

1 **Planning & Zoning Commission Minutes**

2 November 17, 2020

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4 This is a regular meeting of the Park County Planning & Zoning Commission held at 2:00pm in
5 the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

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7 **Commission Members Present:**

8 Marion Morrison, Chairman (by virtual means)
9 Kimberly Brandon-Wintermote, Vice Chairman
10 Linda Putney (by virtual means)
11 Duncan Bonine
12 Richard Jones
13

14 **Staff Present:**

15 Joy Hill, Planning Director (by virtual means)
16 Kim Dillivan, Planner II
17 Patti Umphlett, Planner I
18 Jolene Brakke, Office Assistant III (by virtual means)
19 Mary McKinney, Weed and Pest (by virtual means)
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21 Acting Chairman Brandon-Wintermote opened the meeting at 2:00 pm and introduced the
22 Commission and staff.
23

24 **APPROVAL OF MINUTES**

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26 Acting Chairman Brandon-Wintermote asked the Commission for comments or changes to the
27 October 20, 2020 meeting minutes. A MOTION was made by Commissioner Jones to approve
28 the minutes; the motion was SECONDED by Commissioner Morrison to approve the minutes as
29 corrected. Motion was carried unanimously.
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31 **REGULAR AGENDA**

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33 **PUBLIC HEARING – Cramer MS-44 Sketch Plan:** William Cramer requests approval of the
34 sketch plan for Cramer Minor Subdivision (MS-44). The proposed subdivision is comprised of five
35 lots; one 21.67-acre lot, one 17.30-acre lot and three 10-acre lots, each designated for residential
36 use. The proposed subdivision is located approximately two miles north of Powell on State
37 Highway 295 on a 68.94-acre parcel owned by Joann Cramer, described as the W/2NW/4 of Lot
38 38 T56N, R99W of the 6th P.M., Park County, Wyoming, in a General Rural Powell (GR-P) zoning
39 district.
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41 Acting Chairman Brandon-Wintermote opened the public hearing at 2:04pm and reviewed the
42 rules of a public meeting.
43

44 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
45 Staff Report.
46

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

- 48 • Commissioner Morrison asked about the depth to moist soil. Kim Dillivan said the
49 excavation was done in October and it was to a depth of over 8 feet.
- 50 • Mary McKinney with Weed and Pest said that one of her main concerns is that the property
51 should not be left fallow. That is when you see a lot more weed problems develop.
52 Disturbances should be revegetated within a 12-month period.
- 53 • Commissioner Putney asked Mary if she has received a Long-Term Noxious Weed
54 Management Plan. Mary indicated that the applicant is working on it.

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

- 57
- Cody Schatz indicated that there were photos submitted for the groundwater cut. Northwest Rural Water is on the west side of the highway and it would be very expensive to bore across the highway. That is why they added an access and utility easement to the east.
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62 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for the applicant.

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- Acting Chairman Brandon-Wintermote asked where the easement for lateral 23B for the irrigation district was located? Cody Schatz said along Lane 6 and there is a 50-foot irrigation easement designated on the plat.
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68 Acting Chairman Brandon-Wintermote asked if there were comments from any members of the public. There were no comments from those in attendance.

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71 Commissioner Jones asked about taking agricultural land and turning it into residential and there are plans to develop the land to the east as well. He referenced that the Conservation District is not in favor of the land being developed. He wondered at what point the master plan of the County related to the conversion of agricultural land to residential needs to be addressed. Acting Chairman Brandon-Wintermote said she has heard that discussion with local farmers. Kim Dillivan said he is not certain what the Land Use Plan addresses. The Planning Director feels it would be most appropriate to reach out to other Counties to see if they are seeing this same issue and if so, how they are addressing it.

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81 Commissioner Morrison asked about a statement in the staff report about no future road plans being foreseen, which conflicts with the road plans. She would like that corrected.

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83 Commissioner Putney said on page 5, line 125 regarding WYDOT is incorrect and should be corrected to show that spacing is met. Cody Schatz said that the access does meet the minimal spacing but the access dimensions may need to be modified. They will be putting on the plat what the access width is.

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88 Commissioner Putney inquired about a statement on page 12, line 468, regarding utilities. She asked about electrical and gas being adjacent to lot lines. She also mentioned that the water lines on the west side of the highway and asked if the requirements are met for Lots 1 and 2. Kim Dillivan said domestic water is not required to be stubbed to each lot in a minor. Cody Schatz added that they already provided a letter from NRWD indicating that they can serve the subdivision. Commissioner Jones said since it is not a requirement and they have a letter indicating that capacity is available, it should be up to the developer to make that come to fruition. Kim added that MDU has gas on the east side of the highway, so it is adjacent to those lots. Gas is on the north side of County Lane 6, but the gas companies are hesitant to stub to a lot line before development has begun. Commissioner Jones said the requirement to stub gas to the lot line seems inappropriate. Patti Umphlett spoke with MDU and they said they will not stub gas to the lot until development occurs. Acting Chairman Brandon-Wintermote sought clarification on the location of the utilities along the highway.

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102 Commissioner Jones made a MOTION to close the hearing at 2:42pm; SECONDED by Commissioner Bonine. The motion was carried unanimously.

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105 Acting Chairman Brandon-Wintermote asked Commission members if they had any discussion.
106 Commissioner Morrison wanted to discuss conditions.

- 107 - Finding aa – add “regarding” between response and access
- 108 - Findings n and p – combine to show that a response has been received and that soils are
- 109 somewhat limited to very limited for dwellings with or without basements.
- 110 - Finding o – should be District #1.
- 111 - Finding x – change language to District has capacity to serve proposed development;
- 112 costs and details to be determined;
- 113 - Finding ff – no domestic water analysis was performed as the intent is to use NRWD to
- 114 provide water

115
116 Discussion ensued regarding domestic water and what would happen if NRWD was not used –
117 no water quality results were sought.

- 118
- 119 - Add condition that a note shall be placed on the plat indicating that water quality analysis
- 120 was not conducted for the subdivision.
- 121 - Add condition that a long-term noxious weed management plan shall be submitted prior
- 122 to final plat.
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124 Commissioner Jones made a MOTION to recommend approval of Cramer MS-44 Sketch Plan by
125 Resolution 2020-38 with the following conditions:

- 126
- 127 1. The applicant shall provide all easements as requested by applicable utilities and
- 128 special districts, irrigation districts or public agencies providing services. The width of
- 129 any utility easement shall be sufficient to allow adequate maintenance of the system,
- 130 but in no case shall such utility easement be less than 20 feet in width. Easements
- 131 must be identified on the final plat;
- 132 2. The applicant shall provide a formal response from Park County Public Works to the
- 133 Planning & Zoning Department prior to Sketch Plan review by the Board of County
- 134 Commissioners;
- 135 3. The applicant shall provide an approved Water Distribution Plan to the Planning &
- 136 Zoning Department prior to final plat review;
- 137 4. The applicant shall place a note on the final plat stating that engineered small
- 138 wastewater systems may be required due to slow percolation rates;
- 139 5. The applicant shall place a note on the final plat stating that no water quality analysis
- 140 was conducted;
- 141 6. The applicant shall submit an approved Long-Term Noxious Weed Management Plan
- 142 to the Planning and Zoning Department prior to final plat review by the Board of
- 143 County Commissioners; and
- 144 7. The applicant shall otherwise comply with standards in the Park County
- 145 Development Regulations and the minimum subdivision requirements as set forth

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146 in Wyoming Statute 18-5-306.

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148 The motion was SECONDED by Commissioner Bonine. The motion carried. See Resolution
149 2020-38 attached hereto and incorporated herein.

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151 **PUBLIC HEARING – Woodsmythes SUP-213:** Chris Taylor requests approval of the Special
152 Use Permit (SUP) Application with Site Plan Review for Woodsmythes SUP-213. The project
153 proposes a Major Industrial Use for a log processing yard that will utilize approximately five acres
154 of a 40-acre parcel owned by Beacon Hill Land Company. The variance, if approved, would allow
155 consideration for the Major Industrial Use that is prohibited in the Residential ½-Acre (R-H) zoning
156 district. This parcel is located approximately 0.4 miles east of Yellowstone Regional Airport
157 described as the NE/4SW/4 of Lot 69, Sec 35 O.S., T53N, R101W of the 6th P.M., Park County,
158 Wyoming, in a Residential ½-Acre (R-H) zoning district.

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160 Acting Chairman Brandon-Wintermote opened the public hearing at 3:06pm.

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162 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
163 Staff Report. The Planning Director added that Public Works submitted a response just before
164 the meeting began. They indicated that their comments from 2018 still stand. They recommend
165 that the applicant comply with applicable DEQ Stormwater Pollution Prevention Plan (SWPPP)
166 requirements.

167

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

169 • Acting Chairman Brandon-Wintermote asked if we know why the applicant did not proceed
170 with the use. Staff indicated they did not know the details.

171 • Commissioner Jones said the proposal is substantially unchanged. He asked if we know
172 what the conditions of the first approval were. Staff indicated the resolutions from the
173 previous approval were provided in the staff report.

174 • Mary McKinney, Weed and Pest, said that nothing has changed much since the original
175 inspection. There is some knapweed, so it is very important that the applicant not move
176 any dirt or debris with the logs and equipment that are being moved to other locations.

177

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

179 • Chris Taylor clarified that an easement issue was the reason they did not start. The
180 easement has now been secured. He has a clearer/updated site plan that he can provide.
181 He feels it is a good use of this land.

182

183 Acting Chairman Brandon-Wintermote asked if any Commission members had questions for the
184 applicant.

185 • Acting Chairman Brandon-Wintermote asked if there would be any signs or lighting, citing
186 airport concerns. Chris Taylor said no.

187 • Acting Chairman Brandon-Wintermote asked if they had a SWPPP. Chris Taylor said he
188 filled out a SWPPP in 2018. He doesn't recall what he got back from that process. This
189 time he got hold of Brian Edwards.

190 • The Planning Director indicated that for properties under 5 acres, it is her understanding
191 that there will not be actual State approval, it is understood that the person who is doing
192 the project will have a SWPPP on site to refer to should DEQ show up on the property.

193

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

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- 196 - Marshall Dominick, managing partner, clarified that the name is Beacon Hill Land
197 Company, a Wyoming Limited Liability Company.
198 - He added that the delay was due to the easement. They negotiated with the previous
199 owners of the land and they hesitated and then sold to a new owner. The new owner was
200 very slow in responding about an easement, but we now have a copy of that.
201

202 Commissioner Jones made a MOTION to close the hearing at 3:36pm; SECONDED by
203 Commissioner Bonine. The motion was carried unanimously.
204

205 Acting Chairman Brandon-Wintermote asked Commission members if they had any discussion.
206 Commissioner Morrison asked staff if findings in the staff report and the past staff report were
207 merged. Staff indicated that the findings reflect the current project proposal.
208

- 209 - Finding 28 - show that a response was received from the Conservation District.
210

211 Commissioner Jones wanted to hear the conditions of the 2018 SUP. Staff read them.
212 Commission members agreed that a condition about hours of operation is not necessary.
213

214 Commissioner Bonine made a MOTION to recommend approval of the variance request and
215 Woodsmythes SUP-213 by Resolution 2020-39 with the findings of fact as outlined and the
216 following conditions:
217

- 218 1. The approval of the variance request shall be required for this use to be approved;
219 2. The applicant shall ensure that all FAA requirements, if any, have been met; and
220 3. The applicant shall otherwise comply with standards in the Park County Development
221 Standards and Regulations.

222
223 The motion was SECONDED by Commissioner Jones. The motion carried. See Resolution 2020-
224 39 attached hereto and incorporated herein.
225

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


- 227 - Regulation amendment work continues.
228 - There was discussion about virtual meeting allowances.
229

230 The Planning Director delivered a report for the Planning and Zoning Department.
231

232 There being no other business, a MOTION was made by Commissioner Jones to adjourn the
233 meeting at 4:07pm. The motion was seconded by Commissioner Bonine. All in favor.
234

235 Respectfully submitted,

236
237
238



Jolene Brakke, Secretary

**RESOLUTION 2020 - 38
PARK COUNTY PLANNING & ZONING COMMISSION**

TITLE: RECOMMENDATION TO APPROVE CRAMER MS - 44 SKETCH PLAN

WHEREAS, Will Cramer seeks approval to create a five-lot subdivision comprised of one 21.67-acre lot, one 17.30-acre lot, and three 10-acre lots, 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 at Farm Unit "D" or W1/2NW1/4 of Lot 38, T.56N., R.99W. of the 6th P.M., Resurvey, excepting therefrom the South 365 feet, 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 November 17, 2020 to consider the sketch plan application and made findings as follows:

- a. A subdivision application, including payment, was received on September 15, 2020;
- b. The applicants intend to create a 5-lot subdivision;
- c. This subdivision is classified as a Minor Subdivision;
- d. Ownership is affirmed by a Transfer on Death Deed (dated August 20, 2020, Doc. # 2020-5234) to William F. Cramer, Jr., from Joann Cramer, a single person;
- e. The legal description of the property is: Farm Unit "D" or W1/2NW1/4 of Lot 38, T.56N., R.99W. of the 6th P.M., Resurvey, excepting therefrom the South 365 feet;
- f. The proposed subdivision is located along State Highway 295 and County Lane 6, approximately 1.5 miles north of the City of Powell;
- g. Applicable regulations for the proposed development are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015 ("Regulations");
- h. The lots conform to the GR-P zoning district where they are located;
- i. Neighboring land uses are a mixture of residential and agricultural uses.
- j. This property is primarily flat and currently vacant irrigated land;
- k. This property is not located within one mile of a municipality therefore, municipal review is not required;
- l. All notice requirements have been met;
- m. TCT has the capacity to provide internet and VOIP phone service to this location;
- n. Park County School District #1 was notified and responded that school bus service is available;
- o. Powell Clark's Fork Conservation District provided a soils report dated September 1, 2020 indicating that soils are somewhat to very limited for dwellings with or without basements;
- p. Garland Light & Power has the capacity to provide electrical service to this proposed 5-lot subdivision;
- q. The applicant has contacted Shoshone Irrigation District and a water

- distribution plan has been submitted and is being reviewed;
- r. Wyoming Department of Transportation approved access points to proposed Lots 1 and 2 and each will be required to change from field access to residential access;
 - s. Park County Weed & Pest indicated a Long-Term Noxious Weed Management plan is required;
 - t. Park County Fire District #1 is able to provide fire protection;
 - u. Wyoming Game & Fish Department has no bear comments on this development;
 - v. The Park County Treasurer's Office confirmed the property taxes are paid current on this property;
 - w. Northwest Rural Water District has the capacity to serve the proposed development - costs and details to be determined;
 - x. Montana Dakota Utilities has the capacity to provide natural gas service to this subdivision;
 - y. The US Postal Service can provide mail service to this subdivision;
 - z. Park County Public Works provided an initial response regarding access and will provide a formal statement prior to sketch plan review with the Board of County Commissioners;
 - aa. No public comments have been received;
 - bb. Application submission requirements for sketch plan have been met;
 - cc. Wastewater requirements pertaining to sketch plan review have been met;
 - dd. The Small Wastewater Administrator recommends that a note be added to the final plat indicating that engineered small wastewater systems may be required due to slow percolation rates;
 - ee. All domestic water requirements pertaining to sketch plan review have been met;
 - ff. No domestic water analysis was performed as the intent is to use Northwest Rural Water District to provide water;
 - gg. Utility requirements pertaining to sketch plan review have been met;
 - hh. This subdivision is located in an Agricultural Overlay District;
 - ii. Agricultural impacts have been sufficiently addressed; and
 - jj. There are no apparent or identified hazardous conditions on the lots.

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 Cramer MS-44, 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 a formal response from Park County Public Works to the Planning & Zoning Department prior to Sketch Plan review by the Board of County Commissioners;
3. The applicant shall provide evidence of an approved Water Distribution Plan

to the Planning & Zoning Department prior to final plat review;

4. The applicant shall place a note on the final plat stating that engineered small wastewater systems may be required due to slow percolation rates;
5. The applicant shall place a note on the final plat stating that no water quality analysis was conducted;
6. The applicant shall submit 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; and
7. 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.

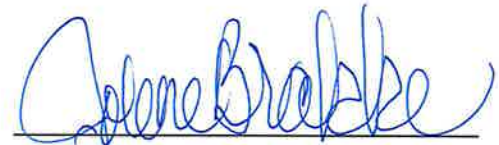
ADOPTED by the Park County Planning & Zoning Commission this 17th day of November, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

RESOLUTION 2020 – 39
PARK COUNTY PLANNING & ZONING COMMISSION

**TITLE: RECOMMEND APPROVAL OF CHRIS TAYLOR'S VARIANCE REQUEST TO ESTABLISH
A MAJOR INDUSTRIAL USE IN AN R-H ZONING DISTRICT AND WOODSMYTHES SPECIAL
USE PERMIT-213 (SUP-213)**

WHEREAS, Chris Taylor (applicant) submitted a Special Use Permit (SUP) Application requesting permission to operate a log processing yard for hand crafted log home building. The use will include the operation of skid steer loaders, boom trucks, chainsaws and a band sawmill in the construction of log homes and accents;

WHEREAS, the use is proposed on approximately 0.44 miles east of Yellowstone Regional Airport, 0.25 miles east from County Road 3CX and 0.189 miles south of County Road 2DAW. The site is approximately 1,300 feet to the east of Cody city limits, in a Residential ½-Acre (R-H) zoning district in the Sage Creek Planning Area;

WHEREAS, the use is classified by Park County as a Major Industrial Use. Major Industrial Use is defined as manufacturing, processing, fabrication, and assembly operations with more than ten employees, buildings larger than 5,000 square feet, or more than one acre of developed land area associated with the industry and incinerators regardless of size;

WHEREAS, major industrial uses are prohibited in R-H zoning districts;

WHEREAS, the applicant also submitted a variance request application to allow consideration of an SUP to establish a Major Industrial Use in an R-H zoning district;

WHEREAS, the applicant explained the reasons and the manner in which findings required for granting a variance can be satisfied;

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for an SUP 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 November 17, 2020, to consider the variance and SUP applications and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Chris Taylor on October 13, 2020;
2. The applicant proposes a log processing yard for hand crafted log home building. The use will include the operation of skid steer loaders, boom trucks, chainsaws and a band sawmill in the construction of log homes and accents;
3. This log yard will be operated by a 3-person (on average) crew during the hours of 7:00 am to 6:00 pm., Monday through Saturday;
4. It is anticipated the applicant will receive approximately ten semi-truck loads of logs per year and approximately five semi-truck loads of raw logs will be stored on-site, along with associated building materials, equipment and tools;

5. The applicant will have an office trailer and latrine onsite, as well as a tool trailer which will be used on and off-site;
6. The use is classified as a Major Industrial Use, which is prohibited in the R-H zoning district;
7. On October 23, 2020, the applicant submitted a variance request application with payment requesting the consideration of a Special Use Permit for Woodsmythes to establish a Major Industrial Use in a Residential ½-Acre (R-H) zoning district;
8. A variance was approved by the County Commissioners on January 16, 2018 by Resolution 2018-2 and the use was approved by the County Commissioners as Taylor SUP-159, on April 17, 2018 by Resolution 2018-16;
9. Both the variance and SUP expired since the applicant was unable to establish the use at this location within one year of approval of the permit;
10. Ownership is affirmed by Quitclaim Deed dated April 27, 1992, from Beacon Hill Land Partnership, a Partnership to Beacon Hill Land Company, a Wyoming Limited Liability Company, recorded in Book 208 at Page 500;
11. The legal description of this property is approximately three acres located within a 322-acre parcel described as Tract 69, Sec. 35, T53N, R101W, 6th P.M., Park County Wyoming;
12. The proposed use is located approximately 0.44 miles east of Yellowstone Regional Airport, 0.25 miles east from County Road 3CX and 0.189 miles south of County Road 2DAW;
13. The site is located within one mile of the City of Cody;
14. Applicable Regulations for this development are the Park County Wyoming 2015 Development Standards and Regulations adopted September 15, 2015 ("Regulations");
15. The zoning district for this location is Residential ½-Acre (R-H);
16. Surrounding land uses near the proposed use are a mixture of residential, industrial and vacant land;
17. This property is undeveloped land that is extremely hilly;
18. All notice requirements have been met;
19. Park County Public Works has no concerns with this development. They also state an adequate Storm Water Pollution Prevention Plan (SWPPP) was submitted by the applicant and it generally satisfies WDEQ's general permit requirements for small construction sites. It is advised the applicant keep a copy of the SWPPP permit on site in his office trailer;
20. A Long-Term Noxious Weed Management Plan is required and was approved March 8, 2018. An Addendum to said Plan has been dated September 1, 2020 and submitted to the Park County Planning & Zoning Department;
21. Fire protection is available by Park County Fire District #2;
22. Rocky Mountain Power has the capacity to provide electricity for this use;
23. Park County Treasurer states property taxes have been paid;
24. Wyoming Game & Fish Department have no comments;
25. Garland Light & Power stated this use is not in the service territory;
26. The City of Cody has no concerns with this use;
27. Cody Canal Irrigation District confirmed there are no water rights at this location;
28. Cody Conservation District responded on November 11, 2020;

29. No public comments have been received;
30. The applicant states that negative impacts from this use to the general area will be minimal;
31. Setback requirements are met;
32. No covenants exist or are proposed;
33. Outdoor lighting is not proposed for this use;
34. There are no known nonconformities on the property;
35. No nuisances have been reported at this location;
36. Legal access exists from County Road 2DAW and a Road License Agreement between Vaquero Bighorn, LCC, a Delaware Limited Liability Company and Beacon Hill Land Company, a Wyoming Limited Liability Company, has been submitted;
37. Domestic water is not proposed for this use;
38. Parking regulations do apply to this use and the proposed parking area appears to be sufficient;
39. The applicant is proposing the use of a portable toilet for wastewater disposal;
40. No signs are proposed for this use;
41. Solid waste will be disposed of according to County regulations;
42. Site Plan Review is required for a Major Industrial Use and has been completed;
43. This property is located within an Airport Overlay District;
44. Yellowstone Regional Airport officials indicated that FAA forms may be required;
45. There are no identified hazardous liquid or gas transmission pipelines through or adjacent to the property;
46. The use is not expected to impact any lakes, reservoirs or streams;
47. The use is not expected to impact any federal wetlands; and
48. The use is not expected to impact air quality;

WHEREAS, the Planning & Zoning Commission concludes the variance request and Special Use Permit Application are generally consistent with the goals and policies of the *Park County Land Use Plan*, and are 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. Specific criteria do not apply to the proposed use; and
4. The use is within an airport overlay district and FAA requirements may apply.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of Chris Taylor's variance request and Woodsmythes Special Use Permit-213 (SUP-213), subject to the following conditions:

1. The Board of County Commissioners' approval of the variance request shall be required for this use to be approved;
2. The applicant shall ensure that all FAA requirements, if any, have been met; and
3. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 17th day of November, 2020.

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

ATTEST:



Kimberly Brandon-Wintermote, Vice Chairman



Jolene Brakke, Secretary

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
November 17, 2020

		Cramer MS-44 Sketch Plan	
		Woodsmythe SUP-213	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	<i>Cody Schatz</i>	<i>Cramer</i>	<i>If needed</i>
2	<i>NICHOLAS HUMMEL</i>	<i>CRAMER</i>	<i>IF NEEDED</i>
3	<i>MARSHALL DOMINICK</i>	<i>WOODSMYTHE SUP</i>	<i>IF NEEDED</i>
4	<i>Chris Taylor</i>	<i>''</i>	<i>''</i>
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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 **2:00 P.M.**, Tuesday, November 17, 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 October 20, 2020 regular meeting.

REGULAR AGENDA

[PUBLIC HEARING – Cramer MS-44 Sketch Plan](#)

[PUBLIC HEARING – Woodsmythe SUP-213](#)

OTHER BUSINESS

1. Regulation Amendments Progress Update
2. Chair's Report
3. Planning Director's Report

ADJOURN
