

1 **Planning & Zoning Commission Minutes**

2 August 21, 2018

3
4 This is a regular meeting of the Park County Planning & Zoning Commission held at 6:00pm in
5 the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

6
7 **Commission Members Present:**

8 Marion Morrison, Chairman
9 Kimberly Brandon-Wintermote, Vice Chairman
10 Linda Putney
11 Duncan Bonine
12 Debora Smith (Bush)

13
14 **Staff Present:**

15 Joy Hill, Planning Director
16 Kim Dillivan, Planner II
17 Patti Umphlett, Planning Department Administrative Assistant
18 Brian Edwards, County Engineer
19 Ben McDonald, Public Works Project Manager

20
21 Chairman Morrison opened the meeting at 6:01 pm.

22
23 **APPROVAL OF MINUTES**

24
25 Chairman Morrison asked the Board for comments or changes to the July 17, 2018 meeting
26 minutes. Commissioner Putney asked the Planning Staff if the suggested changes provided via
27 email were incorporated into the minutes. Patti Umphlett, Planning Department Administrative
28 Assistant, indicated that they were. There being no further discussion, a MOTION was made by
29 Commissioner Bush, SECONDED by Commissioner Brandon-Wintermote to approve the minutes
30 as corrected. Motion was carried unanimously.

31
32 Chairman Morrison asked if there are any changes proposed to the agenda. No comments were
33 received.

34
35 **REGULAR AGENDA**

36
37 **PUBLIC HEARING - Merit Energy/Larsen Ranch Communication Tower SUP-163:** Merit
38 Energy requests a Special Use Permit for a seventy-five foot communication tower in a GR-M
39 (General Rural Meeteetse) zoning district. The facility will be located along Gooseberry Creek
40 Road, on Larsen Ranch property, described as the SW1/4, SW1/4, of Sec. 21, T47N, R100W,
41 Park County, Wyoming.

42
43 Chairman Morrison opened the public hearing at 6:03pm, introduced the Staff and Commission
44 members, as well as other County staff in attendance (Brian Edwards, County Engineer and Ben
45 McDonald, Engineering Staff), and reviewed the rules of procedure for a public hearing.

46
47 There being no statements or comments from the Commission, Kim Dillivan, Planner II, presented
48 the Staff Report.

49
50 Chairman Morrison asked if the Commission had questions for the Staff. Chairman Morrison
51 asked if the application was going to be signed by the landowner rather than the Lessee, Merit
52 Energy. Mr. Mark Barringer, representing Merit Energy, was in attendance and said the
53 landowner's signature should be received in the coming week.

54

55 Chairman Morrison asked if there were questions from the Commission to the Applicant. There
56 being none, the Applicant made a statement for further clarification. He indicated the following:
57 • ground disturbance will be minimal;
58 • the new communication system proposed will help to increase response time to the
59 property;
60 • he doesn't expect the new tower to have any significant impact on capacity to others;
61 • the tower is self-supporting and does not require guy wires, but guy wires will be installed
62 if they find the towers are not performing well in high winds.

63
64 Commissioner Putney asked if the existing electricity provided to surrounding residences, and
65 facilities would be adequate to supply the tower without interference in service. Mark stated there
66 would be adequate electricity and not cause interference with surrounding users.

67
68 Commissioner Brandon-Wintermote asked if a fence will be installed around the tower for safety.
69 Mark said there is a fence, but it is essentially a cattle fence. He said they would install a fence if
70 required.

71
72 Chairman Morrison stated her concern about cell tower wind speed designs and suggested that
73 the applicant be diligent about the integrity of the tower for the weather in this area. The Chairman
74 asked the applicant if he had considered getting an opinion from a Wyoming based engineer. He
75 stated he had not. Brian Edwards, County Engineer, added it is common for a single licensed
76 engineer, whether in state or not, to prepare plans for the towers and he is comfortable with the
77 review provided by the Texas-based entity.

78
79 Chairman Morrison asked for public comment by those in attendance. There being no discussion,
80 Chairman Morrison asked if there are additional questions. Chairman Putney asked Ben
81 McDonald about the note regarding geotechnical review in the report from Public Works. Ben
82 indicated that there is no additional requirement.

83
84 Commissioner Brandon-Wintermote made a MOTION to close the public hearing at 6:22pm;
85 SECONDED by Commissioner Putney. The motion was carried unanimously. Commissioner
86 Brandon-Wintermote asked that the signature of the landowner on the application be added as a
87 condition on the draft resolution presented.

88
89 Commissioner Brandon-Wintermote made a MOTION to approve Resolution 2018-13, with the
90 added condition; SECONDED by Commissioner Putney. The motion was carried unanimously.

91
92 **PUBLIC HEARING - Merit Energy/Par Ranch Communication Tower SUP-164:** Merit Energy
93 requests a Special Use Permit for a seventy-five foot communication tower in a GR-M (General
94 Rural Meeteetse) zoning district. The facility will be located along Gooseberry Creek Road, on
95 Par Ranch property, described as the NW1/4, SW1/4, of Sec. 28, T47N, R100W, Park County,
96 Wyoming.

97
98 Chairman Morrison opened the public hearing at 6:25pm.

99
100 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
101 Report.

102
103 Chairman Morrison asked if the Commission had questions for the Staff. Chairman Morrison
104 asked if the application was going to be signed by the landowner rather than the Lessee, Merit
105 Energy. Mr. Mark Barringer, representing Merit Energy, was in attendance and said the
106 landowner's signature should be received in the coming week.

107

108 Chairman Morrison asked for public comment by those in attendance. Mark Barringer,
109 representing Merit Energy, mentioned that all the discussion related to the previous hearing
110 applied to this tower.

111
112 Rori Renner, Par Ranch owner, indicated that she wanted to make sure that reseeded is done
113 and requested that cell tower functionality be added to help improve cell service in the area. Mark
114 Barringer said that he would look into what could be done to improve cell service, though they
115 normally do not mix uses on their towers. Chairman Morrison reiterated her concern about cell
116 tower wind speed designs and suggested that the applicant be diligent about the integrity of the
117 tower(s) in the weather in this area.

118
119 Commissioner Putney made a MOTION to close the hearing at 6:34pm; SECONDED by
120 Commissioner Bonine. The motion was carried unanimously. Commissioner Brandon-Wintermote
121 asked that a condition of the owner's signature be added to the draft resolution presented.

122
123 Commissioner Putney made a MOTION to approve Resolution 2018-14 with the added condition;
124 SECONDED by Commissioner Brandon-Wintermote. The motion was carried unanimously.

125
126 **PUBLIC HEARING - Sulphur Creek Taxidermy SUP-165:** Jason Housel requests a Special Use
127 Permit for a taxidermy business. The facility consists of a shop area, office, and finishing room in
128 a 2,000 sq. ft. building. The building will be located at 192A Southfork Hwy, Cody, WY, in an R-H
129 (Residential 1/2-Acre) zoning district. The facility will operate on a 41.3 acre parcel, in the S1/2,
130 SE1/4 and SW1/4 of Lot 65, T52N, R102W, Park County, WY.

131
132 Chairman Morrison opened the public hearing at 6:36pm.

133
134 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
135 Report. It was addressed in the Staff Report that there is an existing Minor Home Occupation
136 permit for the business issued in 2011. The taxidermy business, following construction of the new
137 facility, shall be relocated and the existing Minor Home Occupation Permit will become null and
138 void. Any use in excess of 2,000 square feet would qualify this as a Cottage Industry which is not
139 allowed in the R-H Zoning District without a variance. Kim added that WYDOT was notified and
140 they indicated that the applicant must apply for an access application to reclassify the access
141 from residential to commercial. WYDOT indicated that the existing width of the road is sufficient.
142 No public comments were received. A new septic permit will be required to support the facility;
143 DEQ review of the application will be sought at the time of application.

144
145 Following the reading of the Staff Report, Chairman Morrison opened the floor for questions and
146 comments from the Commission and Staff. Chairman Morrison asked about the access shown in
147 one or more of the photos provided in the Staff Report. She wanted clarification that the access
148 proposed was identified in Photo #5. She also asked about the Conservation District report
149 requirement. Kim clarified that the Planning and Zoning Department made the recommendation,
150 not requirement, to obtain a soils study. Chairman Morrison also asked if any solid wastes
151 produced by the business would be of concern to DEQ. The applicant indicated that he sends out
152 the items for chemical processes.

153
154 Chairman Morrison asked for comment by the applicant. The applicant, Jason Housel, indicated
155 that his plan is to relocate due to the growth of his business. Commissioner Brandon-Wintermote
156 asked how soon the applicant wishes to construct the facility if approved. The applicant said he
157 hopes to have the facility constructed by December/January. She also asked if he has any
158 employees to which he answered just himself. Commissioner Brandon-Wintermote asked about
159 disposal of carcasses. The applicant said remains are taken to the dump. Commissioner Putney
160 asked about the proposed personal use storage area. The applicant indicated that it will be a
161 garage for a camper for personal use; since they are already building a structure, they would like
162 to add space for their camper which will be separate from the business and inaccessible by the

163 business. Commissioner Bonine asked if both residences on the parcel are on the same water
164 district tap. The applicant said they are. Commissioner Morrison was seeking clarification on the
165 placement of access to the business and it being completely separate of that used to access the
166 private storage area.

167
168 Chairman Morrison asked for public comment. Bob Housel commented on the use of the land in
169 the past. There was a 3-story sulphur mill on the land in the past. The land has been in its present
170 configuration since the 1940s. He said the land is well compacted to support the proposed facility.

171
172 Commissioner Smith made a MOTION to close the hearing at 7:04pm; SECONDED by
173 Commissioner Bonine. The motion was carried unanimously.

174
175 Commissioner Smith indicated that the conditions presented in a draft resolution were sufficient,
176 adding that the use may not exceed 2,000 square feet. Commissioner Brandon-Wintermote asked
177 how much time would be sufficient to allow for the construction and relocation of the business.
178 She also asked if they should require the soils analysis recommended by the Planning and Zoning
179 Department. Commissioner Bonine said he doesn't feel that it is appropriate for us to require any
180 engineering studies not required by the regulations. Commissioner Brandon-Wintermote asked
181 for correction of two items on the draft resolution. Condition #4 should read: Upon occupancy of
182 the new structure, Park County Zoning/Building Permit #2011-110, approving a Minor Home
183 Occupation, shall become void.

184
185 Commissioner Putney made a MOTION to approve Resolution 2018-15 with the added condition;
186 SECONDED by Commissioner Brandon-Wintermote. The motion was carried unanimously.

187
188 **PUBLIC HEARING - Rock Creek Ranch Large Impact Structure SUP-166:** Judith Jefferis -
189 Rock Creek Ranch requests a Special Use Permit and Site Plan Review for a 22,097sq. ft.
190 structure. It includes an indoor riding arena for personal use, a hay shed, and an equipment shed,
191 and is located in a GR-35 (General Rural 35-Acre) zoning district. Structure will be built on a
192 parcel located at 142 Road 8RA, approximately 1 mile northwest of Road 8VC, 4 miles west of
193 Clark, in Sec 23 and Sec 26, T57N, R103W, Park County, WY.

194
195 Chairman Morrison opened the public hearing at 7:11pm.

196
197 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
198 Report.

199
200 Following the reading of the Staff Report, Chairman Morrison opened the floor for questions and
201 comments from the Commission and Staff. Commissioner Putney asked why water quality is not
202 relevant. Kim said he is not certain if drinking water would be provided to the facility from the wells
203 identified; the Commission may wish to require a water quality study. Commissioner Putney asked
204 why a Site Plan Review did not apply and why the maps provided were lacking certain pieces of
205 information (e.g., easements, elevations). Kim said that because the use is personal, those items
206 were not requested.

207
208 It was clarified by Ben McDonald that access on County Road 8RA terminates at the south end
209 of the property and changes from county road to private. Kim verified that because of this, the
210 setback requirements do not apply.

211
212 Chairman Morrison asked for comment by the applicant. Judith Jefferis clarified that Road 8RA
213 ends about ½ mile from her property and becomes a Forest Service Road. She added that last
214 winter the snow made it impossible to ride and she would like a structure to protect her from the
215 sun. The applicant indicated that she plans to have a wash stall and provide neonatal care for
216 calves. The Planning Director asked about ownership. Judith Jefferis indicated that she is the
217 President and Secretary of the corporation and said she could provide documentation if needed.

218 She also added that it would be nice to get drinking water and have a sink to clean tack. The
219 existing water line to the manager's house is served by a well and they intend to tap from that
220 well. Commissioner Smith wanted clarification that the structure was intended for private use only.
221 The applicant indicated that the facility will never be open to the public.
222

223 Chairman Morrison asked for public comment. No comments were received.
224

225 Commissioner Bonine made a MOTION to close the hearing at 7:36pm; SECONDED by
226 Commissioner Smith. The motion was carried unanimously. Commissioner Putney asked that the
227 conditions on the resolution match the conditions on the Special Use Permit. Chairman Morrison
228 asked which item in the Staff Report was to be considered the Site Plan. Kim indicated that Site
229 Plan Review required consideration of more than a map. Chairman Morrison felt that a graphic
230 plan should be included. Brian Edwards recommended that it be part of the drainage and erosion
231 plan; Commissioner Putney suggested that the graphic plan with easements and building
232 elevations (drawn to scale) be submitted separate of the drainage and erosion plan.
233

234 Commissioner Putney made a MOTION to approve Resolution 2018-16 as amended;
235 SECONDED by Commissioner Brandon-Wintermote. The motion was carried unanimously.
236

237 **PUBLIC HEARING - Prairie Summit Veterinary Clinic SUP-167:** Amanda Marsh requests a
238 Special Use Permit and Site Plan Review for a veterinary clinic. The facility consists of a clinic
239 area, office, corrals, a barn (proposed), shed and horse stalls, and is located at 180 Road 3DX,
240 Cody, WY, in a RR-2 (Rural Residential 2-Acre) zoning district. The facility will operate on a 10-
241 acre parcel, described as the west part of the north ½ of Lot 46-H, T52N, R101W, Park County,
242 WY.
243

244 Chairman Morrison opened the public hearing at 7:53pm.
245

246 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
247 Report. The clinic is existing and has been operated out of the basement of the Marsh residence
248 without a permit for approximately 2 years. The applicant wishes to come into compliance through
249 the SUP process.
250

251 Chairman Morrison opened the floor for questions and comments from the Commission and Staff.
252 Chairman Morrison asked that, if approved, what portion of the 10 acres would be affected by the
253 Special Use Permit. Kim said his understanding is that the SUP would apply to the basement of
254 the residence, the parking areas, the drive around the residence, the corrals, sheds and proposed
255 barn.
256

257 Chairman Morrison asked for comment by the applicant. Amanda Marsh, sole owner of the
258 veterinary clinic and owner of the parcel, addressed the commission. She said in 2016 the clinic
259 was established as an LLC. It was her understanding that if a facility was built on the parcel a
260 permit would be required. She didn't understand that if she was using existing structures that a
261 permit would be required. Her facility did grow over time and it was never her intent to skirt the
262 County regulations. Amanda presented a drawing she which shows her plans for the existing
263 space and future barn. She presented a letter from her neighbor, Jodi Livingston, addressed to
264 the commission; she read the letter aloud. She also presented a list of over 30 signatures from
265 people in support of the veterinary clinic. The list was handed to the commission for review. She
266 added that a good chunk of the surrounding properties are horse properties. Commissioner
267 Brandon-Wintermote asked if anyone was in opposition when she presented the signature list to
268 them. The applicant said no. Commissioner Putney asked how horse waste is disposed of and
269 the applicant indicated that staff removes the waste and takes it to other locations or the landfill.
270 Commissioner Smith said she felt the questions were answered thoroughly and the facility seems
271 to be operated in an organized fashion. Chairman Morrison asked if the applicant provides large
272 and small animal services; the applicant said yes, but not cattle, just small animals and horses.

273 Chairman Morrison asked about disposal of biohazard materials. The applicant indicated DEA
274 regulates disposal of drugs and sharps. Unused medications are minimal and cannot be washed
275 down sinks or toilets and must be disposed of in sharps containers. Often unused drugs are
276 returned to the manufacturer.

277
278 Chairman Morrison asked for public comment. John (Trapper) Marsh said he believes the house
279 was built in 1987. He added that there is an area behind the corrals, sheltered from view, for
280 special actions such as euthanizing animals or holding them until transport is available.

281
282 Public Comments were as following:

- 283 • Sue Boutelle said they have a few more horse trailers slowly going down the road, but
284 many people, like her, also have them. They have more problems with 4-wheeler traffic.
285 She is in support of the business.
- 286 • Terry Gordon, neighbor to the east, is in support of the clinic.
- 287 • Rose Bigelow, customer, said that there is no parking problem and always plenty of room
288 to get in and out of the clinic.
- 289 • Brian Edwards said he wouldn't even know it was a vet clinic, it is so well concealed.

290
291 Commissioner Smith made a MOTION to close the hearing at 8:35pm; SECONDED by
292 Commissioner Bonine. The motion was carried unanimously.

293
294 Commissioner Smith would like to add a condition that a Site Plan, according to standards,
295 showing all existing and affected structures and area of property, be added to the resolution.
296 Commissioner Brandon-Wintermote asked if a runoff and erosion control plan will be required.
297 Kim said likely not because it is not a new disturbance. Commissioner Brandon-Wintermote
298 asked about the lack of canine-boarding helping to make this use less of a nuisance; she wanted
299 to know if a condition should be added to exclude canine boarding as a regular service. The
300 Planning Director asked if they would consider placing an item in the findings indicating that
301 canine boarding was not identified or excluded as part of this use and was, therefore not
302 considered.

303
304 Commissioner Smith made a MOTION to approve Resolution 2018-17 as amended; SECONDED
305 by Commissioner Putney. The motion was carried unanimously.

306
307 **Bloxham Crematorium SUP- 162 (deferred decision):** Tina Bloxham requests a Special Use
308 Permit to allow a pet crematorium in a RR-2 (Rural Residential 2-Acre) zoning district for the
309 cremation of pet remains. The facility will be located on a 10-acre parcel, described as the west
310 part of the north ½ of Lot 46-H, T52N, R101W, Park County, Wyoming. The address of the
311 property is 180 Road 3DX. The incinerator will rest on a steel frame and be housed in an 18' x
312 24' structure.

313
314 The public hearing was closed in the July meeting but is in deferred decision. Chairman Morrison
315 said that the Commission felt that they needed to hear the review of the veterinary clinic
316 application before making a decision on the crematorium.

317
318 Chairman Morrison opened the floor for questions and comments from the Commission and Staff.
319 Commissioner Putney said her questions were answered by material that was provided since the
320 last meeting. Commissioner Smith added that she felt the additional information was helpful.
321 Chairman Morrison asked if there were any concerns about odors and emissions. Commissioner
322 Brandon-Wintermote added that if the incinerator works as proposed, there shouldn't be any
323 issues. Chairman Morrison added that a public comment against the use was received from Rita
324 Manini. She wanted to know if the unit were to become an odor nuisance if there are means to
325 reverse the permit. The Planning Director stated we have been given technical information and
326 all we can do is take that technical information and do our best to process it. Staff are not experts

327 in evaluating emissions and odors. Commissioner Bonine and Smith added that the DEQ Air
328 Quality Permit requirement is in force and would allow for complainants to go directly to DEQ.
329
330 Commissioner Putney made a MOTION to approve Resolution 2018-12; SECONDED by
331 Commissioner Brandon-Wintermote. The motion was carried unanimously.
332

333 **OTHER BUSINESS**
334

335 1. Chair's Report

- 336 a. Glad to see conditions being read aloud for clarification.
- 337 b. She reiterated the importance of site plans with good detail. The commission and
338 staff discussed making site plan a requirement of all SUPs, rather than just some.
- 339 c. Commissioner Putney liked the shorter minutes from June, rather than the newer
340 format. Putney and Smith would like to see the more succinct bullet points.
- 341 d. Chairman Morrison asked about Cody having a Conservation District. She
342 recommended talking to Bobbie Holder.

343 2. Planning Director's Report

- 344 a. The Director asked the Commission to provide comment on the suggested
345 regulation changes presented at the recent workshop with the commissioners.
346

347
348 **ADJOURN**
349

350 There being no other business, a MOTION was made by Commissioner Putney to adjourn the
351 meeting at 9:26pm. SECOND by Commissioner Brandon-Wintermote. All in favor.
352

353 Respectfully submitted,
354

355 
356 _____
Patti Umphlett, Secretary

**RESOLUTION 2018 – 12
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF BLOXHAM
SPECIAL USE PERMIT-162**

WHEREAS, Tina Bloxham has applied for a Special Use Permit to allow the construction of a Pet Crematorium on a 10-acre parcel in Lot 46-H of Lot 46, T52N, R101W, 6th PM, Park County, WY;

WHEREAS, this project is defined by Park County as a Crematorium: establishments for the burning of corpses/remains to ashes, either human or animal;

WHEREAS, the property owners, John and Amanda Marsh, have provided consent in writing for this SUP application;

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; is consistent with surrounding uses in this area; and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on July 17, 2018 to consider the special use permit application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. The property lies within an RR-2 zoning district which allows crematoriums provided a Special Use Permit is approved;
4. The unpermitted veterinary clinic located at 180 Road 3DX is currently going through the special use permitting process and the approval or denial of the veterinary clinic permit does not impact this proposal;
5. A site plan review is not required;
6. Applicant states that emissions from the unit are about 75% below Federal and State discharge regulations; the unit operates at temperatures so high there is no possibility of odor, viruses or bacteria exiting the stack system; the unit operates with zero opacity (smoke discharge); the impacts from noise and light will be minimal; the structure will be primarily accessed only by applicant, therefore little increase in vehicular traffic is expected; and additional parking is not necessary;

7. Solid waste generated on-site will be handled by a private carrier and screened from view;
8. No small wastewater system is necessary or proposed;
9. No hazardous substances or materials will be produced, stored or handled on-site;
10. Electricity and natural gas will be provided to structure;
11. No signs have been proposed;
12. Access exists from Road 3DX;
13. Fire Protection District #2 serves this area;
14. No noxious weeds were found on the property, therefore no weed control plan is required;
15. The parcel is not located in an overlay district;
16. There are no special site plan standards;
17. Applicant states that if cremains are not returned to the pet owner, they will be disposed of in an acceptable and legal manner according to the State of Wyoming;
18. This use permit is specific to this proposed location;
19. This use permit is specific to the Therm-tec Model S27-T incinerator as proposed;
20. A Wyoming DEQ Air Quality Permit is 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. Any additional permitting requirements of Wyoming DEQ or similar agencies will be met prior to initiation of the use.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for Bloxham SUP-162, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. This special use permit is specific to this proposed location;
3. This special use permit is specific to the Therm-tec Model S27-T incinerator as proposed;
4. The applicant shall comply with the manufacturer's installation and use specifications/recommendations to ensure safe and efficient operation of the unit;
5. A Wyoming DEQ Air Quality Permit is required prior to installation;
6. Hours of Operation will be Monday through Friday 8:00 a.m. – 5:00 p.m. and Saturdays 8:00 a.m. – 12:00 noon;
7. If cremains are not returned to the pet owner, they will be disposed of in an acceptable and legal manner according to the State of Wyoming;
8. Prior to transport of the unit to and/or from the site using local or state roads, the applicant shall obtain any overweight and/or oversize load permits from the appropriate government entities, if required;
9. The structure shall not be built or placed within 20 feet of the County road right-of-way; and
10. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21st day of August, 2018.

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



Marion Morrison, Chair

ATTEST:



Patti Umphlett, Secretary

**RESOLUTION 2018 – 13
PARK COUNTY PLANNING & ZONING COMMISSION**

TITLE: RECOMMEND APPROVAL OF MERIT ENERGY COMPANY (LARSEN RANCH) CELL TOWER SPECIAL USE PERMIT-163

WHEREAS, Merit Energy Company applied for a Special Use Permit for a Major Utility Use for a seventy-five foot (75') tall accessory communication tower on an unaddressed parcel south of Meeteetse north of County Road 4CP (also known as Gooseberry Creek Road); the site is referred to as Gooseberry Tank B Battery in the SW/SW of Section 21, T47N, R100W, Park County Wyoming; Longitude: 108°50'58.889"W, Latitude: 44°1'16.69"N.

WHEREAS, this project is defined by Park County as a Major Utility Use - a communication tower over 35 feet in height;

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 August 21, 2018 to consider the special use permit application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. The owner of this property is Larsen Ranch Co.;
4. The property lies within a GR-M zoning district, which allows Major Utility Use, provided a Special Use Permit is approved;
5. A Site Plan Review is not required;
6. The applicant states that negative impacts from this tower, to the neighborhood/general area, will be negligible;
7. Domestic water is not required for this use;
8. A septic system is not required for this use;
9. Solid waste will not be generated by this use;
10. Hazardous substances will not be produced or used for this use;
11. Electricity is currently provided to facility;

12. Legal access exists from Road 4CP (county);
13. A runoff and erosion control plan is not required;
14. The parcel is not located in an overlay district;
15. There are no special site plan standards;
16. Nonconforming structures do not exist on parcel;
17. Parking standards are not applicable;
18. Sign standards are not applicable;
19. No nuisances, including junk vehicles, have been reported;
20. No lighting is proposed;
21. Public Works has submitted comments;
22. Game and Fish recommends marking guy wires to increase visibility to birds and reduce bird strikes;
23. A noxious weed control plan is not required however Weed and Pest requires the applicant to notify the landowner before any sanitization procedures are conducted;
24. According to Weed and Pest, best management practices require applicant to reseed any newly disturbed areas.

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 Merit Energy Company (Larsen Ranch) Cell Tower SUP-163, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant (leaseholder) shall mark guy wires to increase visibility to birds and reduce bird strikes;
3. The applicant (leaseholder) shall notify the landowner prior to conducting any sanitization activities;
4. The applicant shall present an application signed by the property owner;
5. The applicant must reseed any newly disturbed areas per requirements of best management practices;
6. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21th day of August, 2018.

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

ATTEST:



Marion Morrison, Chair



Patti Umphlett, Secretary

**RESOLUTION 2018 – 14
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF MERIT ENERGY COMPANY (PAR RANCH)
CELL TOWER SPECIAL USE PERMIT-164**

WHEREAS, Merit Energy Company applied for a Special Use Permit for a Major Utility Use for a seventy-five foot (75') tall accessory communication tower on an unaddressed parcel south of Meeteetse north of County Road 4CP (also known as Gooseberry Creek Road); the site is referred to as Gooseberry Office in the NW/SW of Section 28, T47N, R100W, Park County Wyoming; Longitude: 108°52'36.834"W, Latitude: 44°0'35.405"N.

WHEREAS, this project is defined by Park County as a Major Utility Use; a communication tower over 35 feet in height;

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 August 21, 2018 to consider the special use permit application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. The owner of this property is Par Ranch;
4. The property lies within a GR-M zoning district, which allows Major Utility Use, provided a Special Use Permit is approved;
5. A Site Plan Review is not required;
6. Applicant states that negative impacts from this tower, to the neighborhood/general area, will be negligible;
7. Domestic water is not required for this use;
8. A septic system is not required for this use;
9. Solid waste will not be generated by this use;
10. Hazardous substances will not be produced or used for this use;
11. Electricity is currently provided to facility;

12. Legal access exists from Road 4CP (county);
13. A runoff and erosion control plan is not required;
14. The parcel is not located in an overlay district;
15. There are no special site plan standards;
16. Nonconforming structures do not exist on parcel;
17. Parking standards are not applicable;
18. Sign standards are not applicable;
19. No nuisances, including junk vehicles, have been reported;
20. No lighting is proposed;
21. Public Works has submitted comments;
22. Game and Fish recommends marking guy wires to increase visibility to birds and reduce bird strikes;
23. A noxious weed control plan is not required however Weed and Pest requires the applicant to notify the landowner before any sanitization procedures are conducted;
24. According to Weed and Pest, best management practices require applicant to reseed any newly disturbed areas.

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 Merit Energy Company (Par Ranch) Cell Tower SUP-164, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant (leaseholder) shall mark guy wires to increase visibility to birds and reduce bird strikes;
3. The applicant (leaseholder) shall notify the landowner prior to conducting any sanitization activities;
4. The applicant shall present an application signed by the property owner;
5. Applicant must reseed any newly disturbed areas per requirements of best management practices;
6. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21th day of August, 2018.

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

ATTEST:



Marion Morrison, Chair



Patti Umphlett, Secretary

**RESOLUTION 2018 – 15
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF SULPHUR CREEK TAXIDERMY
SPECIAL USE PERMIT-165**

WHEREAS, Jason Housel has applied for a Special Use Permit to allow the operation of a Major Home Occupation (taxidermy business), on a parcel in Lot 65, T52N, R102W, 6th pm, Park County, WY;

WHEREAS, this project is defined by Park County as a Major Home Occupation; a business located in the proprietor's home or out building on the same parcel as the proprietor's home, the size of which does not exceed 2,000 square feet;

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 August 21, 2018 to consider the special use permit application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. The owners of this 41-acre parcel are James and Deborah Housel;
4. Should this special use permit be approved, facility will operate as Sulphur Creek Taxidermy;
5. Should this special use permit be approved, Park County Zoning/Building Permit #2011-110, approving a Minor Home Occupation, shall become void;
6. Should this special use permit be approved, WYDOT will require an Access Application to reclassify access from residential to commercial;
7. The property lies within an R-H zoning district, which allows Major Home Occupations, provided a Special Use Permit is approved;
8. Major Home Occupation does not require Site Plan Review;

9. The applicant states that impacts to neighbors will be minimal. Applicant already has traffic to existing business, and additional traffic will be insignificant;
10. The proposed business will have a "busy season"; during other months traffic will be light;
11. Adequate space for parking is available and parking standards apply;
12. Domestic water is provided by NWRD;
13. An existing small wastewater system (permit #4288) serves a residence on the property;
14. A new septic system permit will be required for the septic system proposed to serve the new structure and DEQ review may be requested;
15. Solid waste generated on-site will be handled by a private carrier and screened from view;
16. Any hazardous substances or materials that are produced, stored or handled on-site will be handled according to state and federal regulations;
17. Electricity and natural gas will be provided to facility;
18. Legal access exists from State Highway 291;
19. Park County Fire Protection District #2 serves this area;
20. A runoff and erosion control plan is not required;
21. The parcel is not located in an overlay district;
22. There are no special site plan standards;
23. Nonconforming structures are not known to exist on the parcel;
24. The applicant proposes to place a 4' x 4' sign on the west side of the structure and sign standards apply;
25. No nuisances, including junk vehicles, have been observed or reported;
26. Lighting is proposed and lighting standards will apply;
27. A noxious weed control plan is not required;

28. The proposed structure must conform to building setback requirements.

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:

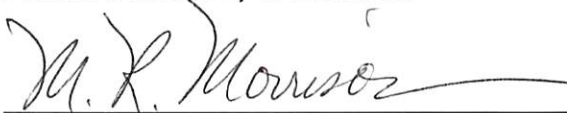
1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be 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 Sulphur Creek Taxidermy SUP-165, subject to the following conditions:

1. Park County noise, lighting and other nuisance regulations shall apply;
2. A small wastewater system permit and building permit are required prior to building construction;
3. The taxidermy business, as a whole, must not utilize more than 2,000 square feet of floor space on the parcel;
4. Should this Special Use Permit be approved, Park County Zoning/Building Permit #2011-110, approving a Minor Home Occupation, shall become null and void upon occupancy of the new structure;
5. Should this special use permit be approved, the applicant shall apply to Wyoming Department of Transportation to reclassify the access from residential to commercial;
6. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21th day of August, 2018.

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



Marion Morrison, Chair

ATTEST:



Patti Umphlett, Secretary

**RESOLUTION 2018 – 16
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF ROCK CREEK RANCH
SPECIAL USE PERMIT-166 WITH SITE PLAN REVIEW**

WHEREAS, Judith Jefferis has applied for a Special Use Permit and Site Plan Review to allow the construction of a Large Impact Structure (indoor riding arena and connecting sheds), on a 160 acre parcel, in Sec 23 and Sec 26, T57N, R103W, 6th pm, Park County, WY;

WHEREAS, this project is defined by Park County as a Large Impact Structure: any building larger than 10,000 square feet accessory to any use;

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, 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 21, 2018 to consider the special use permit and site plan review application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The applicant states that the building shall be limited to private use, which includes use by applicant, her family and friends. Commercial use is prohibited;
3. The application was forwarded to agencies as required;
4. The owner of this 160-acre parcel is Rock Creek Ranch, Inc.;
5. The property lies within a GR-35 zoning district which allows Large Impact Structures provided a Special Use Permit is approved;
6. Given a building will be constructed that exceeds 5,000 square feet of floor area, a Site Plan Review is required;
7. The applicant states that impacts from noise and light will be minimal and since the structure will be for personal use only, little increase in vehicular traffic shall result;
8. Domestic water is provided by wells;

9. An existing small wastewater system (#3874) serves a building on the property. A new small wastewater system will be required for the proposed structure; therefore a new small wastewater permit will be required;
10. Solid waste generated on-site (if any) will be handled by a private carrier and screened from view;
11. No hazardous substances or materials will be produced, stored, or handled on-site;
12. Electricity and propane will be provided to structure;
13. Legal access exists from Road 8RA (private) via Road 8VC (county);
14. Clark Fire Protection District serves this area;
15. Given more than 10,000 square feet of contiguous impervious surfaces will be created, a runoff and erosion control plan is required;
16. The parcel is not located in an overlay district;
17. There are no special site plan standards;
18. There are no known nonconformities associated with parcel;
19. Parking standards do not apply;
20. Sign standards do not apply;
21. No nuisances, including junk vehicles, have been observed or reported;
22. No lighting is proposed;
23. A noxious weed control plan is not required;
24. The proposed structure will conform to building setback requirements.

WHEREAS, the Planning & Zoning Commission concludes the special use permit and site plan review 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 service 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 and site plan review for Rock Creek Ranch SUP-166, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. An approved runoff and erosion control plan is required prior to review by Park County Commissioners;
3. A small wastewater system permit and building permit must be approved prior to building construction;
4. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations;
5. Prior to review by county commissioners, the applicant shall submit a site plan that is consistent with content requirements of county regulations, showing building height and drawn to scale.

ADOPTED by the Planning & Zoning Commission this 21th day of August, 2018.

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


Marion Morrison, Chair

ATTEST:


Patti Umphlett, Secretary

**RESOLUTION 2018 – 17
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF PRAIRIE SUMMIT VET CLINIC
SPECIAL USE PERMIT-167 WITH SITE PLAN REVIEW**

WHEREAS, Amanda Marsh has applied for a Special Use Permit and Site Plan Review to allow the operation of an Agricultural Support Business (veterinary clinic), on a 10 acre parcel, in Lot 46-H of Lot 46, T52N, R101W, 6th pm, Park County, WY;

WHEREAS, this project is defined by Park County as an Agricultural Support Business; a commercial business providing products or services to farms or ranches. Veterinary clinics are defined as Agricultural Support Businesses;

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 August 21, 2018 to consider the Special Use Permit and site plan review application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. Owners of this 10-acre parcel are John and Amanda Marsh;
4. Should this Special Use Permit be approved, the facility will operate as Prairie Summit Veterinary Services;
5. The property lies within an RR-2 zoning district which allows Agricultural Support Businesses, provided a Special Use Permit is approved;
6. Given more than one acre of land will be utilized, a Site Plan Review is required;
7. The applicant states that impacts from noise and light will be minimal. Road 3DX already has some truck and horse trailer traffic, so additional traffic impacts should be negligible. Adequate parking is available;
8. Domestic water is provided by NWRD and a well;

9. An existing small wastewater system serves the clinic building, however no permit is on file;
10. Solid waste generated on-site will be handled by a private carrier and screened from view;
11. Any hazardous substances or materials that are produced, stored or handled onsite will be handled according to state and federal regulations;
12. Electricity and natural gas is provided to facility;
13. Legal access exists from Road 3DX (county);
14. Park County Fire Protection District #2 serves this area;
15. A runoff and erosion control plan is not required;
16. The parcel is not located in an overlay district;
17. There are no special site plan standards;
18. Nonconforming structures exist on the parcel;
19. Parking standards apply;
20. Sign standards do not apply to the existing sign;
21. No nuisances, including junk vehicles, have been observed or reported;
22. No lighting is proposed;
23. A noxious weed control plan is not required;
24. This veterinary clinic excludes canine boarding;
25. The new structure proposed on the application must conform to building setback requirements and requires a building permit prior to construction.

WHEREAS, the Planning & Zoning Commission concludes the Special Use Permit and Site Plan Review 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 and site plan review for Prairie Summit Vet Clinic SUP-167, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. Prior to review by county commissioners, the applicant shall submit a site plan in accordance with county regulations, defining area to be affected by SUP, showing building heights and drawn to scale, including all current and future structures;
3. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 21th day of August, 2018.

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


Marion Morrison, Chair

ATTEST:


Patti Umphlett, Secretary



*Park County Planning
& Zoning Department
1002 Sheridan Avenue
Cody, Wyoming
(307) 527-8540*

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting **6:00 P.M.**, Tuesday, August 21, 2018 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 July 17, 2018 meeting.

REGULAR AGENDA

PUBLIC HEARING - Merit Energy/Larsen Ranch Communication Tower SUP-163:

Merit Energy requests a Special Use Permit for a seventy-five foot communication tower in a GR-M (General Rural Meeteetse) zoning district. Facility will be located along Gooseberry Creek Road, on Larsen Ranch property, described as the SW1/4, SW1/4, of Sec. 21, T47N, R100W, Park County, Wyoming.

PUBLIC HEARING - Merit Energy/Par Ranch Communication Tower SUP-164:

Merit Energy requests a Special Use Permit for a seventy-five foot communication tower in a GR-M (General Rural Meeteetse) zoning district. Facility will be located along Gooseberry Creek Road, on Par Ranch property, described as the NW1/4, SW1/4, of Sec. 28, T47N, R100W, Park County, Wyoming.

PUBLIC HEARING - Sulphur Creek Taxidermy SUP-165:

Jason Housel requests a Special Use Permit for a taxidermy business. The facility consists of a shop area, office, and finishing room in a 2,000 sq. ft. building. The building will be located at 192A Southfork Hwy, Cody, WY, in an R-H (Residential 1/2-Acre) zoning district. Facility will operate on a 41.3 acre parcel, in the S1/2, SE1/4 and SE1/4, SW1/4 of Lot 65, T52N, R102W, Park County, WY.

PUBLIC HEARING - Rock Creek Ranch Large Impact Structure SUP-166:

Judith Jefferis - Rock Creek Ranch requests a Special Use Permit and Site Plan Review for a 22,097 sq ft structure. It includes an indoor riding arena for personal use, a hay shed, and an equipment shed, and is located in a GR-35 (General Rural 35-Acre) zoning district. Structure will be built on a parcel located at 142 Road 8RA, approximately 1 mile northwest of Road 8VC, 4 miles west of Clark, in Sec 23 and Sec 26, T57N, R103W, Park County, WY.

PUBLIC HEARING - Prairie Summit Veterinary Clinic SUP-167: Amanda Marsh requests a Special Use Permit and Site Plan Review for a veterinary clinic. The facility consists of a clinic area, office, corrals, a barn, shed and horse stalls, and is located at 180 Road 3DX, Cody, WY, in a RR-2 (Rural Residential 2-Acre) zoning district. Facility will operate on a 10 acre parcel, described as the west part of the north ½ of Lot 46-H, T52N, R101W, Park County, WY.

Bloxham Crematorium SUP- 162 (deferred decision): Tina Bloxham requests a Special Use Permit to allow a pet crematorium in a RR-2 (Rural Residential 2-Acre) zoning district. Facility will be located on a 10 acre parcel, described as the west part of the north ½ of Lot 46-H, T52N, R101W, Park County, Wyoming. Address of property is 180 Road 3DX. Special use permit is for the use of an incinerator for the cremation of pet remains. Incinerator will rest on a steel frame and be housed in an 18' x 24' structure.

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN

PLANNING and ZONING COMMISSION MEETING

August 21, 2018

		Merit Energy/Larsen Ranch Cell Tower SUP-163	
		Merit Energy/Par Ranch Cell Tower SUP-164	
		Sulphur Creek Taxidermy SUP-165	
		Rock Creek Ranch Large Imp. Structure SUP-166	
		Prairie Summit Veterinary Clinic SUP-167	
		Bloxham Crematorium SUP-162 (deferred decision)	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Judith Jaffaris	Rock Creek Ranch	
2	Mark Barringer	Par and Larsen Ranch	
3	Jue Bouteille	Vet Clinic + Bloxham	might
4	Lindsey Wilson	Prairie Summit + Bloxham	maybe
5	Stephano Springari	Prairie Summit + Tina Bloxham	maybe
6	Tim Bloxham	"	"
8	Ross Keltner	"	"
9	Ben McDonald	PARK COUNTY PUBLIC WORKS	
10	BRYAN EDWARDS	PARK COUNTY PUB. WORKS	IF NEEDED
11	Vicay Nye	Prairie Summit + Tina Bloxham	
12	Bob House	Dr. Marsh	
13	Rose Bigelow	Dr. Marsh	
14	Amanda Marsh DVM	Prairie Summit	yes
15	Jason House	Sulphur Creek Taxidermy SUP-165	if needed
16	Debi House	"	"
17	Bob House	"	"
18	Shiloh Wallingford	Prairie Summit	
19	RORI REINER	PAR	
20	Connie Dimple	Vet Clinic	if need.
21	John Marsh	Prairie Summit	if needed
22	Terry Gordon	21 Creek Lane	yes
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PLEASE SIGN IN

PLANNING and ZONING COMMISSION MEETING

August 21, 2018

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