

Planning & Zoning Commission Minutes

June 16, 2021

This is a regular meeting of the Park County Planning & Zoning Commission held at 1:00pm in the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

Commission Members Present:

Kimberly Brandon-Wintermote, Chairman
 Duncan Bonine, Vice Chairman
 Marion Morrison
 Richard Jones
 Eugene Spiering

Staff Present:

Joy Hill, Planning Director
 Kim Dillivan, Planner II
 Patti Umphlett, Planner I
 Jenny Cramer, Planning Technician
 Jolene Brakke, Office Assistant III (by virtual means)
 Ben McDonald, Public Works (by virtual means)

Chairman Brandon-Wintermote opened the meeting at 1:00pm.

APPROVAL OF MINUTES

Chairman Brandon-Wintermote asked the Commission for comments or changes to the May 19, 2021 meeting minutes. A MOTION was made by Commissioner Jones to approve the minutes; the motion was SECONDED by Commissioner Morrison to approve the minutes as corrected. Motion was carried unanimously.

CONSENT AGENDA

Chairman Brandon-Wintermote introduced the commission members and staff, acknowledged that a public hearing was not required and addressed Consent Agenda qualifications.

Chairman Brandon-Wintermote asked if any member of the Commission wished to remove any of the items or wished to make a statement. Chairman Brandon-Wintermote asked if all the commission members received the staff reports and had time to review the materials as well as having all concerns addressed by the staff.

Commissioner Jones made a MOTION TO APPROVE Phipps SS-274 Sketch Plan and Reynolds SS-275 Sketch Plan under the consent agenda. SECONDED by Commissioner Bonine.

Phipps SS-274 Sketch Plan: W.T. Phipps requests approval of the application and Sketch Plan for the Phipps SS-274. The proposed subdivision is comprised of 2 lots; one 19.45-acre lot and one 15.0-acre lot for residential/agricultural use. This proposed subdivision is located in the N/2SW/4 of Section 15, O.S. (Part of Tr. 61), T52N, R102W of the 6th P.M., Park County, Wyoming, approximately 23 ½ miles SW of Cody.

Phipps SS-274 Sketch Plan was recommended for approval by Resolution 2021-19 with the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and

Planning & Zoning Commission Minutes

June 16, 2021

54 special districts, irrigation districts or public agencies providing services. The width of
55 any utility easement shall be sufficient to allow adequate maintenance of the system,
56 but in no case shall such utility easement be less than 20 feet in width. Easements
57 must be identified on the final plat;

58 2. The applicant shall provide to the Planning & Zoning Department a review and
59 recommendations from the Cody Canal Irrigation District regarding a water
60 distribution plan prior to final plat review by the Board of County Commissioners;

61 3. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
62 1991;

63 4. The applicant shall place a note on the final plat stating that any roads or water or
64 ditch crossings hold legal weight loads according to County Regulations; and

65 5. The applicant shall otherwise comply with standards in the Park County
66 Development Regulations and the minimum subdivision requirements as set forth
67 in Wyoming Statute 18-5-306.

68 See Resolution 2021-19 attached hereto and incorporated herein.

69
70 **Reynolds SS-275 Sketch Plan:** Steve and Karen Reynolds request approval of the application
71 and sketch plan for Reynolds SS-275. The proposed subdivision is comprised of two lots; one
72 7.74-acre lot and one 5.04-acre lot for residential use. The propose subdivision is located in Lots
73 20 and 21 of Section 6, T53N, R100W of the 6th P.M., Park County, Wyoming. The parcel is
74 located in a General Rural 5-Acre (GR-5) zoning district with an address of 4950 Highway14A,
75 Cody.

76 Reynolds SS-275 Sketch Plan was recommended for approval by Resolution 2021-20 with the
77 following conditions:

78
79 1. The applicant shall provide all easements as requested by applicable utilities and
80 special districts, irrigation districts or public agencies providing services. The width of
81 any utility easement shall be sufficient to allow adequate maintenance of the system,
82 but in no case shall such utility easement be less than 20 feet in width. Easements
83 must be identified on the final plat;

84 2. The applicant shall submit three suggested road names to Public Works for
85 consideration by the Road Naming Committee prior to sketch plan review by the
86 Board of County Commissioners;

87 3. The applicant shall provide to the Planning & Zoning Department a review and
88 recommendations from the Heart Mountain Irrigation District regarding a water
89 distribution plan prior to final plat review by the Board of County Commissioners;

90 4. The applicant shall place a note on the final plat stating that any wells placed within
91 the subdivision lots shall be permitted by the Wyoming State Engineer's Office;

92 5. The applicant shall place a note on the final plat citing water quality evidenced by the
93 water sample with a report date of May 4, 2021, unless applicant submits new water

Planning & Zoning Commission Minutes

June 16, 2021

94 quality sample results that indicate water is safe;

95 6. The applicant shall place a condition on the final plat stating the following: Further
96 division of Lot 1 or Lot 2 shall require the improvement of the access road to County
97 standards for a local access road;

98 7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
99 1991; and

100 8. The applicant shall otherwise comply with standards in the Park County
101 Development Regulations and the minimum subdivision requirements as set forth
102 in Wyoming Statute 18-5-306.

103 See Resolution 2021-20 attached hereto and incorporated herein.

104

105 REGULAR AGENDA

106

107 PUBLIC HEARING – Kimmet Commercial Storage SUP-217: Pam Kimmet requests approval
108 of a Special Use Permit (SUP) for Kimmet Commercial Storage SUP-218. The applicant is
109 proposing to expand an existing 10-unit storage facility (Commercial Use) by adding 10 additional
110 units. The proposed expansion is located within a 20.13-acre parcel within the NE/4SW/4 of
111 Section 21, T57N, R102W, of the 6th P.M., Clark, Wyoming, with an address of 79 Road 8VC, in
112 a General Rural 20-Acre (GR-20) zoning district.

113

114 Chairman Brandon-Wintermote reviewed the rules of a public meeting and opened the public
115 hearing at 1:12pm.

116

117 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
118 Staff Report.

119

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

- 121 • Ben McDonald, Public Works, mentioned that they have no concerns regarding access;
122 however, they would like to review a drainage plan with the applicant.

123

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

- 125 • Pam Kimmet, landowner, said she hasn't experienced any drainage issues in the past 10
126 years. Ben asked for a drawing showing what the drainage on the property is. If she could
127 meet with Public Works or provide a drawing otherwise, that would suffice.

128

129 Chairman Brandon-Wintermote asked if any Commission members had questions for the
130 applicant.

- 131 • Commissioner Morrison said in the permit it states a total square footage of 2,600-square
132 feet.

- 133 • Commissioner Jones sought clarification on the use of containers vs. a structure. Is it
134 permanent? Ms. Kimmet said the use of containers will be permanent.

- 135 • Chairman Brandon-Wintermote clarified that they will be placed on gravel and wondered
136 if they would be moved. Ms. Kimmet said the map shows where the units will be placed.
137 Chairman asked for clarification that the units will not be moved once placed. The applicant
138 stated that they will not be moved once placed.

Planning & Zoning Commission Minutes

June 16, 2021

139 • Commissioner Morrison asked about the original use classification from 2006 being a
140 major home occupation when the square footage exceeded the requirement. Kim Dillivan
141 said that the rules were different in 2006 than they are now. Staff not having been present
142 for the 2006 permitting, couldn't say why a major home occupation was chosen over
143 commercial storage. Patti Umphlett added clarification about the previous use permit
144 terms and this new use being considered separate of that. If this were an existing SUP
145 that was to be enlarged, it would require an amended SUP.
146

147 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
148 There were no comments from those in attendance.
149

150 Commissioner Bonine made a MOTION to close the hearing at 1:32pm; SECONDED by
151 Commissioner Jones. The motion was carried unanimously.
152

153 Commissioner Bonine made a MOTION to approve Kimmet Commercial Storage SUP-217 by
154 Resolution 2021-21 based on the findings presented and including the following conditions:
155

- 156 1. Park County noise, lighting, and other nuisance regulations shall apply;
- 157 2. The applicant shall provide a formal response from the Park County Public Works
158 Office prior to review by the Board of County Commissioners; and
- 159 3. The applicant shall otherwise comply with standards in the Park County Development
160 Standards and Regulations.

161 The motion was SECONDED by Commissioner Jones. Commissioner Morrison added a
162 comment that she does not feel compelled to deny this, but she does not feel comfortable with
163 the use. The motion carried. See Resolution 2021-21 attached hereto and incorporated herein.
164

165 **PUBLIC HEARING – Buck Creek Estates Major Preliminary Plat:** Buck Creek Development,
166 LLC, and Steve & Tracy Bush request approval of the Preliminary Plat for Buck Creek Estates
167 Major Subdivision. The proposed subdivision is comprised of two parcels to be split into a total
168 of 23 lots ranging in size from 4.36 to 8.14 acres, each designated for residential and possible
169 agricultural use. The properties to be split are centrally located between Cody and Powell along
170 the south side of US Highway 14A, at 1566 US Highway 14A, and are described as Lots 17 & 18
171 and a portion of Lot 43, Section 18, T54N, R100W of the 6th P.M., Park County, Wyoming, in a
172 General Rural Powell (GR-P) zoning district.
173

174 Chairman Brandon-Wintermote opened the public hearing at 1:34pm. Commissioner Morrison
175 mentioned that since the last hearing she was contacted by Kelly Spiering regarding his
176 concerns about degradation of agricultural lands related to this subdivision.
177

178 Kim Dillivan, Planner II, presented the Staff Report.
179

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

- 181 • Commissioner Spiering asked if the Garland Canal runs on the side of the subdivision.
182 Kim Dillivan mentioned that the canal runs on the east side of the subdivision.
183 Commissioner Spiering asked if they asked for permission from Heart Mountain Irrigation
184 District (HMID) for permission to pull water out of the canal? Kim said it is his
185 understanding that there has not been a request to pull water out of the canal for the
186 subdivision.

Planning & Zoning Commission Minutes

June 16, 2021

- 187
- 188
- 189
- 190
- 191
- 192
- 193
- Commissioner Morrison said in some previous meetings there was a question about where fire suppression water was going to come from. It was mentioned either Buck Creek or the Canal. She wondered if there were any changes on that from the applicant. Kim Dillivan indicated that he is not aware. It does not appear that there were any fire suppression conditions from P&Z on sketch plan. Chairman Brandon-Wintermote mentioned the discussion from the previous hearing, referencing Liberty subdivision.

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

- 195
- 196
- 197
- 198
- 199
- 200
- 201
- 202
- 203
- 204
- 205
- 206
- 207
- 208
- Scott Lewis, Granite Engineering and Surveying is here to represent the applicant. He indicated that the purpose of this meeting is to review the preliminary plat. He mentioned that DEQ gave them a letter of "no adverse recommendations", access has been approved by WYDOT, utilities are provided, covenants have been submitted and it appears there have been no written public comments. He would like the submittal considered. He added that they showed topography being steep in the southern lots where they adjoin Buck Creek, but there are developable lands available. Related to the Garland Canal, it runs along the east boundary. The property goes down the center of the canal. There is an easement for the canal. All the water for the subdivision is coming from the HMID. They have agreed to the water distribution plan. As for fire suppression, this subdivision falls within fire district #1, Powell, not district #2 (Cody). It is kind of halfway in between, so he can see some call for assistance may be possible. He believes it would be as any other fire situation where the water would come from the trucks.

209 Chairman Brandon-Wintermote asked if any Commission members had questions for the applicant.

- 210
- 211
- 212
- 213
- 214
- 215
- 216
- 217
- 218
- 219
- 220
- 221
- 222
- 223
- 224
- 225
- 226
- 227
- 228
- 229
- 230
- 231
- 232
- 233
- 234
- 235
- 236
- Commissioner Morrison said that she appreciated the detail provided by the surveyor. She appreciates that they put in the covenants the information about down-shielded lighting from the regulations. She questioned whether the Powell Fire District would change their response based upon the suggestion received from the Cody Fire District regarding the potential need for a cistern. Staff indicated that the responses were received at the same time.
 - Chairman Brandon-Wintermote asked if an affirmative response had been received from Heart Mountain Irrigation District. Scott said he submitted data to HMID about requested irrigation infrastructure (minutes of the meeting with HMID were forwarded to staff).
 - Commissioner Morrison asked if a water master will be in place for the subdivision. Scott said it is his understanding that there is already a water master in place.
 - Chairman Brandon-Wintermote asked if there are any covenant requirements to build outside of the floodplain.
 - Brian Shumard said they didn't put a restriction in the covenants for building in the floodplain, but they could get themselves mapped out. Where Buck Creek is 50 to 100 feet lower than where you would build. There are ways to remove the area if it is caught in the floodplain overlay. The Planning Director stated that if development occurred within the floodplain a floodplain permit would be required through the County and a plat note to that effect may be a good reminder. Commissioner Spiering inquired if there was floodplain mapped out there. The Planning Director explained that the FEMA floodplain map does indicate floodplain in the area, however parcel owners do have the opportunity to request amendment to that map by a Letter of Map Amendment (LOMA).
 - Commissioner Morrison mentioned covenants and pets and livestock and how the applicant may want to address manure removal, which can cause pests.
 - Chairman Brandon-Wintermote mentioned that there are no retail uses allowed, do they mean no commercial? May want to consider honing that language.

Planning & Zoning Commission Minutes

June 16, 2021

237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286

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

- Kelly Spiering checked into the fire district #1 and the manager did say they would like a 30,000-gallon cistern – it is required per their regulations. It is hard for the district to bring out enough water to fight a fire. He would ask the P&Z to request that a cistern with hydrants be put in. Also, new worker protection standards state that if any spraying will be done, there should be a 100-foot zone and have residents leave their homes during spraying. Also set houses back 100 feet from ag lands, due to spraying by planes (worker protection standards from DEQ). He referenced the AEZ (application zone) is a minimum of 100 feet away. A 100-foot setback would help. He appreciates the Right to Farm law. It is important that the 23 landowners understand the law and what it means and that existing landowners have the right to farm and spray, etc.
- Patti Umphlett asked that we receive an official letter of recommendation from the Powell Fire District so we have it on record. Applicant Brian Shumard asked that staff seek the letter, therefore, it does not come from a member of the public.

Commissioner Morrison asked for discussion.

- On conditions, she would like to add the condition that it is stated on the final plat that development in the floodplain requires a Floodplain Development Permit from the County.
- Add a condition that the applicant shall provide a response from Park County Fire District #1 regarding any requirements for fire suppression/fire water prior to preliminary plat review by the Board of County Commissioners;
- Discussion about worker protection act; should the board address that? The landowners should be aware of the spraying requirements. The Planning Director indicated this is new for staff and she would like the opportunity to review and research this information. Commissioner Morrison would like to see staff look into this new rule. Perhaps there should be a note on the plat to warn lot owners. Determined to not be appropriate at this time. Brian Shumard mentioned that the only farming would be on the north side. Commissioner Bonine asked if the applicant would mind putting a no-build zone along the north lots. Consider no residential structures within that zone. The applicant is open to that.
- Commissioner Morrison asked about an added condition for the applicant to show a 100-foot 'no residential building zone' along the north line of proposed lots 2 through 7.
- Commissioner Bonine mentioned he would like to see, where it is appropriate, putting in the no-build zones so that notification by the farmers will not be needed. The Planning Director pointed out that there may be ag activities next to the subdivision today, however that could potentially change in the future and then property owners would be bound to the restrictions even though the concerns may no longer exist.
- Scott Lewis added a suggestion that there be a note on the plat that addresses the lots but adds so long as there are agricultural activities/lands to the north of the properties.

Commissioner Morrison made a MOTION to close the hearing at 2:19pm; SECONDED by Commissioner Spiering. The motion was carried unanimously.

Commissioner Spiering made a MOTION to approve Buck Creek Estates Major Preliminary Plat by Resolution 2021-22 based upon the findings presented and including 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

Planning & Zoning Commission Minutes

June 16, 2021

- 287 the system, but in no case shall such utility easement be less than 20 feet in width.
288 Easements must be identified on the final plat;
- 289 2. The applicant shall comply with the recommendation of the Wyoming Department
290 of Environment Quality (WYDEQ) and add two notes to the final plat: 1) Property
291 owners are responsible for the development of individual well, and 2) Treatment
292 of the well water is recommended, but not required;
- 293 3. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act
294 of 1991;
- 295 4. The applicant shall comply with all Public Works requirements;
- 296 5. The applicant shall provide an approved Subdivision Improvements Agreement
297 to the Planning and Zoning Department addressing all improvements prior to
298 Final Plat review by the Board of County Commissioners;
- 299 6. The applicant shall submit Heart Mountain Irrigation District's written approval of
300 the water distribution plan for the subdivision to the Planning and Zoning
301 Department prior to final plat review;
- 302 7. The applicant shall place a note on the final plat regarding the requirement for a
303 Floodplain Development Permit from the County for development proposed in the
304 mapped floodplain;
- 305 8. The applicant shall provide a letter from Park County Fire District #1 addressing
306 any fire suppression/fire water requirements for the subdivision;
- 307 9. The applicant shall place a note on the plat indicating that no residential structures
308 shall be constructed in the north 100 feet of Lots 2 through 7 so long as agricultural
309 use exists on the property to the north; and
- 310 10. The applicant shall otherwise comply with standards in the Park County
311 Development Regulations and the minimum subdivision requirements as set forth
312 in Wyoming Statute 18-5-306.
313

314 Commissioner Morrison said it hurts her to see ag lands turning into subdivisions, but the
315 preliminary plat meets the requirements. The motion was SECONDED by Commissioner Bonine.
316 The motion carried. See Resolution 2021-22 attached hereto and incorporated herein.
317

318 **PUBLIC HEARING – Westlinc MS-48 Sketch Plan:** Westlinc, LLC requests approval of the
319 sketch plan for Westlinc Minor Subdivision (MS-48). The proposed subdivision is comprised of
320 five lots varying in size from 5.5 to 8.5 acres and totaling approximately 35 acres, each designated
321 for residential or agricultural use. The proposed subdivision is located approximately 3/4 of a mile
322 south of Powell in a portion of Lot 57-G, Lot 57, T55N, R99W of the 6th P.M., Park County,
323 Wyoming, in a General Rural Powell (GR-P) zoning district.
324

325 Chairman Brandon-Wintermote opened the public hearing at 2:25pm.
326

327 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
328 Staff Report.
329

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

- 331 • Commissioner Morrison asked about page 9 regarding access, she was seeking
332 clarification from Road and Bridge about access review. Ben McDonald indicated that he
333 has nothing to add at this time. Proposed conditions talk about Public Works needing to

Planning & Zoning Commission Minutes

June 16, 2021

334 respond regarding access and a school bus turnaround. Ben said the variance has been
335 granted, the widths have been established. The school bus turnaround will need to be
336 addressed.
337

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

- 339 • Rock Hull and Christy Hull, landowners, have been looking for acreage to build. Since it
340 is hard to find, they bought a larger piece of land and split it to get the land they need.
341 They love the rural aspect of the property and would like to keep it that way. She said it is
342 hard to find farmers interested in farming the land. Several contacted turned down the
343 offer to farm the land because they have enough land. Their intent is to attract landowners
344 needing horse property or small farms. They are grateful for the County approving the
345 access road.
- 346 • Scott Lewis, Granite Engineering, addressed the response from Shoshone Irrigation
347 District. He provided a signed copy of the plan from February 9, 2021. As for the issue
348 related to the city; the City of Powell's desire to incorporate this area is low, as stated.
349 They are kind of landlocked. For the city to develop further, some type of lift station would
350 need to be constructed. His understanding is that the City will not even take a lift station
351 and maintain it if someone builds it. So, anything being added to the south will not happen.
352 He addressed that on the east side of the subdivision there is a farmer who wanted access
353 to an existing road where he drives along his head ditch to service his farmland. It has
354 been addressed and a 20' ingress/egress access easement has been added. He has also
355 noted that the Ag Overlay district only covers half of the property. The other half is outside
356 of the district. They still plan to put the note on the plat.
357

358 Chairman Brandon-Wintermote asked if any Commission members had questions for the
359 applicant.

- 360 • Chairman Brandon-Wintermote asked if the proposed road coming in would serve all the
361 lots. Scott said they have a 40-foot right-of-way for about 1,200 feet. Once they turn and
362 come onto the Hull property, the right-of-way becomes 60-feet wide. Chairman Brandon-
363 Wintermote asked about the concrete waste ditch. The applicant intends to cross it.
- 364 • Chairman Brandon-Wintermote asked where the gas lines will come in. Scott said the gas
365 lines and other utilities will be within the 40' easement if they can. If not, they will run them
366 along the east side of the right-of-way road. It will depend on what the utility companies
367 require. Chairman Brandon-Wintermote asked if additional easements may be needed for
368 Lots 1 and 5. Scott said the irrigation district required 50 feet on either side of their ditch.
369 So that area is already impacted by 70-feet of irrigation easement. They are basically
370 putting easements within easements.
- 371 • Chairman Brandon-Wintermote mentioned an underground drain on Lot 4. Scott said there
372 are a series of buried drains in the area, this is one of them. Chairman Brandon-
373 Wintermote asked if there will be a no-build zone. Scott said they could note that, but he's
374 not sure they have control over people building at their own risk over that. It is shown and
375 will be on the final plat.
- 376 • Chairman Brandon-Wintermote asked about the school bus turnaround issue. Scott said
377 it was mentioned previously that a school bus will not go beyond a County road.
- 378 • Chairman Brandon-Wintermote asked if there will be a cul-de-sac at the end so no one
379 needs to use someone's driveway to turn around. Scott said they had not anticipated that.
380 He said they could put a hammerhead turnaround split between Lots 2 and 3.
- 381 • Chairman Brandon-Wintermote asked about the possible high-water table mentioned in
382 the application. The perc tests were done in December. Scott said they did the perc tests

Planning & Zoning Commission Minutes

June 16, 2021

383 in December to move quickly. The comment is only related to the fact that we have
384 irrigation all around us so there is a possibility. There isn't evidence so far.

385
386 Chairman Brandon-Wintermote asked if there were comments from any members of the public.

- 387 • Bob Graff, owner to the east, said his primary concern is the access road along his head
388 ditch needing to remain. The property lines may split that road. They have addressed an
389 easement and he appreciates that. He agrees it is a shame to see good farmland taken
390 up by subdivisions, but that's just how it's going. His farm is under active ag production
391 and will be for the foreseeable future.
- 392 • Juanita Hawley owns farm to the west. They gave the subdivider 10 feet, but they can't
393 make it bigger before that due to a bottleneck between two existing houses. Those owners
394 would need to be consulted about a bus turnaround. Previous owners said their well is
395 only 6 feet deep and it floods every spring. They have to have a sump pump for during big
396 storms.
- 397 • Richard Hawley said 5th generation lives to the east and they just replaced a well. Hit water
398 at 9 feet and they have 5 feet of water in the well. He dug for a perc test and found water
399 at 9 feet. It does flood every year.
- 400 • Jan Olson, water master and owner to the northeast corner, stated she has lived there for
401 42 years. She suggests no basements – they will flood. They will love to have the Hulls in
402 their neighborhood.
- 403 • Commissioner Jones asked if all the land is flood irrigated. Attendees said yes.
404 Commissioner Jones said he is concerned that once flood irrigation goes away, shallow
405 wells may run dry. Pivots and sprinkles can drastically change groundwater.
- 406 • Juanita Hawley said they put pipe systems all under the flat with water going into cisterns.
407 She heard there are cisterns and French drains all through the system. There is a ditch
408 between the properties that has water all year long, even when irrigation is not occurring.
- 409 • Commissioner Morrison asked if there have been septic system issues. Juanita said they
410 have never had their septic system cleaned since they live there. She said it cleans itself.
411 No issues with the cistern. No odor in the drains.
- 412 • Chairman Brandon-Wintermote asked how close NRWD is. Mr. Hull said quite a distance
413 at a large expense. They are also out of taps at the moment according to Cody Schatz.
- 414 • Commissioner Morrison wanted to remind any future residents that County regulations
415 require all lighting to be down shielded.

416
417 Commissioner Morrison made a MOTION to close the hearing at 3:02pm; SECONDED by
418 Commissioner Jones. The motion was carried unanimously.

419
420 Commissioner Morrison requested discussion.

- 421 • Photo 4 on page 21. Sees an issue for child safety.
- 422 • Commissioner Morrison said she hates to see good ag grounds eaten up by subdivisions,
423 but she appreciates the efforts of the applicants.
- 424 • Chairman Brandon-Wintermote asked about the City's request for easements to be
425 labeled.

426
427 Commissioner Morrison made a MOTION to approve the Westlinc MS-48 Sketch Plan by
428 Resolution 2021-23 based upon the findings presented and including the following conditions:

- 429
430 1. The applicant shall provide all easements as requested by applicable utilities and
431 special districts, irrigation districts or public agencies providing services. The width of

Planning & Zoning Commission Minutes

June 16, 2021

- 432 any utility easement shall be sufficient to allow adequate maintenance of the system,
433 but in no case shall such utility easement be less than 20 feet in width. Easements
434 must be identified on the final plat;
- 435 2. The applicant shall provide a revised response from Park County Public Works,
436 addressing the approved administrative relief on the width of access right-of-way to
437 the subdivision and school bus turnaround, to the Planning & Zoning Department
438 prior to Sketch Plan review by the Board of County Commissioners;
- 439 3. The applicant shall provide an approved Long-Term Noxious Weed Management
440 Plan to the Planning and Zoning Department prior to final plat review;
- 441 4. A draft Homeowners Association Agreement that includes the parties responsible for
442 road maintenance and snow removal, must be submitted to the Planning & Zoning
443 Department prior to Sketch Plan review by the Board of County Commissioners;
- 444 5. The applicant shall provide an approved Subdivision Improvements Agreement to
445 the Planning and Zoning Department addressing all applicable improvements prior
446 to Final Plat review by the Board of County Commissioners;
- 447 6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
448 1991;
- 449 7. The applicant shall place a note on the plat regarding wells needing to be in
450 compliance with the State Engineer's Office permitting requirements; and
- 451 8. The applicant shall otherwise comply with standards in the Park County
452 Development Regulations and the minimum subdivision requirements as set forth
453 in Wyoming Statute 18-5-306.

454
455 The motion was SECONDED by Commissioner Bonine. The motion carried. See Resolution
456 2021-23 attached hereto and incorporated herein.

457
458 **PUBLIC HEARING – Pheasant Ridge MS-53 Sketch Plan:** Jill & Seaton Smith request approval
459 of the Sketch Plan for Pheasant Ridge Minor Subdivision (MS-53). The proposed subdivision is
460 comprised of five lots; four 3.36-acre lots and one 15.77-acre lot, each designated for residential
461 use. The proposed subdivision is located approximately 2.1 miles east of Powell in Lot 62C &
462 62F, Resurvey, T55N, R98W of the 6th P.M., Park County, Wyoming, in a General Rural Powell
463 (GR-P) zoning district.

464
465 Chairman Brandon-Wintermote opened the public hearing at 3:17 pm.

466
467 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
468 Staff Report.

469
470 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 471 • Ben McDonald stated the Public Works does not have any additional comments or
472 concerns.

473
474 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 475 • Cody Schatz, Engineering Associates, represents the applicant, and noted that this is not
476 in an Agricultural Overlay District. They are in discussion with the irrigation district and do
477 not have a plan approved yet. At first, they were going to use NRWD, but no taps are

Planning & Zoning Commission Minutes

June 16, 2021

478 available so they are proposing wells. They are working on a weed plan but it is not
479 completed yet.

480
481 Chairman Brandon-Wintermote asked if any Commission members had questions for the
482 applicant.

- 483 • Chairman Brandon-Wintermote asked if Garland Light and Power should be Rocky
484 Mountain Power and NWRD is noted on the plan and should be removed.
- 485 • Chairman Brandon-Wintermote is confused about lots A2 and B2 in the notes. Cody said
486 it was a note accidentally carried over.
- 487 • Chairman Brandon-Wintermote asked about exempt parcels – family exemptions.
- 488 • Chairman Brandon-Wintermote asked about the existing cistern. Seaton Smith said that
489 is an existing well with a concrete ring surrounding it.
- 490 • Commissioner Morrison asked about the use that was there (the oats). Seaton said it was
491 moved into town. He said all of the property is not ag-friendly. They are trying to make it
492 useful for the county.

493
494 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
495 There were no members of the public in attendance.

496
497 Commissioner Morrison made a MOTION to close the hearing at 3:35pm; SECONDED by
498 Commissioner Jones. The motion was carried unanimously.

499
500 Chairman Brandon-Wintermote mentioned the concerns brought up in an earlier hearing about
501 ag spraying. The Planning Director cautioned that this information has not yet been confirmed
502 and it is not wise to place conditions regarding something that is not within the County's
503 regulations. Commissioner Jones added that we don't want to fix responsibility on the County that
504 is not ours. We don't want to get the County involved in this type of enforcement or restriction.

505
506 Commissioner Bonine made a MOTION to approve Pheasant Ridge MS-53 Sketch Plan by
507 Resolution 2021-24 based upon the findings presented and including the following conditions:

- 508
509 1. The applicant shall provide all easements as requested by applicable utilities and
510 special districts, irrigation districts or public agencies providing services. The width of
511 any utility easement shall be sufficient to allow adequate maintenance of the system,
512 but in no case shall such utility easement be less than 20 feet in width. Easements
513 must be identified on the final plat;
- 514
515 2. The sketch plan shall identify Rocky Mountain Power as the electricity provider, rather
than Garland Light & Power, prior to review by the Board of County Commissioners;
- 516
517 3. All existing utility lines shall be clearly displayed on the sketch plan prior to review by
the Board of County Commissioners;
- 518
519 4. The applicant shall provide an approved Long-Term Noxious Weed Management
Plan to the Planning and Zoning Department prior to final plat review;
- 520
521 5. The applicant shall place a note on the final plat stating that any wells placed within
the subdivision lots shall be permitted by the Wyoming State Engineer's Office;
- 522
523 6. The applicant shall provide to the Planning & Zoning Department a review and
524 recommendations from the Shoshone Irrigation District regarding a water distribution
plan prior to final plat review by the Board of County Commissioners;

Planning & Zoning Commission Minutes

June 16, 2021

525 7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
526 1991; and

527 8. The applicant shall otherwise comply with standards in the Park County
528 Development Regulations and the minimum subdivision requirements as set forth
529 in Wyoming Statute 18-5-306.

530
531 The motion was SECONDED by Commissioner Jones. All in favor. The motion carried. See
532 Resolution 2021-24 attached hereto and incorporated herein.

533
534 Chairman Brandon-Wintermote delivered the Chair's report.

535
536 The Planning Director delivered a report for the Planning and Zoning Department.

537
538 There being no other business, the meeting adjourned at 3:56pm.

539
540 Respectfully submitted,

541 
542 _____
543 Jolene Brakke, Secretary

**RESOLUTION 2021-19
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
PHIPPS SIMPLE SUBDIVISION-274 (SS-274) SKETCH PLAN**

WHEREAS, Tom Phipps proposes to create two lots (one 18.87-acre lot and one 18.88-acre lot) from an existing 37.75-acre parcel for residential use. The subdivision is located in a General Rural 5-Acre (GR-5) zoning district;

WHEREAS, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

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 duly noticed meeting on June 16, 2021 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Tom Phipps on April 21, 2021;
2. The applicant proposes to create a two lots consisting of one 18.87-acre lot and one 18.88-acre from an existing 37.75-acre parcel for residential use;
3. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. The subdivision classification meets the standards of a simple subdivision;
5. Ownership is affirmed by Corrective Quitclaim Deed dated January 15, 2018 (Document # 2018-268) to W.T. Phipps, Jr. and Johanna Phipps, Trustees of the Johanna Phipps Trust dated October 6, 2004 from Walter T. Phipps, Jr. and Johanna Phipps, husband and wife;
6. A parcel of land described as N1/2SW1/4, Lot 61, Section 15, T52N, R102W, 6th P.M., Park County, Wyoming;
7. The proposed subdivision is located approximately 1.9 miles southwest of Cody, Wyoming, on the west side of State Highway 291 (Southfork Road). This parcel is unaddressed;
8. The proposed subdivision is located in the General Rural 5-acre (GR-5) zoning district;
9. Surrounding land uses are residential to the south and agricultural to the east. Public lands are west and north of the property;
10. The proposed subdivision is not within a mile of any municipality;

11. All public notice requirements have been met;
12. Notice of Intent to Subdivide was published in the Cody Enterprise on February 25, 2021 and March 4, 2021; and a revised Notice of Intent to Subdivide was published in the Cody Enterprise on May 4, 2021 and May 11, 2021;
13. All agency referral requirements have been met;
14. Rocky Mountain Power has the capacity to provide electrical service to this proposed 2-lot subdivision;
15. Access will be by way of a 40' wide shared driveway directly from State Highway 291.
16. WYDOT has provided approved Access Permit PA-07A-48297;
17. Park County Fire Protection District #2 can provide fire protection to the proposed subdivision and requests that the roads and any water or ditch crossings hold legal weight loads according to County regulations;
18. TCT can provide fiber optic, internet and VOIP phone service to this location; however, terrestrial wireless services is not available;
19. USPS has confirmed mail delivery is available to this proposed subdivision;
20. Cody Canal Irrigation District states there are water rights on this property, the property contains irrigation features, and a water distribution plan is required;
21. Park County Weed & Pest indicated a Long-Term Noxious Weed Management plan is required;
22. A Long-Term Noxious Weed Management plan has been submitted and approved;
23. Northwest Rural Water District has the capacity to provide water to this proposed subdivision;
24. Park County School District #6 has bus service available to this subdivision;
25. Cody Conservation District identified three soil types on the property and has concerns about the very limited rating for septic tank absorption fields;
26. Park County Public Works has no concerns with the proposed subdivision. Access is subject to approval by WYDOT;
27. The Park County Treasurer has stated there are no taxes owed on this parcel;
28. Black Hills Energy has the capacity to supply natural gas to the proposed subdivision;
29. Wyoming Game & Fish has no major concerns with this subdivision;
30. Wyoming Game & Fish has responded and has no concerns pertaining to aquatic resources;
31. The applicant indicates road maintenance is the responsibility of each lot

- owner;
32. No public comments have been received;
 33. Application submission requirements for sketch plan have been met;
 34. All wastewater requirements pertaining to sketch plan have been met;
 35. All domestic water requirements pertaining to sketch plan have been met;
 36. All agricultural impacts have been sufficiently addressed;
 37. All irrigation requirements pertaining to sketch plan have been met;
 38. A pre-application meeting was held on January 15, 2021;
 39. Solid waste disposal services are available from private service providers;
 40. No hazardous features are known to exist on the property;
 41. The Park County Small Wastewater Administrator reviewed subsurface evaluation data collected by the applicant and determined that conventional small wastewater systems are likely sufficient should this development be approved;
 42. The proposed subdivision lots meet lot size requirements;
 43. The subdivision is not within an Overlay District; and
 44. No open spaces, natural areas, schools or parks are proposed or required.

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 Phipps SS-274, 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 to the Planning & Zoning Department a review and recommendations from the Cody Canal Irrigation District regarding a water distribution plan prior to final plat review by the Board of County Commissioners;
3. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991;

4. The applicant shall place a note on the final plat stating that any roads or water or ditch crossings hold legal weight loads according to County Regulations; and
5. 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 16th day of June, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021-20
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
REYNOLDS SIMPLE SUBDIVISION-275 (SS-275) SKETCH PLAN**

WHEREAS, Steve Reynolds propose to create two lots (one 7.74-acre lot and one 5.04-acre lot) from an existing 12.78-acre parcel for residential use. The subdivision is located in a General Rural 5-Acre (GR-5) zoning district;

WHEREAS, the proposed subdivision is classified as a simple subdivision which must comply with the Simple Subdivision Review Process;

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 duly noticed meeting on June 16, 2021 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Steven Reynolds on May 14, 2021;
2. The applicant proposes to create two lots (one 7.74-acre lot and one 5.04-acre lot) from an existing 12.78-acre parcel for residential use;
3. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. The subdivision classification meets the standards of a simple subdivision;
5. Ownership of a 5.86-acre parcel is affirmed by Warranty Deed dated December 16, 1996 (Document #138-155) to Steven F. Reynolds and Karen S. Reynolds, husband and wife from The Reynolds Family Limited Partnership, a Wyoming Limited Partnership;
6. Ownership of a 6.83 acre parcel is affirmed by Warranty Deed dated November 4, 2002 (Document #2002-8216) to Steven F. Reynolds and Karen S. Reynolds, husband and wife from The Reynolds Family Limited Partnership, a Wyoming Limited Partnership;
7. The above referenced parcels of land were merged together creating a 12.78-acre parcel not to be conveyed separately by a Boundary Line Adjustment Record of Survey recorded in the records of the Park County Clerk and Recorder as Page 3 of Document #2002-8216.
8. A parcel of land located within Lot 20 and Lot 21 of Section 6, T53N, R100W, 6th P.M., Park County, Wyoming (Resurvey);
9. The proposed subdivision is located approximately 6-miles northeast of Cody,

Wyoming, and 0.5-miles east of U.S. Highway 14-16-20. This parcel is addressed as 4950 Highway 14A, Cody;

10. The subdivision is located in the General Rural 5-Acre (GR-5) zoning district;
11. Surrounding land uses are residential, residential vacant and agricultural land;
12. The proposed subdivision is not within a mile of any municipality;
13. All public notice requirements have been met;
14. Notice of Intent to Subdivide was published in the Cody Enterprise on May 6, 2021 and May 13, 2021;
15. All agency referral requirements have been met;
16. Park County Fire Protection District #2 can provide fire protection to the proposed subdivision;
17. Garland Light & Power has the capacity to provide electrical service to this proposed 2-lot subdivision;
18. Park County Weed & Pest indicated a Long-Term Noxious Weed Management plan is not required;
19. USPS has confirmed mail delivery is available to this proposed subdivision;
20. Black Hills Energy has the capacity to provided natural gas to this proposed subdivision;
21. Cody Conservation District has submitted a soils report;
22. Park County Treasurer stated 2020 taxes are current;
23. Park County School District #6 has bus service available to this subdivision;
24. Park County Public Works stated that there is legal access to the property via a 60-foot wide easement. Since there will be four properties using the access road, naming the road is recommended. No improvements are required for the private road; should Lots 1 and 2 be further divided, the access road must be improved to County standards for a local access road. No runoff and erosion control plan is needed at this time;
25. Wyoming Department of Transportation provide Access Permit PA-02A-19076 as evidence that legal access exists from Hwy 14A;
26. Heart Mountain Irrigation District has received a water distribution plan and they anticipate Irrigation Board review on June 8, 2021;
27. No response has been received from Wyoming Game & Fish;
28. No public comments have been received;
29. All application submission requirements for sketch plan review have been met;
30. All wastewater requirements have been met;
31. All domestic water requirements have been met;

32. Total Coliform was found in the water sample;
33. All agricultural impacts have been sufficiently addressed;
34. All irrigation requirements have been met except for water distribution plan comments from the Heart Mountain Irrigation District;
35. A pre-application meeting was held on May 2, 2021;
36. Solid waste disposal services are available from private service providers;
37. No hazardous features are known to exist on the property;
38. The Park County Small Wastewater Administrator reviewed subsurface evaluation data collected by the applicant and determined that conventional small wastewater systems are likely sufficient should this development be approved;
39. Results from the water quality analysis indicated the water is unsafe because of Total Coliform. Those results also found Total Dissolved Solids levels above the maximum containment level of 500 mg/L;
40. The proposed subdivision lots meet lot size requirements;
41. The subdivision is not within any Overlay District; and
42. No open spaces, natural areas, schools or parks are proposed or required.

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 Reynolds SS-275, 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 submit three suggested road names to Public Works for consideration by the Road Naming Committee prior to sketch plan review by the Board of County Commissioners;
3. The applicant shall provide to the Planning & Zoning Department a review and recommendations from the Heart Mountain Irrigation District regarding a water distribution plan prior to final plat review by the Board of County Commissioners;

4. The applicant shall place a note on the final plat stating that any wells placed within the subdivision lots shall be permitted by the Wyoming State Engineer's Office;
5. The applicant shall place a note on the final plat citing water quality evidenced by the water sample with a report date of May 4, 2021, unless applicant submits new water quality sample results that indicate water is safe;
6. The applicant shall place a condition on the final plat stating the following: Further division of Lot 1 or Lot 2 shall require the improvement of the access road to County standards for a local access road;
7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
8. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 16th day of June, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021 – 21
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF KIMMET COMMERCIAL STORAGE
SPECIAL USE PERMIT-218 (SUP-218)**

WHEREAS, Pam Kimmet submitted a Special Use Permit Application requesting permission to allow additional Commercial Storage units to expand an existing permitted (self-storage) commercial storage facility permitted by Building Permit 2006-037 as a Major Home Occupation;

The proposed expansion will include up to 10 storage containers, each measuring 8' by 20', for a total of 1,600 square feet

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

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

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, and is consistent with surrounding uses in this area, and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on June 15, 2021, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received on May 3, 2021;
2. The applicant proposes a commercial storage use that will include up to 10 storage containers, each measuring 8' by 20', for a total of 1,600 square feet in the Clark planning area;
3. Ownership is affirmed by Quitclaim Deed to Pamela K. Kimmett, a married woman dealing with her sole and separate property, Meghan Christine Lubeck, a single woman and Drew Alexander Meyer, a single person, as joint tenants with rights of survivorship from Pamela K. Kimmett, a married woman dealing with her sole and separate property, Meghan Christine Lubeck, a single woman, who acquired title as a married woman dealing with her sole and separate property, and Drew Alexander Meyer, a single person, as joint tenants

- with rights of survivorship. (Document #2020-2755);
4. The property is a parcel of land located in the NE1/4SW1/4 T.57N., R.102W., 6th P.M., Park County, Wyoming, Section 21;
 5. The proposed use is located on a portion of a 20.13-acre parcel addressed as 79 Road 8VC, Powell (in Clark, Wyoming);
 6. The proposed use is not within a mile of a municipality;
 7. Applicable regulations are Park County Wyoming 2015 Development Standards and Regulations adopted September 15, 2015;
 8. Commercial storage uses are allowable in the GR-20 zoning district provided a Special Use Permit is approved;
 9. Surrounding land uses are a mixture of residential and residential vacant, with two major subdivisions nearby;
 10. The proposed use will be located on a parcel that is relatively flat with a single-family residence north of the proposed use site and an existing storage building to the west;
 11. All public notice requirements have been met;
 12. All agency referral requirements have been met;
 13. The Powell-Clarks Fork Conservation District has submitted a soils report which indicates that soils are not limited for dwellings and commercial buildings;
 14. The Park County Treasurer has stated all taxes are paid in full for 2020;
 15. Wyoming Game & Fish Department has no wildlife comments regarding this permit;
 16. No response has been received from Park County Public Works;
 17. Park County Weed & Pest found no noxious weeds;
 18. No noxious weed management plan is required;
 19. No public comments have been received;
 20. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
 21. Setback requirements are met;
 22. No covenants exist or are proposed;
 23. No outdoor lighting is proposed for this use;
 24. There are no known nonconformities on the property;
 25. No nuisances have been reported at this location;
 26. Legal access exists from an existing driveway directly from County Road 8VC;
 27. Domestic water is not proposed for this use;

28. The property is not located within an irrigation district;
29. Parking regulations do apply to this use and the proposed parking area appears to be sufficient;
30. Sewer or wastewater disposal is not proposed for this use;
31. Electricity is not proposed or necessary for this use;
32. No signs are proposed;
33. Solid waste, if any, will be disposed of by a private company and according to County regulations;
34. This property is not located in any overlay district;
35. Site Plan Review is required for Commercial Storage; however, the use is exempt from this requirement because the use will not exceed 5,000 sq. ft. of floor area, and new development of the land does not exceed one acre in size;
36. Domestic water (for cooking and cleaning) is proposed for this use;
37. The property is not located within an irrigation district;
38. Parking regulations do apply to this use and the proposed parking areas appear to be sufficient;
39. Grey water will be disposed of off-site;
40. Electricity will be provided by Rocky Mountain Power;
41. No signs are proposed;
42. Solid waste will be disposed of according to County regulations;
43. In an email dated May 10, 2021, the Wyoming Department of Environmental Quality (DEQ) indicated that the existing septic system appears to be undersized and, at a minimum, there should be joint review with DEQ [on this proposed use];
44. Site Plan Review is required for Highway Commercial Businesses; however, the use is exempt from this requirement because construction will not include new buildings exceeding 5,000 sq. ft. of floor area, and new development of the land does not exceed one acre in size;
45. This property is not located in any overlay district; and
46. The applicant states that the restroom in the convenience store is closed to the public from Memorial Day to Labor Day.

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

WHEREAS, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the special use permit for the Kimmet Commercial Storage Special Use Permit-218, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall provide a formal response from the Park County Public Works Office prior to review by the Board of County Commissioners; and
3. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 16th day of June, 2021.

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

ATTEST:


Kimberly Brandon-Wintermote, Vice Chairman


Jolene Brakke, Secretary

**RESOLUTION 2021 - 22
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE BUCK CREEK ESTATES
MAJOR SUBDIVISION - PRELIMINARY PLAT**

WHEREAS, Buck Creek Development, LLC proposes to create a 23-lot major subdivision consisting of lots varying in size from 4.03 to 8.29 acres, each designated for residential and possible agricultural use, in Park County, Wyoming. The proposed subdivision is located in a General Rural P-Acre (GR-P) zoning district;

WHEREAS, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to major subdivision preliminary plats;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on February 17, 2021 for sketch plan review, which was continued by the Planning & Zoning Commission until March 17, 2021. The Planning & Zoning Commission reviewed the sketch plan on March 17, 2021 and recommended approval in Resolution 2021-05;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on June 16, 2021 to consider the preliminary plat application, and made findings as follows:

1. The Preliminary Plat application was received on April 30, 2021 with the preliminary plat delivered on May 10, 2021;
2. The applicant requests approval of a 23-lot subdivision consisting of lots varying in size from 4.03 to 8.29 acres, each designated for residential and possible agricultural use;
3. This subdivision meets the requirements for classification as a Major Subdivision;
4. The proposed subdivision is located centrally between Powell and Cody, on the south side of U.S. Highway 14A, approximately 2.5 miles southwest of the intersection of State Highway 294 and Hwy 14A, and approximately 9.5 northeast of Cody;
5. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
6. All public notice requirements have been met for the preliminary plat review hearing;
7. No written public comments have been received;
8. On February 17, 2021, at the Planning & Zoning Commission public hearing for the Buck Creek Estates sketch plan review, numerous members of the

- public expressed concerns regarding the creation of this subdivision;
9. On February 17, 2021, a duly noticed public hearing for this sketch plan review was continued by the Planning & Zoning Commission until March 17, 2021;
 10. The Planning and Zoning Commission approved the sketch plan on March 17, 2021 via Resolution 2021-05, with conditions;
 11. Public Works has submitted comments that they will require construction plans for the road and infrastructure, approval of the road name, along with a detailed drainage plan with supporting calculations;
 12. A letter of No Adverse Recommendations has been received from DEQ, regarding the sewage system and water supply system, with the recommendation that two notes be added to the final plat;
 13. Wyoming Department of Transportation has submitted approved Access Permit #PA-02A-1944;
 14. An unsigned draft copy of the Buck Creek Estates Major Subdivision Restrictions and Covenants has been received;
 15. A unsigned draft copy of the By-Law of the Buck Creek Estates Major Subdivision Homeowners Association has been submitted;
 16. The US Postal Service confirmed that mail delivery to this subdivision;
 17. Garland Light and Power can provide electricity to serve all lots;
 18. Black Hills Energy can provide natural gas to serve all lots;
 19. TCT has stated they can provide Terrestrial wireless, internet and VOIP phone service to this subdivision;
 20. No land-line telephone service is currently provided, though cell phone service is adequate in the area;
 21. All submission requirements for Preliminary Plat Review have been met;
 22. The State Board of Control Division of the State Engineer's Office has completed its review of the Water Distribution Plan for the Buck Creek Estates Major Subdivision and has found this plan satisfactory;
 23. Easements are shown on the preliminary plat;
 24. The applicant has met all lot design standards and additional design and improvement standards that apply to this subdivision must be met prior to final plat approval; and
 25. An approved Subdivision Improvements Agreement is required prior to final plat review.

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 preliminary plat for the Buck Creek Estates Major Subdivision, 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 comply with the recommendation of the Wyoming Department of Environment Quality (WYDEQ) and add two notes to the final plat: 1) Property owners are responsible for the development of individual well, and 2) Treatment of the well water is recommended, but not required;
3. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991;
4. The applicant shall comply with all Public Works requirements;
5. The applicant shall provide an approved Subdivision Improvements Agreement to the Planning and Zoning Department addressing all improvements prior to Final Plat review by the Board of County Commissioners;
6. The applicant shall submit Heart Mountain Irrigation District's written approval of the water distribution plan for the subdivision to the Planning and Zoning Department prior to final plat review;
7. The applicant shall place a note on the final plat regarding the requirement for a Floodplain Development Permit from the County for development proposed in the mapped floodplain;
8. The applicant shall provide a letter from Park County Fire District #1 addressing any fire suppression/fire water requirements for the subdivision;
9. The applicant shall place a note on the plat indicating that no residential structures shall be constructed in the north 100 feet of Lots 2 through 7 so long as agricultural use exists on the property to the north; and
10. 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 16th day of June, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021 - 23
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
WESTLINC MINOR SUBDIVISION-48 (MS-48) SKETCH PLAN**

WHEREAS, Westlinc, LLC seeks approval to create a five-lot minor subdivision consisting of lot sizes varying from 5.76 acres to 8.86 acres for residential use;

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

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 June 16, 2021 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received on February 10, 2021;
2. The applicant requests approval of a five-lot subdivision;
3. This subdivision meets the requirements for a classification as a Minor Subdivision;
4. Ownership is affirmed by Warranty Deed dated December 1, 2020, to Westlinc, LLC, a Wyoming limited liability company, from George L. Fernandez and Corinne I. Fernandez, husband and wife. (Doc. #2020-7894;
5. The legal description is Farm Unit "G" of Lot 57 or SW1/4NE1/4, T.55N., R.99W., 6th P.M., Park County, Wyoming;
6. The proposed subdivision is located approximately 0.8 miles south of Powell, Wyoming, and 0.8 miles south of US Highway 14A, at the terminus of County Road 9H.
7. Applicable Regulations for this development are the *Park County Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015;
8. The lot sizes as proposed are consistent with the GR-P zoning district where they are located;
9. Neighboring land uses are primarily agricultural and residential;
10. This parcel is currently vacant, irrigated land. The topography of the property is relatively flat;
11. This property is located within one mile of the City of Powell; therefore,

- municipal review is required;
12. All notice requirements have been met;
 13. Agency referral requirements have been met;
 14. Park County Fire District #1 is able to provide fire protection;
 15. TCT has terrestrial wireless service in the area, and they can provide internet and VOIP phone service to this location, depending on the line of site;
 16. Northwest Rural Water District has no comment as the applicant is proposing on-site wells;
 17. Park County School District #1 has bus service available to serve this subdivision;
 18. Rocky Mountain Power has the capability to supply new electrical service at this location;
 19. The City of Powell would prefer to see easements labeled and indicated that the half-road to the subdivision does not comply with City standards, though it is unlikely that this property will be annexed in the foreseeable future;
 20. Park County Weed and Pest completed an initial inspection and indicated that a Long-Term Noxious Weed Management Plan is required;
 21. Montana Dakota Utility has the capacity to provide natural gas service;
 22. Park County Public Works addressed concerns about the width of the access easement and denied administrative relief allowing the applicant to use a smaller easement; however, the Park County Board of County Commissioners overturned the decision and granted administrative relief to the applicant, allowing a 40-foot right-of-way for access;
 23. USPS has confirmed mail delivery is available to this proposed subdivision;
 24. The Park County Treasurer has stated property taxes are paid in full;
 25. Wyoming Game & Fish Department stated they have no specific concerns with this subdivision, though they have concerns with the number of subdivisions proposed in Park County;
 26. Powell Clarks Fork Conservation District submitted a soils report;
 27. No response has been received from Shoshone Irrigation District;
 28. No public comments have been received;
 29. A pre-application meeting was held on January 28, 2021;
 30. Application submission requirements for sketch plan have been met with the exception that road maintenance has not been adequately addressed and evidence that gas and electricity has been extended to each lot in the subdivision has not been provided;
 31. A road maintenance agreement/Homeowners Association is required and has not been submitted;

32. Legal access exists from County Road 9H;
33. A new private road is proposed to serve this subdivision;
34. All wastewater requirements pertaining to sketch plan review have been met and conventional septic systems will likely be sufficient to serve the subdivision based upon subsurface evaluation information provided by the applicant;
35. All domestic water requirements pertaining to sketch plan review have been met;
36. Well water analysis indicates a water sample taken from a nearby well meets the Safe Drinking Water Act (SDWA) requirements;
37. Agricultural impacts have been sufficiently addressed;
38. The property is located in an Agricultural Overlay District;
39. All water rights requirements pertaining to sketch plan review have been met;
40. According to the applicant, the Shoshone Irrigation District has been sent a water distribution plan.
41. All utility requirements pertaining to sketch plan review have been met with the exception that proof of power and natural gas being adjacent to each lot line has not been provided;
42. The proposed subdivision lots meet lot size requirements;
43. The subdivision is not in a Flood Overlay or Airport Overlay;
44. No hazardous features are known to exist on the property; and
45. No open spaces, natural areas, schools or parks are proposed or required.

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 Westline Minor Subdivision-48 (MS-48), 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 revised response from Park County Public Works, addressing the approved administrative relief on the width of access

right-of-way to the subdivision and school bus turnaround, to the Planning & Zoning Department prior to Sketch Plan review by the Board of County Commissioners;

3. The applicant shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review;
4. A draft Homeowners Association Agreement that includes the parties responsible for road maintenance and snow removal, must be submitted to the Planning & Zoning Department prior to Sketch Plan review by the Board of County Commissioners;
5. The applicant shall provide an approved Subdivision Improvements Agreement to the Planning and Zoning Department addressing all applicable improvements prior to Final Plat review by the Board of County Commissioners;
6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991;
7. The applicant shall place a note on the plat regarding wells needing to be in compliance with the State Engineer's Office permitting requirements; and
8. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 16th day of June, 2021.

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


Kimberly Brandon-Wintermote, Chair

ATTEST:


Jolene Brakke, Secretary

**RESOLUTION 2021 – 24
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
PHEASANT RIDGE MINOR SUBDIVISION-53 (MS-53) SKETCH PLAN**

WHEREAS, Seaton Smith seeks approval to create a five-lot minor subdivision consisting of four 3.36-acre lots and one 15.77-acre lot for residential use. Approval of this subdivision will create a remainder parcel of 43.61 acres;

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

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 June 16, 2021 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received on May 14, 2021;
2. The applicant requests approval of a five-lot subdivision;
3. This subdivision meets the requirements for a classification as a Minor Subdivision;
4. Quitclaim Deed to Seaton and Jill Elaine Smith, husband and wife, dated April 19, 2013, and recorded April 19, 2013 (Document #2013-2414);
5. The property is a portion of Lot 62: Farm Unit "B" or Lots 62-C and 62-F;
6. The proposed subdivision is located approximately 2.2 miles east of the City of Powell, and just south of County Lane 9;
7. Applicable Regulations for this development are the Park County Wyoming 2015 Development Standards and Regulations adopted September 15, 2015;
8. The lot sizes as proposed are consistent with the GR-P zoning district where they are located;
9. Neighboring land uses are predominantly agricultural and residential with several nearby platted subdivisions;
10. The portion of this parcel where proposed Lots 1 through 4 will be located is currently vacant, irrigated land and is gently sloped from south to north;
11. Proposed Lot 5 is relatively flat and currently has an existing residence and two outbuildings located on it, along with two permitted Special Uses, including an active commercial storage business;

12. There is a deep drain ditch running through the center of Lot 5;
13. This property is not located within one mile of a municipality; therefore, municipal review is not required;
14. All notice requirements have been met;
15. Agency referral requirements have been met;
16. USPS has confirmed mail delivery is available to this proposed subdivision;
17. Park County Fire Protection District #1 can provide fire protection to the proposed subdivision;
18. Garland Light & Power stated this proposed subdivision is not in their service territory;
19. MDU stated they have the capacity to provide natural gas service from a gas main in the ROW of Lane 9;
20. TCT has the capacity to provide wireless internet and VOIP phone service;
21. Powell-Clark's Fork Conservation District has submitted a soils report for the property;
22. Park County Weed & Pest completed their initial review and indicated that a Long-Term Noxious Weed Management plan is required;
23. Park County School District #1 has bus service available to serve this subdivision;
24. Rocky Mountain Power stated they have the capacity to provide electricity to this proposed subdivision;
25. Rocky Mountain Power has electrical lines in the ROW of Lane 9;
26. The Park County Treasurer has stated property taxes are paid in full;
27. Public Works stated legal access exists to serve all lots in the proposed subdivision;
28. Shoshone Irrigation District has been contacted but no response has been received;
29. The Wyoming Game & Fish Department indicated that they have no major concerns, but are concerned with the amount of subdivisions being proposed and offered recommendations on a number of topics including, but not limited to, riparian/wetland habitat, habitat alteration, non-native plants, garbage, pets and agriculture;
30. No public comments have been received;
31. A pre-application meeting was held on March 24, 2021;
32. Application submission requirements for sketch plan have been met;
33. No roads are proposed for this subdivision;
34. Access to all proposed lots will be directly from County Lane 9;

35. Wastewater requirements pertaining to sketch plan review have been met and conventional septic systems will likely be sufficient to serve the subdivision based upon subsurface evaluation information provided by the applicant;
36. All domestic water requirements pertaining to sketch plan review have been met;
37. A well water sample was collected from a well located at 980 Road 5 on April 22, 2021. The analysis indicates the water sample meets the Safe Drinking Water Act (SDWA);
38. Agricultural impacts have been sufficiently addressed;
39. Water rights requirements pertaining to sketch plan review have been met;
40. Utility requirements pertaining to sketch plan review have been met;
41. Lot standards have been met, easement and drainage standards apply, and no roads, sidewalks, street lighting or alleys are proposed;
42. The proposed subdivision lots meet lot size requirements;
43. The subdivision is not within any Overlay District;
44. No hazardous features are known to exist on the property; and
45. No open spaces, natural areas, schools or parks are proposed or required.

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 Pheasant Ridge Minor Subdivision-53 (MS-53), 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 sketch plan shall identify Rocky Mountain Power as the electricity provider, rather than Garland Light & Power, prior to review by the Board of County Commissioners;
3. All existing utility lines shall be clearly displayed on the sketch plan prior to review by the Board of County Commissioners;
4. The applicant shall provide an approved Long-Term Noxious Weed

Management Plan to the Planning and Zoning Department prior to final plat review;

5. The applicant shall place a note on the final plat stating that any wells placed within the subdivision lots shall be permitted by the Wyoming State Engineer's Office;
6. The applicant shall provide to the Planning & Zoning Department a review and recommendations from the Shoshone Irrigation District regarding a water distribution plan prior to final plat review by the Board of County Commissioners;
7. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
8. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 16th day of June, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chair



Jolene Brakke, Secretary



Park County Planning & Zoning Department

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting 1:00 P.M., **Wednesday, June 16, 2021** 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 May 19, 2021 meeting.

CONSENT AGENDA

Phipps SS-274

Reynolds SS-275

REGULAR AGENDA

PUBLIC HEARING – Kimmet Commercial Storage SUP-218

PUBLIC HEARING – Buck Creek Estates Major Preliminary Plat

PUBLIC HEARING – Westlinc MS-48 Sketch Plan

PUBLIC HEARING – Pheasant Ridge MS-53 Sketch Plan

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
June 16, 2021

		Kimmet Commercial Storage SUP-218	
		Buck Creek Estates Preliminary Plat	
		Westlinc MS-48 Sketch Plan	
		Pheasant Ridge MS-53 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Scott Lewis	Buck Creek + Westlinc	X
2	Rock + Christine Hull	Westlinc	✓
3	Jan Olsen	Westlinc	✓
4	Cody Schatz	Pheasant Ridge MS-53	maybe
5			
6			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
June 16, 2021

		Kimmet Commercial Storage SUP-218	
		Buck Creek Estates Preliminary Plat	
		Westlinc MS-48 Sketch Plan	
		Pheasant Ridge MS-53 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Bob Graff	WESTLINC Minor Sub	Y
2	Linday Graff	"	"
3	Juanita Hawley	westlinc minor sub	no
4	Richard Hawley	"	no
5	Steven Reynolds		
6	Steve Follweiler	Reynolds SS	YES
8	Paul Kimmet	Kimmet	NO
9	Tom Phipps		NO
10	TOM PHIPPS	PHIPPS SUB	
11	Kelly Smith	Buck Creek	Yes
12	Robert Smith	Smith Self Storage	No
13	Cindy Beisler	Kimmet	NO
14	CHRIS RIES	"	NO
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			