

1 **Planning & Zoning Commission Minutes**

2 March 20, 2018

3
4 This is a regular meeting of the Park County Planning & Zoning Commission. Present were
5 Chairman Marion Morrison, Commissioners Kimberly Brandon-Wintermote, Linda Putney
6 Duncan Bonine and Debora Bush. Staff present was Linda Gillett, Planning Director, Kim
7 Dillivan, Planner II, Patti Umphlett, Planning Department Secretary and Ben McDonald, Public
8 Works.
9

10 **APPROVAL OF MINUTES**

11
12 Chairman Morrison asked the Board for comments or changes on the February 20, 2018, minutes.
13 There being none, Commissioner Kimberly Brandon-Wintermote moved to approve the minutes
14 as written. Motion was seconded and carried unanimously.
15

16 **REGULAR AGENDA**

17
18 **Continued PUBLIC HEARING – Taylor SUP-159:** Chris Taylor requests approval of a special
19 use permit that would allow processing logs for homes (major industrial use) in a Residential ½-
20 acre (R-H) Zoning District using up to 5 acres located in Sec. 35, T53N R101W, 6th PM, Park
21 County, WY just south of Road 2 DAW, approximately 0.5 miles east of Yellowstone Regional
22 Airport.
23

24 Chairman Morrison opened the public hearing at 7:02, reviewed the rules of a public meeting and
25 introduced the Board and Staff. There being no comments or questions from the Board, Linda
26 Gillett, Planning Director, presented the Addendum to the Staff Report. There was no additional
27 information or comments from the applicant or the public.
28

29 Commissioner Bush moved to close the public hearing. Motion was seconded and carried
30 unanimously.
31

32 Commissioner Putney moved to approve Resolution 2018-4 as written with corrections discussed.
33 Motion was seconded and carried unanimously.
34

35 See Resolution 2018-4 attached hereto and made a part hereof.
36

37 **Heny Simple Subdivision-251 Sketch Plan Review:** (name change required) Heny Farm, LLC
38 requests approval for a one-lot simple subdivision of 24.8 acres in Lots 74 & 76, T55N R98W
39 (RS) 6th PM, Park County, WY in the GR-P (General Rural Powell) zoning district, located along
40 Road 5 and approximately 5 miles southeast of Powell.
41

42 Chairman Morrison asked the board if there were any statements or questions. There being none,
43 Kim Dillivan, Planner II presented the Staff Report.
44

45 There was discussion and clarification regarding the percolation rates; soils report; location of
46 the domestic water test; submission of the irrigation plan and the requirement of a name change.
47

48 Commissioner Putney moved to approve Resolution 2018-5 as written with additional conditions
49 as discussed. Motion was seconded and carried unanimously.
50

51 See Resolution 2018-5 attached hereto and made a part hereof.

52
53 **Harder Simple Subdivision-252 Sketch Plan Review:** Nathan and Kristi Harder request
54 approval for a two-lot simple subdivision of 18.6 and 16.8 acres in Lot 11, Sec. 21 & 22, T55N
55 R101W (RS) 6th PM, Park County, WY in the GR-P (General Rural Powell) zoning district,
56 located just south of the intersection of Road 22 and Lane 11.

57
58 Chairman Morrison asked the board if there were any statements or questions. There being none,
59 Kim Dillivan, Planner II presented the Staff Report. There was discussion among the Board, Ben
60 McDonald and Lyle Casciato (Applicant Representative) regarding the placement of signs and a
61 permanent monument showing the ending of County Road 22H and the beginning of the Heart
62 Mountain Irrigation District road that was mentioned in the review letter from the Public Works
63 office. There was agreement among the parties that a settlement of whom is responsible for
64 resolution of these concerns will be reached prior to final plat.

65
66 There being no further discussion, Commissioner Putney moved to approve Resolution 2018-6,
67 as written. Motion was seconded and carried unanimously.

68
69 See Resolution 2018-6 attached hereto and made a part hereof.

70
71 **PUBLIC HEARING – SUP-161 Monster Lake Ranch:** Monster Lake Ranch requests approval
72 of a special use permit to allow a Special Event (one day music concert June 29, 2018 hosting
73 approximately 1000 people) at 61 Nielson Road, approximately 8 miles south of Cody and just
74 east of Hwy 120 in a GR-20 (General Rural 20-Acre) zoning district.

75
76 Chairman Morrison opened the public hearing at 8:12, and asked the board if there were any
77 questions or statements. There being none, Kim Dillivan, Planner II, presented the Staff Report.

78
79 The Applicant had no additional information on this event and the public had no comments. The
80 board discussed and verified security and safety concerns have been addressed.

81
82 There being no further discussion, Commissioner Bonine moved to close the public hearing.
83 Motion was seconded and carried unanimously.

84
85 Commissioner Bush moved to approve Resolution 2018-7 as written. Motion was seconded and
86 carried unanimously.

87
88 See Resolution 2018-7 attached hereto and made a part hereof.

89
90 **OTHER BUSINESS**

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92 Heart Mountain Irrigation District Manager, Randy Watts and Board Member, Pat Nelson,
93 presented the Resolution stating changes in the HMID Rules and Regulations.

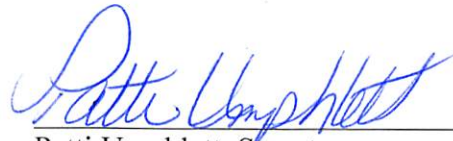
- 94
95 1. Chair's Report - None
96 2. Planning Director's Report -- Discussed additional changes to the regulations
97 -- House Bill 14 passed

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100

101 **ADJOURN**

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103 There being no other business, a motion was made to adjourn the meeting. The motion was
104 seconded and carried unanimously.

105
106 Respectfully submitted,

107 
108 _____
109 Patti Umphlett, Secretary

**RESOLUTION 2018 – 4
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF TAYLOR LOG PROCESSING YARD
SPECIAL USE PERMIT 159 WITH SITE PLAN REVIEW**

WHEREAS, Chris Taylor has applied for a special use permit, with site plan review, for a 5-acre log processing yard (Major Industrial Use), in a Residential ½-acre (R-H) zoning district, located on a 40 acre parcel in Sec 35, T53N, R101W, 6th PM, Park County, WY;

WHEREAS, Major Industrial Uses are not allowed in R-H zoning districts;

WHEREAS, Chris Taylor applied for a variance to Ch. IV, Sec. 2e to allow Major Industrial Uses in the R-H zoning district. The Board of County Commissioners held a duly noticed public hearing on January 16th, 2018 to consider the variance request and unanimously recommended approval with conditions (Resolution #2018-2);

WHEREAS, this project is defined by the County as a Major Industrial Use: Manufacturing, processing, fabrication and assembly operations with more than 10 employees, buildings larger than 5,000 square feet, or more than one acre of developed land area associated with the industry;

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

WHEREAS, the applicants submitted a statement on how compatibility can be achieved as required for a Special Use Permit as: 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 February 20th, 2018 to consider the special use permit and site plan review;

WHEREAS, the Planning & Zoning Commission continued the February 20th, 2018 public hearing to March 20th, 2018, 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. Owner of the 40 acre parcel is Beacon Hill Land Company;
4. Managing partner of Beacon Hill Land Company has provided written permission for Chris Taylor to apply for this special use permit;

5. Property lies within an R-H Zoning district, which does not allow major industrial uses, such as a log processing yard (Chap. IV, Sec. 2e);
6. A variance has been approved by Board of County Commissioners allowing applicant to apply for a special use permit, for this use in this zoning district;
7. The applicant is requesting the opportunity to operate a log processing yard on a maximum of 5 acres in a 40 acre parcel, classified by Park County as a Major Industrial Use which requires a special use permit;
8. Given more than one acre of land will be developed, a site plan review is required;

WHEREAS, the Planning & Zoning Commission concludes the special use permit and site plan are generally consistent with the goals and policies of the Park County Land Use Plan, and the standards and procedures of the Park County 2015 Development Standards and Regulations;

WHEREAS, based on the facts presented the Planning & Zoning Commission recommends approval of the special use permit and site plan based on the following findings:

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 in that because of topography, noise and visual impact will be minor; especially given no close neighbors. Also, a very small amount of truck traffic should not result in significant impacts;
2. Adequate service and infrastructure are available to serve the use, or adequate services and infrastructure will be provided.

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 for Taylor SUP-159, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. Noxious weed control plan must be approved prior to Special Use Permit review by county commissioners;
3. The maximum area of the proposed business is 5 acres;
4. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 20th day of March, 2018.

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

ATTEST:



Marion Morrison, Chair



Patti Umphlett, Secretary

SPECIAL USE PERMIT 159

Permit Issued To: Chris Taylor

Property Covered by this Permit: 5 acres, in a 40 acre parcel, located in Sec. 35, T53N R101W, Park County WY..

Use Permitted by this Permit: Major Industrial Use – Log Processing Yard

Date of Planning & Zoning Commission Approval: March 20th, 2018

Date of Board of County Commissioners Approval: To Be Determined

Terms and Standards Applicable to all Special Use Permits:

Expiration: If activities allowed by a special use permit have not been established within one year of the approval of the permit, or have ceased to occur for at least one year after having been established, the special use permit shall expire and no such activities may resume unless an application is filed and approved in accordance with the procedures for review of new special use permits. The Planning Director may extend this time limit one additional year when the activities permitted by the special use permit have been delayed due to circumstances beyond the applicant's control.

Approvals Run with the Land: All discretionary development approvals granted by the Board of County Commissioners shall run with the land unless otherwise specified in the special terms and conditions, and the current property owner is responsible for compliance with the provisions of approval.

Property Valuation and Tax Assessments: Applicants for discretionary development approvals are hereby advised that approval of their request may lead to increased property valuation and tax assessment on the subject property.

Special Terms and Conditions Particular to this Special Use Permit:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. Noxious weed control plan must be approved prior to Special Use Permit review by County Commissioners;
3. The maximum area of the proposed business is 5 acres
4. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

**RESOLUTION 2018 - 5
PARK COUNTY PLANNING & ZONING COMMISSION**

TITLE: RECOMMEND APPROVAL OF HENY SS-251 SKETCH PLAN

WHEREAS, Heny Farm, LLC, proposes to create a one-lot simple subdivision in Lots 74, 76, & 77, and Sections 28, 29, & 32, RS, T55N, R98W, 6th PM, Park County, Wyoming;

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

WHEREAS, the Planning & Zoning Commission held a regular meeting March 20th, 2018 to consider the sketch plan, and made findings as follows:

- a. The proposed lot as configured conforms to the GR-P zoning district, where it is located;
- b. The parcel is not within one mile of any municipality, thus municipal approval is not required;
- c. There are no official wetlands, identified wildlife habitats or corridors on the property;
- d. All notice requirements have been met;
- e. Easement are shown on the sketch plan;
- f. Lot has access to Road 5;
- g. There are no apparent or identified hazardous conditions on the lots;
- h. Fire protection is available via Fire District No. 1;
- i. The applicants do not propose Covenants or a Homeowner's Association Agreement;
- j. Weed & Pest initial inspection has occurred;
- k. Utilities (electricity, natural gas, and telecommunications) are along County Road 5;
- l. The proposed lots are located within an agricultural overlay district;
- m. Proposed lots comply with development standards.

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;

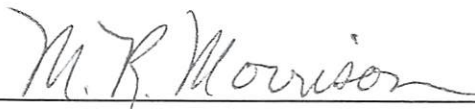
NOW, THEREFORE, BE IT RESOLVED based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the Heny SS-251 Sketch Plan, subject to the following conditions;

1. The applicants shall provide all easements as requested by applicable utilities and special districts, Irrigation Districts, or public agencies providing the service. 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. Access and easements must be identified on the final plat;
2. Irrigation distribution plan must be submitted to Willwood Irrigation District and State Engineer's Office prior to final plat review;
3. A noxious weed control plan must be approved prior to final plat review;
4. Irrigation head gates must be shown on final plat;
5. Subdivision name change must be approved prior to final plat review;
6. Notice of the Wyoming Right to Farm and Ranch Act of 1991 shall be on final plat;
7. The applicants shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

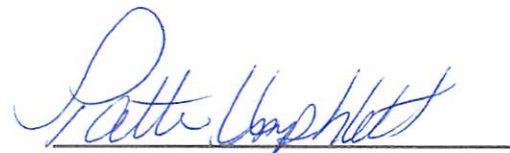
ADOPTED by the Planning & Zoning Commission this 20th day of March, 2018.

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

ATTEST:



Marion Morrison, Chair



Patti Umphlett, Secretary

RESOLUTION 2018 - 6
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMEND APPROVAL OF HARDER SS-252 SKETCH PLAN

WHEREAS, Nathan & Kristi Harder propose to create a two-lot simple subdivision in Lot 11 of Sec. 21, RS, T55N, R101W, 6th PM, Park County, Wyoming;

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

WHEREAS, the Planning & Zoning Commission held a regular meeting March 20th, 2018 to consider the sketch plan, and made findings as follows:

- a. The proposed lots as configured conform to the GR-P zoning district, where they are located;
- b. The parcel is not within one mile of any municipality, thus municipal approval is not required;
- c. There are no official wetlands, identified wildlife habitats or corridors on the property;
- d. All notice requirements have been met;
- e. Easements are shown on the sketch plan;
- f. Both lots have access to Lane 11;
- g. There are no apparent or identified hazardous conditions on the lots;
- h. Fire protection is available via Fire District No. 1;
- i. The applicants do not propose Covenants or a Homeowner's Association Agreement;
- j. Weed & Pest initial inspection has occurred;
- k. Heart Mountain Irrigation District has been informed of proposed subdivision;
- l. Utilities (electricity, natural gas, and telecommunications) are along County Lane 11;
- m. The proposed lots are located within an agricultural overlay district;

- n. Well water analysis has been submitted to Planning & Zoning;
- o. Proposed lots comply with development standards.

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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 Harder SS-252 Sketch Plan, subject to the following conditions;

1. The applicants shall provide all easements as requested by applicable utilities and special districts, Irrigation Districts, or public agencies providing the service. 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. Access and easements must be identified on the final plat;
2. Irrigation distribution plan must be submitted to State Engineer's Office prior to final plat review;
3. A noxious weed control plan will be required prior to final plat review;
4. Notice of the Wyoming Right to Farm and Ranch Act of 1991 shall be on final plat;
5. The applicants shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

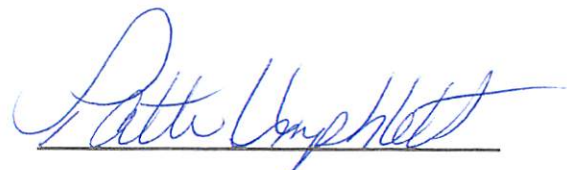
ADOPTED by the Planning & Zoning Commission this 20th day of March, 2018.

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



Marion Morrison, Chair

ATTEST:



Patti Umphlett, Secretary

**RESOLUTION 2018 – 7
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF MONSTER LAKE RANCH SPECIAL EVENT
SPECIAL USE PERMIT 161**

WHEREAS, Mike Arnold has applied for a special use permit for an outdoor music concert (special event), in a General Rural 20-Acre (GR-20) zoning district, located on a 3,248 acre parcel in Sections 7, 10, 18, T51N, R100W, 6th PM, Park County, WY;

WHEREAS, this project is defined by the County as a special event: any outdoor event, or one held in a temporary structure or tent, open to the general public and attended by more than 100 people over an 8-hour period including music festivals, concerts, theatrical exhibitions, public shows, entertainment, circuses, amusements, races, rodeos, speeches, craft fairs, flea markets, etc., but excluding auctions;

WHEREAS, the property is located within a GR-20 zoning district; special events require approval of a special use permit in GR-20 zoning districts;

WHEREAS, special events do not require site plan reviews;

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

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a special use permit as: 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 March 20th, 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. Owner of the 3,248 acre parcel is Cody Oar Lock Ranch, dba Monster Lake Ranch;
4. Concert date is June 29, 2018; 5 pm to midnight;
5. Concert venue will include a stage, areas for parking, concessions, and restrooms, and an entrance area (approximately 10 acres total);

6. A site plan review is not required;

WHEREAS, the Planning & Zoning Commission concludes the special use permit is generally consistent with the goals and policies of the Park County Land Use Plan, and the standards and procedures of the Park County 2015 Development Standards and Regulations;

WHEREAS, based on the facts presented the Planning & Zoning Commission recommends approval of the special use permit based on the following findings:

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 in that because of topography, noise and visual impact will be minor; especially given no close neighbors. Also, a large amount of traffic, on only one day, should not result in any lasting, significant impacts;
2. Adequate service and infrastructure are available to serve the use, or adequate services and infrastructure will be provided.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of special use permit SUP-161, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. Applicant will abide by Park County Weed & Pest requirements, if any;
3. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 20th day of March, 2018.

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

ATTEST:


Marion Morrison, Chair


Patti Umphlett, Secretary

SPECIAL USE PERMIT 161

Permit Issued To: Mike Arnold of Monster Lake Ranch.

Property Covered by this Permit: Approximately 10 acres, in a 3,248 acre parcel, located in Sections 7, 10, and 18, T51N, R100W, Park County WY.

Use Permitted by this Permit: Special Event – One-day, Outdoor Music Concert, occurring on June 29, 2018.

Date of Planning & Zoning Commission Approval: March 20th, 2018.

Date of Board of County Commissioners Approval: To Be Determined.

Terms and Standards Applicable to all Special Use Permits:

Expiration: If activities allowed by a special use permit have not been established within one year of the approval of the permit, or have ceased to occur for at least one year after having been established, the special use permit shall expire and no such activities may resume unless an application is filed and approved in accordance with the procedures for review of new special use permits. The Planning Director may extend this time limit one additional year when the activities permitted by the special use permit have been delayed due to circumstances beyond the applicant's control.

Approvals Run with the Land: All discretionary development approvals granted by the Board of County Commissioners shall run with the land unless otherwise specified in the special terms and conditions, and the current property owner is responsible for compliance with the provisions of approval.

Property Valuation and Tax Assessments: Applicants for discretionary development approvals are hereby advised that approval of their request may lead to increased property valuation and tax assessment on the subject property.

Special Terms and Conditions Particular to this Special Use Permit:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. Applicant will abide by Park County Weed & Pest requirements, if any;
3. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.



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

PARK COUNTY PLANNING & ZONING COMMISSION

Regular Meeting 7:00 P.M., Tuesday, March 20th, 2018 in the Alternate Emergency Operating Center (EOC Room), basement of the Courthouse Addition
1002 Sheridan Ave. Cody, WY. 82414

Meetings of the Park County Planning & Zoning Commission are open to the public. For more information please contact the Park County Planning & Zoning Department at 527-8540 or 754-8540.

APPROVAL OF MINUTES

Approve minutes from February 20th, 2018 meeting.

AGENDA

1. **Continued PUBLIC HEARING – Taylor SUP-159:** Chris Taylor requests approval of a special use permit that would allow processing logs for homes (major industrial use) in a Residential ½-acre (R-H) Zoning District using up to 5 acres located in Sec. 35, T53N R101W, 6th PM, Park County, WY. just south of Road 2 DAW, approximately 0.5 miles east of Yellowstone Regional Airport.
2. **Heny Simple Subdivision-251 Sketch Plan Review:** (name change required) Heny Farm, LLC requests approval for a one-lot simple subdivision of 24.8 acres in Lots 74 & 76, T55N R98W (RS) 6th PM, Park County, WY in the GR-P (General Rural Powell) zoning district, located along Road 5 and approximately 5 miles southeast of Powell.
3. **Harder Simple Subdivision-252 Sketch Plan Review:** Nathan and Kristi Harder request approval for a two-lot simple subdivision of 18.6 and 16.8 acres in Lot 11, Sec. 21 & 22, T55N R101W (RS) 6th PM, Park County, WY in the GR-P (General Rural Powell) zoning district, located just south of the intersection of Road 22 and Lane 11.
4. **PUBLIC HEARING – SUP-161 Monster Lake Ranch:** Monster Lake Ranch requests approval of a special use permit to allow a Special Event (one day music concert June 29, 2018 hosting approximately 1000 people) at 61 Nielson Road, approximately 8 miles south of Cody and just east of Hwy 120 in a GR-20 (General Rural 20-Acre) zoning district.

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN

PLANNING and ZONING COMMISSION MEETING March 20, 2018

		Taylor SUP-159	
		Henry SS-251	
		Harder SS-252	
		Monster Lake Ranch SUP-161	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	BEV McDONALD, PARK CTR PW	TAYLOR, HENRY, HARDER, MLR	IF NECESSARY
2	Mike Arnold Monster Lake Ranch	Public Use Permit	IF needed
3	Jay Linderman Monster Lake	" "	
4	Dwight G... monster lake	" " " "	IF needed
5	Jeff Umphreys	Taylor	
6	BEV SHAW	TAYLOR	
8	Tabatha Hanse	Henry	
9	Chad Taylor	Taylor	
10	LYLE CASCIATO	HARDER SS.	—
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**Planning Zoning Commission
Resolutions 2018**

Resolution #	Project
2018-1	Reachard Minor Subdivision-25
2018-2	Higbie West 40 Major Subdivision
2018-3	Higbie West 40 Major Subdivision
2018-4	Taylor SUP-159
2018-5	Henry SS-251
2018-6	Harder SS-252
2018-7	Monster Lake Ranch SUP-161
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