planning & Zoning Commission considered the approval standards for granting a Special Use Permit and concludes the following:

- 1. The proposed use is not in harmony and compatible with surrounding land uses and with the neighborhood and may create a substantial adverse impact on adjacent properties;
- 2. Adequate services and infrastructure are available or will be available to serve the use;
- 3. No specific criteria apply;
- 4. The use is not located in an overlay district, therefore no overlay district requirements apply.

**NOW, THEREFORE, BE IT RESOLVED** having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends denial of Echo Stables Special Use Permit-202 (SUP-202).

**ADOPTED** by the Planning & Zoning Commission this 15<sup>th</sup> day of September, 2020.

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

**ATTEST:**

  
Kimberly Brandon-Wintermote, Vice Chairman

  
Jolene Brakke, Secretary

**RESOLUTION 2020 – 29**  
**PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF PACIFICORP TOWER**  
**SPECIAL USE PERMIT-207 (SUP-207)**

**WHEREAS**, PacifiCorp/Rocky Mountain Power submitted a Special Use Permit Application requesting permission to construct a 60-foot tall lattice communication tower and one 6-foot dish antenna for a Private Mobile Radio Service (PMRS) communications facility;

**WHEREAS**, the project site is in the Oregon Basin Field on an unaddressed Bureau of Land Management property ten miles southeast of Cody, along County Road 3FK, with an approximate longitude of 108.919111°W and latitude of 44.409361°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 September 15, 2020, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment was received from PacifiCorp on August 7, 2020, including documents such as plan-view drawings showing use location, vicinity map, type of activity;
2. The requested action is to allow construction of a 60' tall lattice communication tower and one 6-foot dish antenna, to allow a Private Mobile Radio Service (PMRS) communications facility;
3. The communication tower is defined as a Major Utility Use;

4. The Bureau of Land Management manages this property and has provided PacifiCorp with a signed Communications Use Lease specifying this tower, dated July 28, 2020;
5. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations adopted September 15, 2015*;
6. The proposed tower will be constructed on an unaddressed parcel of land, within an the existing Oregon Basin Substation (an approximately 2.55 acre site) roughly ten (10) miles east-southeast of Cody, Wyoming, on BLM land (Oregon Basin Field), described as a parcel of land located in Sec. 7, T51N, R100W, 6th P.M., Park County, Wyoming
7. Location is on BLM land which is un-zoned by the County. 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. All zoned adjoining properties are located in GR-35 and GR-20 zoning districts. GR-35 and GR-20 zoning districts requires SUP approval for Major Utility Use;
8. All notice requirements have been met;
9. A Long-Term Noxious Weed Management Plan is not required; however, the applicant shall adhere to *Best Management Practices for Controlling the Spread of Noxious Species*;
10. Adequate services and infrastructure are available to serve the use;
11. The applicant states that there will be minimal or no visual impacts from this tower;
12. Setback requirements are met;
13. No covenants exist or are proposed;
14. No outdoor lighting is proposed, other than small status lights;
15. There are no known nonconformities on this property;
16. No nuisances have been reported on the property;
17. No soils report is required;
18. Legal access exists from County Road 3FK;
19. Domestic water is not required for this use;
20. The proposed project is not within the boundaries of an irrigation district;
21. Parking regulations do not apply to this use;
22. A septic system is not required for this use;
23. Electricity will be provided by the existing PacifiCorp/Rocky Mountain Power substation;
24. No signs are proposed;
25. Solid waste will not be generated by this use;
26. No specific criteria are identified for this use;
27. This use is not located in an overlay district; and



28. Site plan review is not required; and
29. One public comment was received via telephone.

**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 PacifiCorp Tower Special Use Permit-207, subject to the following conditions:

1. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

**ADOPTED** by the Planning & Zoning Commission this 15<sup>th</sup> day of September, 2020.

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

**ATTEST:**

  
Kimberly Brandon-Wintermote, Vice Chairman

  
Jolene Brakke, Secretary

**RESOLUTION 2020 – 30  
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF SMITH SELF-STORAGE  
SPECIAL USE PERMIT-206 (SUP-206) WITH SITE PLAN REVIEW**

**WHEREAS**, Jill E. Smith submitted a Special Use Permit Application requesting permission to establish a storage business including up to three approximately 6,000-6,600 square foot storage buildings and an approximately 185-foot by 205-foot outdoor vehicle and boat storage area;

**WHEREAS**, the proposed use will be located at 578 Lane 9, Powell, approximately 2.2 miles east of the City of Powell, just south of County Lane 9;

**WHEREAS**, this project is defined by Park County as Commercial Storage use: Storage yards and buildings where a fee is charged for the storage of equipment, motor vehicles, boats or recreation vehicles, including mini-warehouses, and self-service storage facilities for the storage of belongings, possessions, materials, and other goods;

**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 September 15, 2020, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Jill E. Smith on July 22, 2020. Supporting documents, including plan-view drawings showing use location, vicinity map, type of activity and impact on adjacent properties, were received August 26, 2020;
2. The applicant proposes to establish a self-storage facility that includes indoor storage as well as outdoor storage;
3. The use is classified as a Commercial Storage use, which is allowable in the General Rural-Powell (GR-P) zoning district it is in, provided a Special Use Permit is approved;
4. Ownership is established by Quitclaim Deed from Martha L. Christiansen, Steve Kent Christiansen, Gala Caroline Brown, and Jill Elaine Smith to Seaton

and Jill Elaine Smith, husband and wife, dated April 19, 2013, and recorded April 19, 2013 (Document #2013-2414);

5. The proposed use is located on a portion of a 76.17-acre parcel of land described as Lot 62: Farm Unit "B" or Lots 62-C and 62-F;
6. The proposed use is not within one mile of the City of Powell;
7. Applicable regulations are Park County, Wyoming 2015 Development Standards and Regulations adopted September 15, 2015;
8. Neighboring land uses are predominantly agricultural to the west, south and east (some to the north), residential uses to the northeast and northwest, and commercial use to the north;
9. All public notice requirements have been met;
10. All agency referral requirements have been met;
11. A soils report was received from Powell-Clarks Fork Conservation District indicated well-drained soils on the property and moderate to high risk for corrosion/corrosion of steel;
12. Shoshone Irrigation District has no concerns with this use;
13. Park County Public Works has no concerns about access based upon information they were provided and they will further evaluate runoff and erosion after receipt of a more detailed plan from the applicant;
14. Wyoming Game and Fish has no concerns;
15. Park County Treasurer's Office states property taxes have been paid;
16. Fire protection is available from Park County Fire District #1 provided all accesses constructed can accommodate their fire equipment;
17. PacifiCorp has no concerns with this use; however, electricity is not proposed for this use;
18. Park County Weed & Pest submitted their initial inspection stating no noxious species were found at the site of the proposed disturbance, however infestations of noxious species were located along the roadway leading to the site;
19. A Long-Term Noxious Weed Management Plan will not be required; however, it is recommended the applicants adhere to "*Best Management Practices for Controlling the Spread of Noxious Species*";
20. No public comments have been received;
21. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
22. Setback requirements are met;
23. No covenants exist or are proposed;
24. A sample Storage Rental Agreement has been submitted;

25. Outdoor lights are proposed to be solar powered;
26. There are no known nonconformities on this property;
27. No nuisances have been reported on the property;
28. Legal access exists directly from County Lane 9;
29. Domestic water is not proposed for this use;
30. Parking regulations do apply to this use and proposed parking appears to be adequate;
31. Wastewater disposal is not proposed for this use;
32. No utilities are proposed to serve the use;
33. One sign is proposed for this use;
34. Solid waste will be disposed of in onsite roll-off bins to be collected and transported to an approved landfill;
35. Site Plan Review is required for a Commercial Storage business and has been completed;
36. Hazardous substances are not expected to be stored, handled or disposed of with this use;
37. The parcel is within the Shoshone Irrigation District and water rights and irrigation infrastructure are not expected to be impacted by the use;
38. This use is not expected to impact any lakes, reservoirs or streams;
39. This use is not expected to impact any federal wetlands;
40. Public Works will provide review of runoff and erosion control upon receipt of a plan from the applicant;
41. This use is not expected to generate any air emissions;
42. This property is not located in the agricultural overlay district;
43. No specific criteria are identified for this use; and
44. Special Site Plan Review is not required.

**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 Smith Self-Storage SUP-206, subject to the following conditions:

1. This Special Use Permit allows for the construction of up to three storage structures, each no larger than 6,600 square feet, use of an approximately 38,000 square foot outdoor storage space for RVs, boats and similar types of vehicles, and use of space in the existing residence on the property for the storage business' office;
2. Park County noise, lighting, and other nuisance regulations shall apply;
3. Park County sign standards apply and the applicant shall be required to obtain a Building/Zoning Permit for the 4'x8' sign proposed for the use;
4. The applicant shall obtain individual Building/Zoning Permits for each structure to serve the use;
5. The applicant shall submit a runoff and erosion control plan to Public Works for their review and comments to be received by the Planning and Zoning Department prior to review with the Board of County Commissioners;
6. Any proposed enlargement of the use, to include the addition of land area or structures dedicated to the use beyond those expressly permitted herein, shall require an Amendment to the Special Use Permit;
7. Review and recommendations concerning the bridge shall be provided to the Planning and Zoning Department by Public Works prior to review by the Board of County Commissioners; and
8. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

**ADOPTED** by the Planning & Zoning Commission this 15<sup>th</sup> day of September, 2020.

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

**ATTEST:**

  
Kimberly Brandon-Wintermote, Vice Chairman

  
Jolene Brakke, Secretary



**Park County Planning & Zoning Department**

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

**PARK COUNTY PLANNING & ZONING COMMISSION**

Meeting **6:00 P.M.**, Tuesday, September 15, 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 August 18, 2020 regular meeting.

**REGULAR AGENDA**

[PUBLIC HEARING CONT.– Echo Stables SUP-202](#)

[PUBLIC HEARING – PacifiCorp Tower SUP-207](#)

[PUBLIC HEARING – Smith Self Storage SUP-206](#)

**OTHER BUSINESS**

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

**ADJOURN**

# PLEASE SIGN IN

## PLANNING and ZONING COMMISSION REGULAR MEETING September 15, 2020

		Echo Stables SUP-202 Continued	
		PacifiCorp Tower SUP-207	
		Smith Self Storage SUP-206	
	Please <b>PRINT</b> your name	Name of the <b>HEARING OF INTEREST</b>	DO YOU WISH TO SPEAK
1	Echo Youngbauer	Echo's stables	no
2	Steven Youngbauer	"	yes
3	Philippe Dube Boucher	"	Yes
4	Farah Green	"	Yes
5	PETE RECHT	"	YES
6	Grace A. Nutting		yes
8	Dawn Lobbs	Smith Storage	No
9	Wick Hoff	Smith Storage	
10	<del>Dawn</del> Elaine MANION	Smith Storage	Yes
11	DUANE MANION	Smith Storage	Yes
12	Bernie Spangole for Michael and Spangole	Sotkers	YES
13	Edy Spangole		
14	Andrew Cowan	Echo Stables	NO
15	LARRY KOOP	Echo Stables	Yes
16	Sam Franks	Echo Stables	NO
17	Shelley Pawsey	Echo Stables	yes - Bernie S term
18	James Causey	Echo stable	yes
19	S. Ann Stewart	Echo Stable	no
20	Olivia Ximenes	Echo Stable.	NO
21	Annamarie McMahon	Echo Stable	NO
22	Dean Olenik	Echo Stable	no
23	PAUL + KAREN YOUNGSTROM	ECHO	NO
24	BRADLEY Low	Echo	yes
25	Seaton Smith	Smith Self Storage	yes
26	QUINCY SONDENO	ECHO STABLE	NO
27			
28			
29			
30			

