

Planning & Zoning Commission Minutes

December 15, 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
Eugene Spiering
Marion Morrison

Staff Present:

Joy Hill, Planning Director
Kim Dillivan, Planner II
Jenny Cramer, Planning Technician
Jolene Brakke, Office Assistant III (by virtual means)
Brian Edwards, County Engineer
Ben McDonald, Public Works (by virtual means)
Mary McKinney, Weed and Pest

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

APPROVAL OF MINUTES

Chairman Brandon-Wintermote asked the Commission for comments or changes to the November 17, 2021 meeting minutes. A MOTION was made by Commissioner Morrison to approve the minutes; the motion was SECONDED by Commissioner Spiering 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 Morrison made a MOTION to approve the items on the consent agenda. SECONDED by Commissioner Bonine. All in favor. Motion passed. Conditions were read for each resolution.

Double T SS-283 Sketch Plan: Brian Tashiro requests approval of the sketch plan for Double T SS-283. The applicant is proposing a simple subdivision of a 45.4-acre parcel of land into two lots; one 17.2-acre lot and one 28.2-acre lot for residential use. This proposed subdivision is located in Lot 56 & Tract 97-B, Resurvey, T51N, R103W of the 6th P.M., Park County Wyoming with an address of 27 Whitney Drive, Cody in a General Rural 20-Acre (GR-20) zoning district.

Double T SS-283 Sketch Plan was recommended for approval by Resolution 2021-44 and Commissioner Bonine read the following conditions into the record:

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- 53
- 54 1. The applicant shall provide all easements as requested by applicable utilities and
55 special districts, irrigation districts or public agencies providing services. The width of
56 any utility easement shall be sufficient to allow adequate maintenance of the system,
57 but in no case shall such utility easement be less than 20 feet in width. Easements
58 must be identified on the final plat;
- 59 2. The applicant shall provide a response from Park County Weed & Pest to the
60 Planning & Zoning Department, prior to final plat review by the Board of County
61 Commissioners;
- 62 3. The applicant shall provide to the Planning & Zoning Department a review and
63 recommendations from the Lakeview Irrigation District regarding a water distribution
64 plan, prior to final plat review by the Board of County Commissioners;
- 65 4. The applicant shall provide a formal response to the Planning & Zoning Department
66 from the Park County Public Works Department, prior to final plat review by the Board
67 of County Commissioners;
- 68 5. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
69 1991;
- 70 6. The applicant shall include the following statement on the final plat in bold, capital
71 letters: "Seller does not warrant to the purchaser that there are any rights to the
72 natural flow of any stream within or adjacent to the proposed subdivision. Wyoming
73 law does not recognize any riparian rights to the continued natural flow of a stream
74 or river for persons living on the banks of the stream or river.";
- 75 7. The final plat shall contain the following note: "Lot size averaging was used to create
76 this subdivision. Neither of these lots shall be further divided or subdivided.";
- 77 8. The applicant shall place the following note on the final plat: "Any proposed water
78 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
79 Office prior to installation."; and
- 80 9. The applicant shall otherwise comply with standards in the Park County
81 Development Regulations and the minimum subdivision requirements as set forth
82 in Wyoming Statute 18-5-306.

83

84 **Francis SS-284 Sketch Plan:** Rebecca Francis requests approval of the sketch plan for a simple
85 subdivision comprised of two lots; one 5-acre lot and one 8.62-acre lot, both for residential use.
86 This proposed subdivision is located within Tract 53, Tract 55 and Tract 56, Resurvey T50N,
87 R99W of the 6th P.M., Park County, Wyoming with an address of 548 Road 3LE, Meeteetse. The
88 subdivision is located in a General Rural Meeteetse (GR-M) zoning district.

89

90 Francis SS-284 Sketch Plan was recommended for approval by Resolution 2021-45 and
91 Commissioner Morrison read the following conditions into the record:

- 92
- 93 1. The applicant shall provide all easements as requested by applicable utilities and
94 special districts, irrigation districts or public agencies providing services. The width of
95 any utility easement shall be sufficient to allow adequate maintenance of the system,
96 but in no case shall such utility easement be less than 20 feet in width. Easements

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- 97 must be identified on the final plat;
- 98 2. The applicant shall provide an official response to the Planning & Zoning Department
99 from the Park County Public Works Department, prior to final plat review by the Board
100 of County Commissioners;
- 101 3. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
102 1991;
- 103 4. The applicant shall place the following note on the final plat: "Any proposed water
104 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
105 Office prior to installation"; and
- 106 5. The applicant shall otherwise comply with standards in the Park County
107 Development Regulations and the minimum subdivision requirements as set forth
108 in Wyoming Statute 18-5-306.

109

110 REGULAR AGENDA

111

112 PUBLIC HEARING CONTINUED – Jody Lane MS-63 Sketch Plan: Brett Whitlock requests
113 approval of the application and Sketch Plan for the Jody Lane Minor Subdivision (MS-63). The
114 applicant requests to vacate Lot 2 of the Miller SS-33 Subdivision and create four lots;
115 approximately 5-acres each, totaling 20.38-acres for residential use. The proposed subdivision is
116 located approximately 8.5 miles southwest of Cody and is described as Lot 2 of Miller SS-33,
117 resurvey T52N, R102W of the 6th P.M., Park County, Wyoming in a General Rural 5-Acre (GR-5)
118 zoning district.

119

120 Chairman Brandon-Wintermote reviewed the rules of a public meeting and continued the public
121 hearing at 1:10pm.

122

123 Chairman Brandon-Wintermote asked if any member of the Commission had any comments.

124

125 Chairman Brandon-Wintermote asked if Staff had any updates.

126

- 127 • Joy Hill, Planning Director, addressed agricultural impacts, in particular impact mitigation.
- 128 • Brian Edwards, County Engineer, addressed matters related to road requirements. The
129 existing portion of Jody Lane is about a ¼ mile long. It's been in place for many years.
130 There is a proposed extension to the road to serve the subdivision lots. There are two
131 issues:

131

132 ○ Extending the new part of the road. The new segment design meets county
133 construction standards. He has approved the extension. There was a drainage
134 report provided as well addressing this section of the road.

134

135 ○ Existing portion of Jody Lane: He noted there were two improvements prior. It does
136 not meet today's standards. It is approximately 14 feet wide. It is crowded on the
137 east side of the 60' easement. It is problematic to widen the road. There are 5
138 addresses served by the road; there could be up to 11 after development of the
139 subdivision. Generally, he is okay with the road the way it is, unless other folks
140 along the road have issues. He handled the road the same way with the recent 3
141 Sisters subdivision. Because there has been concern voiced from other
142 landowners about the road needing to be brought up to County standards, he
143 requested a traffic impact study, which was done since the last meeting. The
144 applicant's surveyor/engineer counted vehicles and came up with an estimate of
4-6 vehicles per lot per day. He also looked at other traffic counts on other roads

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145 around the County. He looked at 6SR and Carter View Dr. and counted the
146 addresses and three previous traffic counts. The 10 vehicles per day per lot was
147 high – he got closer to 6 vehicles per day. He believes this subdivision will lead to
148 less than 10 vehicles per day on the road. Based upon the evidence, he is willing
149 to grant administrative relief on the paving. On the road width, he is okay with the
150 way it is, but the designer offered to widen the existing portion of Jody Lane to a
151 20-foot-wide gravel surface and continue the new portion of Jody Lane at the same
152 20-foot-wide gravel surface. He grants administrative relief meeting these terms,
153 but it is conditioned on folks along the road entering into a road maintenance
154 agreement. The developer will be responsible for the costs to widen the road. If
155 paving and 24-feet of width would have been required, the long-term maintenance
156 of the road would be questionable. It can be very costly to a developer.

157 Brian added that his decision(s) on administrative relief are appealable. He feels that
158 all users benefit from the widening of the road.
159

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

- 161 • Commissioner Morrison asked what happens if all the other landowners along the road
162 won't participate. For instance, one person is not on board. She complimented Public
163 Works on their considerations. Brian said he will provide a formal response on the
164 administrative relief.
- 165 • Joy Hill asked Brian Edwards what will happen if there are future subdivisions along the
166 road. Brian said he would like to condition this subdivision that no further subdivision of
167 the lots will be allowed unless the road is improved to County Standards. For other parcels
168 along the road, those will have to be considered on a case-by-case basis.
- 169 • Mary McKinney said there are no major issues with this development which has been in
170 good agricultural production prior to the current landowner purchasing it. She doesn't see
171 issues as long as they can maintain the same level of weed control. She will work with
172 future landowners.
- 173 • Commissioner Morrison asked Brian Edwards if there is an existing road maintenance
174 agreement in place along Jody Lane. The Planning Director indicated that staff had
175 located two agreements – one recorded and one not. Commissioner Morrison asked if the
176 issue of road maintenance is not resolved, is this a County issue or a civil matter. The
177 Planning Director stated that her understanding from the County Attorney's office is that it
178 is a civil matter.
179

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

- 181 • Mr. Cody Schatz, Engineering Associates, representing the applicants, said that he
182 usually puts out road counters, but wintertime and snow do not bode well. They used trail
183 cameras and noticed UPS trucks, etc. as part of the work. As for the agricultural
184 mitigations, they have talked a little about fences.
- 185 • Chairman Brandon-Wintermote asked if the water distribution plan had been addressed
186 as of yet. Cody said Lakeview Irrigation District has it and sprinkle irrigation will be
187 required.
- 188 • Mr. Brett Whitlock stated that his intent for the subdivision is to put a 4-wire barbed wire
189 fence up there to mitigate agricultural impacts. He is not sure on his private side what he
190 will do. There will be a fence on the north side of the road heading west towards the
191 subdivision. He will leave the road matter where it is; he hopes to come to an agreement
192 on the road maintenance.
- 193 • Commissioner Bonine asked the applicant about the barbed wire fence – is it specific to
194 the side that adjoins the Bales property. Brett said yes. There are two fences on the west

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195 side. There is a fence on the east side already and joined fence on the west side. The
196 electric fence was put up by the past owners. To the west and the north, he feels fencing
197 is adequate.
198

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

- 200 • Steve Bales, neighbor to the south, requested the barb wire fence. He said that is good.
201 He is also on the Lakeview Irrigation District and he has not seen any official response
202 from the District on the water plan. He has seen some email traffic, but no one has come
203 to their meeting to discuss an irrigation plan. They have a meeting on January 5th (2022).
204 • Julie Vance mentioned concerns about the water table with new wells being put in. She
205 didn't know if there has been any research into the possibility of NRWD.
- 206 • Cody Schatz said they spoke with NRWD and it would require them to loop it back to
207 Diamond Basin Rd which would be cost-prohibitive, so they are electing to use wells at
208 this time. There is a line on Patriot and it stops at the top of the property.
- 209 • Nate Vance said that they are concerned because going with sprinkler irrigation can have
210 quite an effect on wells in the area. Going away from flood irrigation causes them concern.
- 211 • Russ Whitlock presented some exhibits (A & B) to each Commission member and staff.
212 He strongly disagrees with the County's assessment. He feels the can is being kicked
213 down the road and it will bite us in the long run. Brian Edwards says that Jody Lane is
214 sufficient. But the lot count with this subdivision put different standards for the road in
215 place. Exhibit A shows Patriot Dr subdivision with 23 lots and Callen Drive with 15 lots.
216 They are both paved. Granted they were ahead of the curve and the regulations were able
217 to mandate that. If you see Jody Lane, there will be 12 lots that this road picks up. That's
218 a density of 120 (cars per day). Exhibit B shows that, if by GR-5 zoning, there is a potential
219 for future subdivision, there is the potential for 20 lots. If we do a 20-foot driveway and
220 down the road 20 years we have more lots, we are setting a precedent for future
221 subdivisions. We are locking everyone into a small window. He does not agree with the
222 County Engineer on the width. There is room for a 24-foot asphalt drive. He does not agree
223 with trail cams and snapshots (for a traffic study). It is not good ethics. He thinks the
224 County should review it further and consider the long-term impacts. We already see the
225 development that is going crazy. As developers and representatives of Park County, you
226 have a contract with them, in part, in the road standards. It says you will maintain
227 standards and reasonable development. It applies to everyone.
- 228 • Brian Edwards said he did not see the same level of passion and concern from Russ
229 Whitlock when his subdivision came through recently, to do the required road
230 improvements at that time. The 24-foot road width standard applied to him at that time.
231 The paving would be the only difference between then and now, but he doesn't agree with
232 that requirement. He reminded Russ of the appeal process.
- 233 • Russ Whitlock responded to the County Engineer. He said he bought the acreage for his
234 family. The plan was for his children to end up with 5-acre lots. The state law changed and
235 he was not able to carry out the family splits as planned (exempt division). He said if the
236 road should be 24 feet, he'll make it 24 feet. His plan was not for profit – the current
237 proposal is for profit.
- 238 • Brian Edwards said that he received no written comments related to the standards on the
239 road. The only verbal comment he heard was from Russ Whitlock.
- 240 • Wilson Crawford said it is difficult to comment when he is not informed, he received no
241 notice, it is hard for him to comment.
- 242 • Kim Dillivan added that there are also notices placed in the newspaper.
243

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244 Chairman Brandon-Wintermote asked if Commission members had additional questions for the
245 applicant or staff.

- 246 • Commissioner Morrison asked Russ Whitlock where he lives. Russ pointed out the
247 location of his property and the Three Sisters subdivision.
- 248 • The Planning Director stated that these road issues will continue and it is difficult to
249 determine where the County's responsibility begins and ends. The main issue is health,
250 safety, and welfare. She encouraged the neighbors to work together; to take this
251 opportunity to build good neighbor relationships.
- 252 • Russ Whitlock said the concern is the profit potential that will be realized due to the County
253 not following the standards. We wouldn't have this problem if we didn't have people
254 dividing and profiting.
- 255 • The Planning Director said the County does not deal with the economics of subdivisions;
256 whether they are for profit or for family is not taken into consideration. The health, safety
257 and welfare of the public are what are considered. This could be an opportunity to share
258 some cost of improving the road for all that utilize it. She advised Russ Whitlock of the
259 ability to appeal the decision.
- 260 • Commissioner Morrison commented that she feels we have a win-win situation. The
261 developer has agreed to build the road to the standard. There is also an offer from Russ
262 Whitlock to build the rest of Jody Lane to the standard. This is an advisory board. The
263 Board of County Commissioners are the end all be all. What happens today may not be
264 what ends up happening with the Board. She doesn't care about the paving, but if the
265 developer was willing to do the 24-foot road that would be good.
- 266 • Brian Edwards said if Three Sisters had done what was required, the road surface should
267 have been improved to 24 feet at the time. He feels the 20-foot width is sufficient with
268 speed controls. He is looking at emergency access, health and safety, functionality of the
269 road. The other considerations about family exemptions and economics, that is why there
270 is an appeal process. He sticks to the technical side.
- 271 • Commissioner Morrison asked if the offer of 24-foot width is off the table. Brian said it is
272 designed to 24 feet, but they offer to do a 20-foot gravel surface (with administrative relief).
273 She is concerned about the future zoning and development in this area and the potential
274 for more dense development.
- 275 • Brian added that he does have concerns about the irrigation in place which factors in to
276 his 20-foot consideration.
- 277 • Russ Whitlock closed by saying that his concerns revolve around future precedent.

278
279 Commissioner Morrison made a MOTION to close the hearing at 2:10pm; SECONDED by
280 Commissioner Spiering. The motion was carried unanimously.

281
282 Chairman Brandon-Wintermote asked Commission members if they had any discussion.

- 283
284 - Chairman Brandon-Wintermote asked for clarification on the road. Brian Edwards said he
285 granted the administrative relief from the paving requirement and he has granted the
286 administrative relief for the 24-foot width requirement.

287
288 Commissioner Morrison made a MOTION to approve Jody Lane MS-63 Sketch Plan by
289 Resolution 2021-46 based on the findings presented and including the following conditions:

- 290
291 1. The applicants shall provide all easements as requested by applicable
292 utilities and special districts, irrigation districts or public agencies providing

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- 293 services. The width of any utility easement shall be sufficient to allow
294 adequate maintenance of the system, but in no case shall such utility
295 easement be less than 20 feet in width. Easements must be identified on the
296 final plat;
- 297 2. The applicants shall provide an approved Long-Term Noxious Weed
298 Management Plan to the Planning and Zoning Department prior to final plat
299 review;
- 300 3. The applicants shall provide a draft Subdivision Improvements Agreement
301 with the Final Plat Application;
- 302 4. The applicants are advised to address domestic pets, trash and livestock in
303 the covenants;
- 304 5. The applicants shall submit a required Homeowner's Association Agreement
305 to the Planning and Zoning Department prior to final plat review by the Board;
- 306 6. The applicants shall comply with the recommendations under the Public
307 Works Letter of Administrative Relief and shall comply with the
308 recommendations and requirements set-forth by the Park County Public
309 Works Department for road construction, signage, naming and maintenance;
- 310 7. The applicants shall place the appropriate "Dedication of Roads and
311 Easements" statement on the final plat according to Appendix 7 of the 2015
312 Park County Development Standards and Regulations;
- 313 8. The applicants shall place the following note on the final plat: "Any proposed
314 water wells on these subdivision lots shall be permitted by the Wyoming State
315 Engineer's Office.";
- 316 9. The applicants shall provide to the Planning & Zoning Department a review
317 and recommendations from the Lakeview Irrigation District regarding a water
318 distribution plan prior to final plat review by the Board of County
319 Commissioners;
- 320 10. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch
321 Act of 1991;
- 322 11. The applicants shall provide to the Planning and Zoning Department a formal
323 response from the Public Works regarding road construction requirements
324 and administrative relief; and
- 325 12. The applicants shall otherwise comply with standards in the Park County
326 Development Regulations and the minimum subdivision requirements as set
327 forth in Wyoming Statute 18-5-306.

328
329 The motion was SECONDED by Commissioner Bonine. All in favor. The motion carried. See
330 Resolution 2021-46 attached hereto and incorporated herein.
331

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332 **PUBLIC HEARING – Emerald MS-62 Sketch Plan:** Nathan and Brittany Robertson request
333 approval of the application and Sketch Plan for Emerald Minor Subdivision (MS-62). The
334 proposed subdivision is comprised of three lots; two 2-acre lots and one 3.71-acre lot, each for
335 residential use. The proposed subdivision is located north of Highway 14A on the east side of
336 County Lane 14 in the NE portion of Tract 10, Lot 98, Section 24, T55N, R100W of the 6th P.M.,
337 Park County, WY with an address of 1099 Road 14, Powell, in a General Rural Powell (GR-P)
338 zoning district.

339
340 Chairman Brandon-Wintermote opened the public hearing at 2:35pm.

341
342 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
343 Staff Report.

344
345 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 346
- 347 • Commissioner Morrison asked a question about ownership and if there was a connection
348 between the owners of the Cornerstone Subdivision property to the south. Staff indicated
349 there was not a connection.
 - 350 • Ben McDonald, Public Works, said they do not have additional comments from what was
351 said in their letter. Legal access exists and they will address any other concerns by a field
352 visit. No need for drainage to be addressed for a development of this size.
 - 353 • Mary McKinney, Weed and Pest, said the property is in good alfalfa production; there are
354 some weeds in the ditches, which is typical. As long as they can limit disturbances the
355 weed concerns should remain minimal. She will work with new landowners. She always
356 recommends reseeding of disturbed areas post-construction. The developers are working
357 on a weed plan. She is awaiting changes.

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

- 359
- 360 • Brittany Robertson presented a revised Long-Term Noxious Weed Management Plan that
361 still needs to be notarized, and a signed copy of the water distribution plan. She said that
362 her design is for people like her who want some freedoms in their ability to build and have
363 animals. The thought is not to be terribly restrictive with a lot of covenants. They plan to
364 keep one of the lots. She hopes to not have covenants at all but plans to be selective in
365 the future sale of the lots in choosing their neighbors.
 - 366 • Chairman Brandon-Wintermote mentioned the nearby subdivision that had concerns
367 about water wells. She heard they had drilled more than one well trying to get water.
368 Brittany confirmed that they do have two wells. She said they were hoping for better
369 production, so drilled another well. For the Lot 3 well, they went down 100 feet and they
370 pumped it for 22 gallons per minute for an hour. They didn't see quite that production
371 through the early spring (March/April). They are not using the proposed Lot 1 well. She
372 asked if the other subdivision is bringing in NRWD. Staff indicated that it is not.

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

- 374
- 375 - Trent Reed, Shoshone Irrigation District, said they got hit with two subdivisions at one time
376 (this and Cornerstone). It will be sprinkler only unless topography prevents sprinkler. What
377 will be interesting with this is there are two subdivisions and one headgate, they will need
378 to form a water association to address the rotation of water use. This is the first time he
379 had two subdivisions like this.
 - 380 - Brittany Robertson asked if they can still irrigate how they have been if they don't sell?
Trent said once it is subdivided it will need to be sprinkler irrigated.

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- 381 - Commissioner Spiering asked about the wells. He asked the depth of the well on Lot 1.
382 Brittany said the well was 80 feet deep and it was drilled in February or March (the lowest
383 time for water) and she thinks in not an ideal location.
384 - Commissioner Morrison asked where we have an instance where we have a dry well, is it
385 appropriate for a condition saying that cisterns may be required. The Planning Director
386 indicated that DEQ does not generally favor cisterns as an option when there is not an
387 adequate water supply. The County has the ability to seek enough information to feel that
388 there is adequate water supply in quality and quantity. Therefore, the developer could be
389 required to prove adequate water supply to serve the three lots.
390 - Trent Reed said there is NRWD is nearby, but they are close to running out of taps there.
391 - Chairman Brandon-Wintermote asked the applicant if she spoke with NRWD. They told
392 her it would be approximately \$40,000.
393 - Nathan Robertson said they would be happy to put NRWD water service in if available.
394 - The Planning Director stated we should probably get additional information from NRWD
395 regarding availability. The developers may wish to work with the developers of the
396 neighboring subdivision on splitting cost to bring in NRWD, if possible.
397

398 Commissioner Morrison made a MOTION to close the hearing at 3:08pm; SECONDED by
399 Commissioner Bonine. The motion was carried unanimously.
400

401 Chairman Brandon-Wintermote asked Commission members if they had any discussion.
402 Commissioner Morrison asked for discussion on conditions.

- 403 - Add a condition: The applicant shall provide evidence that there is an adequate water
404 supply for all lots.
405

406 Commissioner Bonine made a MOTION to approve Emerald MS-62 Sketch Plan by Resolution
407 2021-47 based upon the findings presented and including the following conditions:

- 408 1. The applicants shall provide all easements as requested by applicable utilities and
409 special districts, irrigation districts or public agencies providing services. The width
410 of any utility easement shall be sufficient to allow adequate maintenance of the
411 system, but in no case shall such utility easement be less than 20 feet in width.
412 Easements must be identified on the final plat;
- 413 2. The applicants shall provide to the Planning & Zoning Department a review and
414 recommendations from the Shoshone Irrigation District regarding a water
415 distribution plan, prior to final plat review by the Board of County Commissioners;
- 416 3. The applicants shall provide an approved Long-Term Noxious Weed Management
417 Plan to the Planning and Zoning Department, prior to final plat review by the Board
418 of County Commissioners;
- 419 4. Following Board approval of the sketch plan and prior to the Board's review of the
420 final plat, the applicants shall submit an appropriate Subdivision Improvements
421 Agreement for review and approval by the Board;
- 422 5. The applicants shall place the following note on the final plat: "Any proposed water
423 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
424 Office prior to installation";
- 425 6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
426 1991;
- 427 7. The applicant shall provide evidence of the sufficient quantity of domestic water for

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428 each proposed lot prior to final plat review by the Board of County Commissioners;
429 and

430 8. The applicants shall otherwise comply with standards in the Park County
431 Development Regulations and the minimum subdivision requirements as set forth
432 in Wyoming Statute 18-5-306.

433
434 The motion was SECONDED by Commissioner Morrison. The motion carried. See Resolution
435 2021-47 attached hereto and incorporated herein.

436
437 **PUBLIC HEARING – Tri-Star Cabins SUP-221:** Herman Stutzman requests consideration of a
438 Special Use Permit application. The applicant is proposing a Cottage Industry use to operate a
439 cabin-building business. The proposed use is located approximately five miles southeast of
440 Powell with an address of 254 Lane 10½. The use will occur within an 84.55-acre parcel within
441 Lot 47-J, Lot 47-K and Lot 48-C Resurvey Township T55N, R98W of the 6th P.M., Park County,
442 Wyoming, in a General Rural Powell (GR-P) zoning district.

443
444 Chairman Brandon-Wintermote opened the public hearing at 3:26pm.

445
446 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
447 Staff Report.

448
449 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 450
- 451 • Chairman Brandon-Wintermote asked if we are sure that use is in the Garland Light and
452 Power service area. A member of the public said it is.
 - 453 • Ben McDonald, Public Works, said legal access exists off of Lane 10H. It is suitable for
454 the use proposed. The traffic counts are about 50 cars per day. The driveway appears to
455 be sufficient. They do not have concerns related to access. The use is not changing much
456 in their opinion based upon existing ag/heavy equipment use.
 - 457 • Mary McKinney, Weed and Pest, said since there are no disturbances planned, she is not
458 requiring a noxious weed plan. Also, currently they are using materials that are brought
459 on to the site in the form of a kit. She is not worried about pests or disease being moved
460 in with the products. Should they start seeking some opportunity to get raw materials from
461 other locations, she would ask them to contact Weed and Pest at that time to inquire about
462 known pests to be aware of.

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

- 464
- 465 • Herman Stutzman, the applicant, addressed the size of cabins may be larger than the
466 8x10 greenhouses.
 - 467 • Chairman Brandon-Wintermote said they are in an irrigation district. Herman said they are
468 in Elk-Lovell irrigation district.
 - 469 • Chairman Brandon-Wintermote asked if they have power. Herman said they do – Garland
470 Light and Power.
 - 471 • Commissioner Morrison asked if the solar panels are in existence. The applicant said they
472 are not. Commissioner Morrison asked if the panels would be free-standing or attached to
473 a building. Herman said they will be attached to the building.
 - 474 • Chairman Brandon-Wintermote asked where the sheds will go. Herman said customers
475 will call him and he will deliver the buildings directly to the customer site. He does not plan
476 on stockpiling buildings out there in the foreseeable future.

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

479
480 Commissioner Morrison made a MOTION to close the hearing at 3:43pm; SECONDED by
481 Commissioner Bonine. The motion was carried unanimously.

482
483 Chairman Brandon-Wintermote asked Commission members if they had any discussion.
484 Chairman Brandon-Wintermote asked that finding #37 reflect that the property is in the Elk Water
485 Users Association. Mr. Fred Hopkin of the Association said the owner pays an assessment tax,
486 but where the applicant is developing will not have an impact on the irrigation infrastructure.

487
488 Commissioner Morrison made a MOTION to approve Tri-Star Cabins SUP-221 by Resolution
489 2021-48 based upon the findings presented and including the following conditions:

- 490
- 491 1. Park County noise, lighting, and other nuisance regulations shall apply;
 - 492 2. The applicant shall provide a formal response from the Park County Public Works
493 Department prior to review by the Board of County Commissioners; and
 - 494 3. The applicant shall otherwise comply with standards in the Park County Development
495 Standards and Regulations.

496
497 The motion was SECONDED by Commissioner Bonine. The motion carried. See Resolution
498 2021-48 attached hereto and incorporated herein.

499
500 **PUBLIC HEARING – Moore Custom Cabinets SUP-222:** Wayne Moore requests consideration
501 of a Special Use Permit application. The applicant is proposing a Cottage Industry use to operate
502 a custom cabinet business. The proposed use is located approximately 4.5 miles northeast of
503 Powell, west of Highway 114 on County Lane 5 within a 40-acre parcel described as Lot 43-A of
504 Lot 43, T56N, R98W of the 6th P.M., Park County, Wyoming, in a General Rural Powell (GR-P)
505 zoning district.

506
507 Chairman Brandon-Wintermote opened the public hearing at 3:49pm.

508
509 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
510 Staff Report.

511
512 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 513 • Commissioner Morrison asked if the size of the building trigger anything due to the
514 combined footprint being over 11,000 square feet. Kim Dillivan said the primary use is
515 residential so it was not considered for site plan review.
- 516 • Brian Edwards, Public Works, said they also wondered about the potential for a large
517 impact structure. If not reviewed as a large impact structure or site plan review, he doesn't
518 see much potential for drainage impacts to surrounding properties. This proposed
519 development will be accessed off of County Road 6. The road is not maintained by the
520 County here (e.g., grading, snow removal). It could impact deliveries or employees. As
521 long as that is understood they have no additional comments.
- 522 • Mary McKinney, Weed and Pest, said there has already been a large disturbance on the
523 property (she has no idea what was there). She doesn't know if the whole area will be
524 graveled, though she imagines a residence and maybe some green area. It is hard to get

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525 things re-established once the areas are disturbed. She is concerned about future plans
526 for that particular area. Where are the materials coming from? Logs from elsewhere?
527 Places outside of the area may have major weed issues. Having a weed plan can prevent
528 future infestations from being moved around the County. There is an odd patch of German
529 knapweed and she is unsure of how it got there. That contributes to her reasoning for a
530 weed plan.

531
532 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 533 • Wayne Moore, the applicant, said he plans to landscape and plant a bunch of trees. The
534 concerns about him moving into a bigger area – he has been in his current space of 1,600
535 feet for many years. He normally does one project at a time. It may be in storage for a day
536 or two before he delivers. He understands the road conditions. One of his neighbors goes
537 to all the owners to collect money to maintain the road. He has his own snow removal
538 equipment. He doesn't bring in materials. It all comes from intermountain lumber in Billings
539 already pre-cut.
- 540 • Chairman Brandon-Wintermote asked if there were water rights. Wayne said there are
541 none.
- 542 • Commissioner Spiering mentioned the site appears to have a lot of alkali and it could be
543 difficult to grow on. Wayne said he has researched options of how to best grow trees in
544 the alkali soil.
- 545 • Mary McKinney commented on the plans for planting trees. She recommends looking at
546 what is already growing successfully on the property. The applicant may want to reach out
547 to the conservation district. With no water available, drought-tolerant species may be
548 preferred.

549
550 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
551 There were no comments from those in attendance.

552
553 Commissioner Bonine made a MOTION to close the hearing at 4:11pm; SECONDED by
554 Commissioner Morrison. The motion was carried unanimously.

555
556 Chairman Brandon-Wintermote asked Commission members if they had any discussion.
557 Commissioner Morrison would like a condition added that a Long-Term Noxious Weed
558 Management Plan is required.

559
560 Commissioner Bonine made a MOTION to approve Moore Custom Cabinets SUP-222 by
561 Resolution 2021-49 based upon the findings presented and including the following conditions:

- 562
- 563 1. Park County noise, lighting, and other nuisance regulations shall apply;
 - 564 2. The applicant shall provide a response from the Park County Public Works
565 Department prior to review by the Board of County Commissioners;
 - 566 3. The applicant shall provide a response from the Shoshone Irrigation District prior to
567 review by the Board of County Commissioners;
 - 568 4. The applicant shall provide evidence from the County Treasurer's Office that property
569 taxes have been paid current prior to review by the Board of County Commissioners;
 - 570 5. The applicant shall provide an approved Long-Term Noxious Weed Management Plan
571 prior to review by the Board of County Commissioners; and

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

574
575 The motion was SECONDED by Commissioner Morrison. The motion carried. See Resolution
576 2021-49 attached hereto and incorporated herein.

577
578 Chairman Brandon-Wintermote delivered the Chair's report.

579
580 The Planning Director delivered a report for the Planning and Zoning Department.

581
582 There being no other business, a MOTION was made by Commissioner Bonine to adjourn the
583 meeting at 4:40pm. The motion was seconded by Commissioner Spiering. All in favor.

584
585 Respectfully submitted,

586
587
588



Jolene Brakke, Secretary

**RESOLUTION 2021 - 44
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
DOUBLE T SIMPLE SUBDIVISION-283 (SS-283) SKETCH PLAN**

WHEREAS, Brian Tashiro proposes to create a 2-lot subdivision consisting of one 17.24-acre lot and one 28.23-acre lot for residential use. The existing parcel is 45.47 acres. The subdivision is located in a General Rural 20-Acre (GR-20) 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 December 15, 2021 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Brian Tashiro on November 10, 2021;
2. The applicant proposes to create a 2-lot subdivision consisting of one 17.24-acre lot and one 28.23-acre lot for residential use. The existing parcel is 45.47 acres;
3. A sketch plan with a date of November 16, 2021 has been provided;
4. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
5. The subdivision classification meets the standards of a simple subdivision;
6. Ownership is affirmed by a Warranty Deed (dated June 30, 2004, Doc. 2021-4875) to Brian K. Tashiro and Mary E. Tashiro, husband and wife as joint tenants with rights of survivorship;
7. The property is 45.47 acres described as that part of Lot 56 and Tract 97-B and Part of Tract 99-B, Sec. 18, T51N., R103W., Park County, Wyoming,
8. The proposed subdivision is located approximately 15.5 miles southwest of Cody, Wyoming, and is bisected by County Road 6WZ (the Southfork Highway);
9. The lot sizes proposed are consistent with the General Rural 20-Acre (GR-20) zoning district;
10. The lots in this proposed subdivision are sized using lot size averaging;

11. The majority of the surrounding land uses are residential with a few agricultural uses in close proximity;
12. Proposed Lot 1 is currently being used for agricultural purposes. The northwest border of the parcel is adjacent to the Southfork of the Shoshone River. Much of the northwest corner of proposed Lot 1 is located in the FEMA Floodplain. Proposed Lot 1, and the portion of proposed Lot 2 that it borders, shows little change in elevation. Much of proposed Lot 2 located south of County Road 6WX has steep slopes that parallel the county road. That portion of proposed Lot 2 not in agricultural production is populated with native plant species. Whitney Drive is a private road that enters the southwest corner of the property;
13. The proposed subdivision is not within a mile of a municipality;
14. Simple subdivisions are exempt from public hearing requirements;
15. Notice of Intent to Subdivide was published in the Powell Tribune on November 4, 2021 and November 12, 2021;
16. All agency referral requirements have been met;
17. Park County Fire Protection District #2 can provide fire protection to the subdivision;
18. TCT is able to provide terrestrial wireless service as well as internet and VOIP phone service to this location, depending on line-of-site to their towers;
19. Cody Conservation District has submitted a soils report;
20. Park County School District #6 will provide bus service to serve this subdivision;
21. Rocky Mountain Power has the capacity to provide electrical service to this subdivision. Right-of-way permits may be required;
22. USPS has confirmed mail delivery is available to this subdivision;
23. Wyoming Game & Fish has no comments or concerns pertaining to aquatic resources;
24. Park County Treasurer has stated the taxes are paid current on this property;
25. Park County Weed & Pest has been contacted but no response has been received;
26. Lakeview Irrigation District has been contacted but no response has been received;
27. Park County Public Works has been contacted but no response has been received;
28. No public comments have been received;
29. All application submission requirements for sketch plan review have been met;

30. A pre-application meeting was held on August 25, 2021;
31. Proposed Lot 1 will use the existing access from Whitney Drive and propose Lot 2 will have access directly from County Road 6WX;
32. Solid waste service can be provided by private service providers;
33. No hazardous features are known to exist on the property; however, there are steep slopes on proposed Lot 2 and the northwest side of proposed Lot 1 is located in the mapped floodplain;
34. All wastewater requirements have been met;
35. Conventional septic systems are likely sufficient should this subdivision be approved and the lots further developed;
36. All domestic water requirements have been met;
37. Results from the water quality analysis indicated the water is safe for domestic use;
38. Agricultural impacts have been addressed;
39. The Shoshone River borders the northwest corner of proposed Lot 1;
40. The applicant stated a water distribution plan is being prepared and will be submitted to Lakeview Irrigation District;
41. The subdivision is not within an Airport Overlay District or an Agricultural Overlay District; however, the northwest corner of proposed Lot 1 is in a Floodplain Overlay District;
42. Any future development on proposed Lot 1 occurring in the floodplain will require compliance with current floodplain development regulations; and
43. 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 Double T SS-283, 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 response from Park County Weed & Pest to the

Planning & Zoning Department, prior to final plat review by the Board of County Commissioners;

3. The applicant shall provide to the Planning & Zoning Department a review and recommendations from the Lakeview Irrigation District regarding a water distribution plan, prior to final plat review by the Board of County Commissioners;
4. The applicant shall provide a formal response to the Planning & Zoning Department from the Park County Public Works Department, prior to final plat review by the Board of County Commissioners;
5. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991;
6. The applicant shall include the following statement on the final plat in bold, capital letters: "Seller does not warrant to the purchaser that there any rights to the natural flow of any stream within or adjacent to the proposed subdivision. Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of the stream or river.";
7. The final plat shall contain the following note: "Lot size averaging was used to create this subdivision. Neither of these lots shall be further divided or subdivided.";
8. The applicant shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation."; and
9. 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 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021 - 45
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
FRANCIS SIMPLE SUBDIVISION-284 (SS-284) SKETCH PLAN**

WHEREAS, Rebecca Francis proposes to create a 2-lot subdivision consisting of one 5.0-acre lot and one 8.62-acre lot for residential use. The existing parcel is 13.62 acre. The subdivision is located in a General Rural Meeteetse (GR-M) 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 December 15, 2021 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received from Rebecca Francis on November 12, 2021;
2. The applicant proposes to create a two-lot subdivision consisting of one 5.0-acre lot and one 8.62-acre lot for residential use. The existing parcel is 13.62 acres;
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 a Warranty Deed (dated August 2, 2019, Doc. 2019-3969) to Rebecca Lewis, sole owner;
6. The property is described as a part of Tracts 53, 55 and 56, T.50N., R.99W., Park County, Wyoming,
7. The proposed subdivision is located approximately 12 miles northeast of Meeteetse, Wyoming, situated southeast of County Road 3LE;
8. The lot sizes proposed are consistent with the General Rural Meeteetse (GR-M) zoning district;
9. The majority of the surrounding land uses are agricultural and exempt land managed by BLM or the State of Wyoming;
10. The property is developed and contains one residence and multiple accessory structures, including barns, shops, corrals, and a bunkhouse. The property shows little change in elevation;

11. The proposed subdivision is not within a mile of a municipality;
12. The Meeteetse Local Planning Area Advisory Committee approved this Sketch Plan;
13. Notice of Intent to Subdivide was published in the Cody Enterprise on November 2, 2021 and November 9, 2021;
14. Simple subdivisions are exempt from public hearing requirements;
15. All agency referral requirements have been met;
16. Wyoming State Engineer's Office stated the property is entitled to use appropriated water from the Dodge Canal;
17. Blakeman Propane stated they provide propane service to this property;
18. Meeteetse Conservation District submitted a soils report;
19. TCT stated they can serve this property with internet and phone service;
20. USPS stated that the current mailbox location has sufficient space for an additional mailbox;
21. The Greybull Valley Irrigation District states this subdivision does not require a water distribution plan because it has no stored water;
22. The Big Horn Electric Company provides electrical service to this property;
23. The Meeteetse Fire Department is able to provide fire protection;
24. Park County School District #16 does not currently provide bus service to this address;
25. Park County Treasurer has stated the taxes are paid current on this property;
26. The Wyoming Game & Fish Department has no concerns with this subdivision regarding aquatic resources;
27. Park County Weed & Pest has determined a Long-Term Noxious Weed Management Plan is not required for this subdivision;
28. No response has been received from Park County Public Works;
29. No public comments have been received;
30. All application submission requirements for sketch plan review have been met;
31. A pre-application meeting was held on October 26, 2021;
32. No roads are proposed for this subdivision;
33. Both proposed lots will share the existing access directly from County Road 3LE;
34. The applicant submitted a Shared Roadway and Maintenance Agreement;
35. Solid waste service can be provided by private service providers;

36. No hazardous features are known to exist on the property;
37. All wastewater requirements have been met;
38. Conventional septic systems are likely sufficient should the lots further developed;
39. All domestic water requirements have been met;
40. Results from the water quality analysis indicated the water is safe for domestic use;
41. Agricultural impacts have been addressed;
42. No stream/river passes within or adjacent to the proposed subdivision;
43. Simple subdivisions are not required to install any utilities;
44. The proposed subdivision lots meet lot size requirements;
45. The applicant is proposing a shared driveway and has submitted a Share Roadway and Maintenance Agreement;
46. This property is not within an Airport Overlay District or a Flood Overlay District; however, the parcel is in an Agricultural Overlay District;
47. Some land within the subdivision will likely be removed from agricultural production; and
48. No roads, drainage, sidewalks, street lighting, alleys, 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 Francis SS-284, 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 an official response to the Planning & Zoning Department from the Park County Public Works Department, 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 the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation"; 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 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021 – 46
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
JODY LANE MINOR SUBDIVISION-63 (MS-63) SKETCH PLAN**

WHEREAS, Brett & Cathy Whitlock seek approval to create a four-lot subdivision consisting of two 5.09-acre lots, and two 5.10-acre lots, all 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 November 17, 2021 to consider the sketch plan application; however, the Planning & Zoning Commission determined they need more clarification on the maintenance of the existing portion of Jody Lane and further discussion on agricultural impacts;

WHEREAS, the Planning & Zoning Commission continued the public hearing to the December 15, 2021 regular meeting of the Planning & Zoning Commission and during that public hearing made findings as follows:

1. A Minor Subdivision Application, including payment, was received on October 14, 2021;
2. A revised sketch plan was received on November 1, 2021;
3. The applicants request approval of a four-lot subdivision consisting of two 5.09-acre lots and two 5.10-acre lots, all for residential use;
4. This subdivision meets the requirements for a classification as a Minor Subdivision;
5. Warranty Deed from Melissa K. Fraser and D. Hugh Fraser, Trustees under the Melissa K. Fraser Living Trust dated October 10, 2003 to Brett C. Whitlock and Cathy K. Whitlock. (Document #2021-1699);
6. The property is described as Lot 2, Miller Simple Subdivision-33, according to the plat recorded in Book "G" of Plats, page 174, Park County, Wyoming;
7. The proposed subdivision is located approximately 10 miles southwest of the City of Cody, and approximately 650 feet west of Jody Lane;

8. Applicable Regulations for this development are the *Park County Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015;
9. The lot sizes as proposed are consistent with the General Rural 5-Acre (GR-5) zoning district, where they are located;
10. Neighboring land uses are predominantly residential, with agricultural uses to the south and southwest. There are several platted subdivisions nearby;
11. The property is relatively flat, currently vacant, irrigated land and slopes gently down from the south to the north;
12. This property is not located within one mile of a municipality; therefore, municipal review is not required;
13. All notice requirements have been met;
14. Agency referral requirements have been met;
15. Park County Fire Protection District #2 can provide fire protection to the proposed subdivision;
16. USPS has confirmed mail delivery is available to this proposed subdivision;
17. TCT has the capacity to provide terrestrial wireless and possibly internet and VOIP phone service;
18. Cody Conservation District has submitted a soils report for the property;
19. Park County School District #6 has bus service available to serve this subdivision;
20. G&F stated they have no comments or concerns pertaining to aquatic resources, however; G&F has concerns with the impact of this subdivision on deer populations;
21. Public Works stated legal access exists to serve all lots in the proposed subdivision;
22. Public Works has submitted comments regarding the proposed road, and that a runoff and erosion control plan is required;
23. The Park County Treasurer has stated property taxes are paid in full;
24. Black Hills Energy stated that their nearest gas line runs along Patriot Lane to the north and an easement would be required to install an approximately 650-foot gas main to the proposed subdivision;
25. Park County Weed & Pest completed their initial review and indicated that a Long-Term Noxious Weed Management plan is required;
26. A Long-Term Noxious Weed Management plan has not been submitted;
27. Rocky Mountain Power stated they have the capacity to provide electricity to this proposed subdivision;

28. Lakeview Irrigation District has been made aware of this proposed subdivision; however, no response has been received;
29. No public comments have been received;
30. Application submission requirements for sketch plan have been met;
31. A pre-application meeting was held on September 16, 2021;
32. Access to all proposed lots will be directly from Jody Lane;
33. A road is proposed for this subdivision;
34. An HOA is required to address road maintenance and snow removal;
35. A draft disclosure statement indicates covenants are proposed;
36. The draft disclosure statement indicates a HOA is proposed;
37. Wastewater requirements pertaining to sketch plan review have been met;
38. The Park County Small Wastewater Administrator stated conventional small wastewater systems will likely be sufficient should this subdivision be approved;
39. All domestic water requirements pertaining to sketch plan review have been met;
40. A well water sample was collected from a well located at 29 Jody Lane 5 on October 5, 2021. The analysis indicates the water sample meets the Safe Drinking Water Act (SDWA);
41. Agricultural impacts have been addressed;
42. This property is located in an Agricultural Overlay District;
43. Water rights requirements pertaining to sketch plan review have been met;
44. Utility requirements pertaining to sketch plan review have been met;
45. Electricity is not adjacent to any of the proposed lots;
46. Because natural gas is not within 400 feet of the property, installation of gas service is not required; however, the applicants have indicated on the sketch plan that they intend to extend gas service to each lot;
47. A Subdivision Improvements Agreement is required;
48. Lot standards have been met, easement and drainage standards apply, and no sidewalks, street lighting or alleys are proposed;
49. The proposed subdivision lots meet lot size requirements;
50. The subdivision is not within an Airport or Floodplain Overlay District;
51. No hazardous features are known to exist on the property; and

52. No open spaces, natural areas, schools or parks are proposed or required.

WHEREAS, the Planning & Zoning Commissioner 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 Jody Lane Minor Subdivision-63 (MS-63), 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 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 applicants shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to final plat review;
3. The applicant shall provide a draft Subdivision Improvements Agreement with the Final Plat Application;
4. The applicants are advised to address domestic pets, trash and livestock in the covenants;
5. The applicants shall submit a required Homeowner's Association Agreement to the Planning and Zoning Department prior to final plat review by the Board;
6. The applicants shall comply with the recommendations under the Public Works Letter of Administrative Relief and shall comply with the recommendations and requirements set-forth by the Park County Public Works Department for road construction, signage, naming and maintenance;;
7. The applicants shall place the appropriate "Dedication of Roads and Easements" statement on the final plat according to Appendix 7 of the 2015 Park County Development Standards and Regulations;
8. The applicants shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office.";
9. The applicants shall provide to the Planning & Zoning Department a review and recommendations from the Lakeview Irrigation District regarding a water

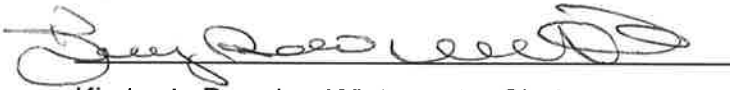
Commissioners;

10. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
11. 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.

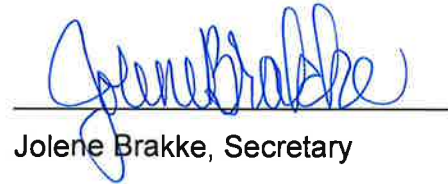
ADOPTED by the Park County Planning & Zoning Commission this 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chair



Jolene Brakke, Secretary

**RESOLUTION 2021 - 47
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
EMERALD MINOR SUBDIVISION-62 (MS-62) SKETCH PLAN**

WHEREAS, Nathan & Brittany Robertson propose to create a three-lot subdivision consisting of one 3.71-acre lot and two 2.0-acre lots, all for residential use. The subdivision is located in a General Rural Powell (GR-P) zoning district;

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 December 15, 2021 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received on October 8, 2021;
2. A revised sketch plan was received on November 2, 2021;
3. The applicants request approval of a three-lot subdivision consisting of one 3.71-acre lot and two 2.0-acre lots, all for residential use;
4. Applicable Regulations for this development are the *Park County, Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015 ("Regulations");
5. This subdivision meets the requirements for classification as a Minor Subdivision;
6. Ownership is affirmed by Warranty Deed (dated May 26, 2020, Doc. #2020-3015) to Nathan D. Robertson and Brittany E. Robertson, husband and wife, as tenants by the entirety not as joint tenants or tenants in common;
7. The parcel is located in Tract 98-10 of Lot 98, Resurvey, T.55N., R.100W., 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming;
8. The proposed subdivision is located approximately 0.83 miles northeast of Ralston and approximately 0.2 miles north of the intersection of Highway 14A and County Road 14;
9. Proposed Lot 3 has an existing residence. Proposed Lots 1 and 2 are currently vacant irrigated cropland. The topography of the property has little elevation change;

10. Neighboring land uses are primarily agricultural. Properties situated near the southwest corner and the northwest corner of the parcel are residential and residential vacant land. Properties directly bordering the west, north and south boundary of this parcel are agricultural uses;
11. The lot sizes as proposed are consistent with the GR-P zoning district;
12. This property is not located within one mile of any municipality; therefore, municipal review is not required;
13. All notice requirements have been met;
14. Agency referral requirements have been met;
15. Park County School District #1 has bus service available to serve this subdivision;
16. Park County Fire Protection District #1 has the ability to provide fire protection;
17. TCT has the ability to provide terrestrial wireless service, and internet and VOIP phone service;
18. Park County Public Works has confirmed legal access from County Road 14 and has stated right-of-way permits will be required for Lots 1 and 2, when appropriate;
19. Park County Public Works does not require a runoff and erosion control plan at this time;
20. The Park County Treasurer stated property taxes are current on this parcel;
21. Shoshone Irrigation District has been contacted and are awaiting the submission of the water distribution plan;
22. Black Hills Energy has the capacity to provide natural gas service to the proposed subdivision;
23. Lot 3 currently has natural gas service;
24. Wyoming Game & Fish has no major concerns with this subdivision; but they do continue to have concerns with the number of subdivisions proposed recently in Park County;
25. USPS has confirmed mail delivery is available to this proposed subdivision;
26. The Powell Clarks Fork Conservation District has submitted a soils report;
27. Park County Weed & Pest stated noxious weeds were found to be present and a Long-Term Noxious Weed Management plan is required;
28. Rocky Mountain Power has the capability to supply electrical service at this location and service is in place for Lot 3;
29. Overhead power lines are along the west side of County Road 14, and therefore are not adjacent to each lot.
30. No public comments have been received;

31. Application submission requirements for sketch plan have been met;
32. A pre-application meeting was held on July 12, 2021;
33. No roads are proposed for this subdivision;
34. 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. Domestic water will be provided by on-site wells;
37. A well water sample was collected from a well located at 1099 County Road 14. The analysis indicates the water sample meets the Safe Drinking Water Act (SDWA) requirements for bacteria;
38. High total dissolved solids (TDS) were detected in the water sample, which may cause cosmetic or aesthetic effects in drinking water;
39. Chloride, sulfate, iron, zinc and fluoride were detected in the water sample at levels below maximum contaminant levels;
40. Sodium was detected in the water sample at a range where "sodium sensitive" individuals can begin to taste sodium in drinking water;
41. Agricultural impacts have been addressed;
42. Water rights requirements pertaining to sketch plan review have been met;
43. No stream/river passes within or adjacent to the proposed subdivision lots;
44. Utility requirements pertaining to sketch plan review have been met with the exception that electrical power service shall be extended to both Lots 1 and 2 and a Subdivision Improvements Agreement will be required;
45. Lot standards have been met;
46. No common maintenance of facilities is proposed or required;
47. Easement standards apply;
48. No roads, drainage, sidewalks, street lighting or alleys are proposed or required;
49. The subdivision is not within any Overlay District;
50. No hazardous features are known to exist on the property; and
51. 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 Emerald Minor Subdivision-62 (MS-62), 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 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 applicants 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;
3. The applicants shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department, prior to final plat review by the Board of County Commissioners;
4. Following Board approval of the sketch plan and prior to the Board's review of the final plat, the applicants shall submit an appropriate Subdivision Improvements Agreement for review and approval by the Board;
5. The applicants shall place the following note on the final plat: "Any proposed water wells on these subdivision lots shall be permitted by the Wyoming State Engineer's Office prior to installation";
6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991;
7. The applicants shall provide evidence of the sufficient quantity of domestic water for each proposed lot, prior to final plat review by the Board of County Commissioners; and
8. 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.

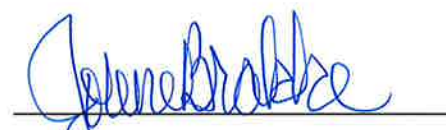
ADOPTED by the Park County Planning & Zoning Commission this 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2021 – 48
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE TRI STAR CABINS
SPECIAL USE PERMIT-221 (SUP-221)**

WHEREAS, Herman Stutzman, submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to operate a business building small cabins, greenhouses and storage sheds for local customers. This business will operate in an existing 3,840 sq. ft. shop building (BZP20210311-4) on the property where the applicant resides;

WHEREAS, the property is addressed as 254 County Lane 10H, Powell and is located approximately 5.25 miles southeast of Powell, Wyoming;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Cottage industry: A business located in the proprietor's home or out of other buildings on the same parcel as the proprietor's home with no more than 5,000 square feet of building floor area devoted to the business and no more than five (5) non-resident employees. Dog boarding/kenneling is considered a cottage industry;

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 December 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 October 8, 2021;
2. The applicant proposes to operate a business building small cabins, greenhouses and storage sheds for local customers;
3. The use will operate in a 3,840 sq. ft. shop building on the property where the applicant resides;
4. Hours and days of operation will be 8 hours per day, possibly 6 days per week;
5. Applicable regulations are the *Park County, Wyoming 2015 Development*
6. *Standards and Regulations* (adopted September 15, 2015);

7. The proposed use is classified as a cottage industry;
8. Ownership is affirmed by Warranty Deed to Herman Joe Stutzman and Cindy Stutzman, as tenants by entirety from Powell Land Group, LLC, a Wyoming close limited liability company (Document #2021-1515);
9. The property is described as an approximately 84.55-acre parcel of land within Lot 47J, Lot 47K and Lots 48C, Resurvey T.55N., R.98W., 6th P.M., Park County, Wyoming shown and labeled as Parcel 9 on Exhibit B of Warranty Deed Document 2021-1515,
10. The property is addressed as 254 Lane 10H and is located approximately 5.25 miles southeast of Powell, Wyoming;
11. The proposed use is located in the General Rural Powell (GR-P) zoning district;
12. Cottage Industry uses are allowed in the GR-P zoning district provided a Special Use Permit is approved;
13. The proposed use will be located on a parcel that is relatively flat with an existing single-family residence, an existing barn and the shop building being used for this business;
14. Surrounding land uses are primarily agricultural;
15. The applicant provided a simple site plan drawing identifying existing structures and planned access and parking;
16. The applicant proposes to use two resident employees;
17. The proposed use is not within a mile of a municipality;
18. Public notice requirements have been met;
19. Agency referral requirements have been met;
20. Park County Fire District #1 is able to provide fire protection to this proposed use;
21. The Wyoming Game & Fish Department has no wildlife comments regarding this permit;
22. Park County Weed & Pest will not require a Long-Term Weed Management Plan; however, they do recommend the applicant follow Best Management Practices for Preventing the Spread of Noxious Weeds;
23. No response has been received from Park County Public Works;
24. No response has been received from the Park County Treasurer;
25. No response has been received from Garland Light & Power;
26. No response has been received from the Big Horn Basin Fire Inspector;
27. No public comments have been received;
28. The applicant provided a statement addressing how the use will be compatible with the neighborhood;

29. The proposed use will not be within 20 feet of a county road right-of-way;
30. No covenants exist or are proposed;
31. No outdoor lighting is proposed for this use;
32. There are no known nonconformities on the property;
33. No nuisances have been reported at this location;
34. A soils report is not required for this use;
35. Access is proposed from an existing driveway directly from County Lane 10H;
36. Domestic water for this use will be provided by an existing well located on the parcel;
37. The property is not located within an irrigation district;
38. The property is located within the Elk Water Users Association;
39. Parking appears to be adequate to serve the use;
40. Septic will be provided by an existing system servicing the residence;
41. Solar will power lighting;
42. Natural gas is not proposed for this use;
43. No signs are proposed;
44. Solid waste, if any, will be disposed of by a private company and according to County regulations;
45. This property is located in any Agricultural Overlay District, but not in an Airport or a Flood Overlay District; and
46. Site Plan Review is required for Cottage Industry; 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.

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 Tri Star Cabins Special Use Permit-221, 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 Department 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.

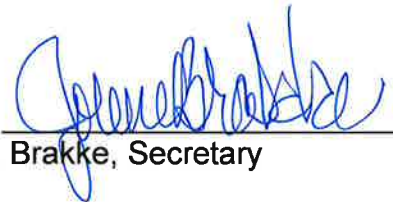
ADOPTED by the Planning & Zoning Commission this 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

RESOLUTION 2021 – 49
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMENDATION TO APPROVE MOORE CUSTOM CABINETS
SPECIAL USE PERMIT-222 (SUP-222)

WHEREAS, Wayne Moore submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to operate a business building custom cabinets and custom countertops for local residences. This business will operate in an approximately 2,500-sq. ft. area of the applicant's shop/residence. The applicant stated that all construction work and the storage of equipment and materials will be contained inside his shop structure. The applicant will reside on the parcel;

WHEREAS, the property is located approximately 4.5 miles northeast of Powell, Wyoming, and just south of County Lane 5 and just west of County Road 6 (see Figure 1). This parcel is approximately 2.7 miles east of Highway 295 and just west of Highway 114;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Cottage industry: A business located in the proprietor's home or out of other buildings on the same parcel as the proprietor's home with no more than 5,000 square feet of building floor area devoted to the business and no more than five (5) non-resident employees. Dog boarding/kenneling is considered a cottage industry;

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 December 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 October 18, 2021;
2. The applicant proposes to build custom cabinets and countertops in an approximately 2,500-sq. ft area of his shop/residence;
3. The applicant will reside onsite;
4. Applicable regulations are *Park County Wyoming 2015 Development Standards and Regulations* (adopted September 15, 2015);

5. The proposed use is classified as a cottage industry;
6. Ownership is affirmed by Warranty Deed to Wayne Lee Moore, sole owner;
7. The proposed use will be located on a 40-acre unaddressed parcel described as Lot 43: Lot 43-A, T.56N., R.98W., 6th P.M., Park County, Wyoming,
8. The property is located approximately 4.5 miles northeast of Powell, Wyoming, and just south of County Lane 5 and just west of County Road 6;
9. The proposed use is located in the General Rural Powell zoning district;
10. Cottage Industry uses are allowed in the GR-P zoning district provided a Special Use Permit is approved;
11. The proposed use will be located on a parcel that has a gentle slope from east to west;
12. Surrounding land uses to the west, south and east of the proposed use are residential and residential vacant land. Bureau of Reclamation land borders the north property line;
13. The applicant's work area will be approximately 2,500 square feet, located in the northeast part of the structure;
14. The applicant proposes to have 2 non-resident employees: 1 full-time and 1 part-time;
15. The proposed use is not within a mile of a municipality, therefore municipal review is not required;
16. Public notice requirements have been met;
17. Agency referral requirements have been met;
18. Garland Light & Power has the capacity to provide electrical service to this proposed use;
19. Montana Dakota Utilities has the capacity to provide natural gas to the property;
20. Northwest Rural Water District provides water to the property and has capacity to support the proposed use;
21. TCT may have the availability and capacity to provide terrestrial wireless internet and VOIP phone service to this property;
22. Park County Fire District #1 is able to provide fire protection to this proposed use;
23. The Park County Treasurer's Office has stated that County property taxes have not yet been paid for 2021;
24. Wyoming Game & Fish Department has no wildlife comments regarding this permit;
25. No response has been received from Park County Public Works;
26. Park County Weed & Pest has completed their initial inspection and determined

- a Long-Term Noxious Weed Management Plan is required;
27. No response has been received from the Shoshone Irrigation District;
 28. One written public comment has been received in support of this use;
 29. The applicant provided a statement addressing how compatibility with the neighborhood will be achieved;
 30. The proposed use will not be within 20 feet of a county road right-of-way;
 31. No covenants exist or are proposed;
 32. No outdoor lighting is proposed;
 33. There are no known nonconformities on the property;
 34. No nuisances have been reported at this location;
 35. A soils report is not required for this use;
 36. The applicant is proposing access from an existing driveway from County Road 6;
 37. The property is located within the Shoshone Irrigation District;
 38. For this use only employee parking is necessary, and the proposed parking area appears to be sufficient;
 39. The applicant is requesting a 50% reduction in the required parking spaces;
 40. The applicant has submitted a subsurface evaluation and small wastewater application for a septic system sized for five bedrooms;
 41. No signs are proposed;
 42. Solid waste, if any, will be disposed of by a private company;
 43. No specific criteria are identified for this use;
 44. This property is not located in any overlay district;
 45. Site Plan Review is required for Cottage Industry; however, the use is exempt from this requirement because the use will not exceed 5,000 sq. ft. of floor area, and new land development does not exceed one acre in size.

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 Moore Custom Cabinets Special Use Permit-222, subject to the following conditions:

- 1. Park County noise, lighting, and other nuisance regulations shall apply;
- 2. The applicant shall provide a response from the Park County Public Works Department prior to review by the Board of County Commissioners;
- 3. The applicant shall provide a response from the Shoshone Irrigation District prior to review by the Board of County Commissioners;
- 4. The applicant shall provide evidence from the County Treasurer's Office that taxes have been paid current prior to review by the Board of County Commissioners;
- 5. The applicant shall provide an approved Long-Term Noxious Weed Management Plan to the Planning and Zoning Department prior to review by the Board of County Commissioners; and
- 6. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

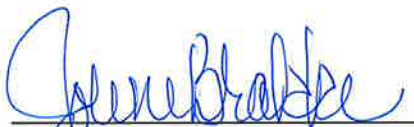
ADOPTED by the Planning & Zoning Commission this 15th day of December, 2021.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary



Park County Planning & Zoning Department

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting 1:00 P.M., **Wednesday, December 15, 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 November 17, 2021 meeting.

CONSENT AGENDA

[Double T SS-283 Sketch Plan](#)

[Francis SS-284 Sketch Plan](#)

REGULAR AGENDA

[Jody Lane MS-63 Sketch Plan Continued](#)

[Emerald MS-62 Sketch Plan](#)

[Tri-Star Cabins SUP-221](#)

[Moore Custom Cabinets SUP-222](#)

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
December 15, 2021

		Jody Lane MS-63 Sketch Plan Cont.	
		Emerald MS-62 Sketch Plan	
		Tri Star Cabins SUP-221	
		Moore Custom Cabinets SUP-222	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Wilson Crawford	Jody Lane	no
2	Cate Crawford	"	no
3	Steve & Ellen Boles	Jody Lane	yes
4	Nate & Julie Vance	"	yes
5	Nathan Probertson	Emerald-MS-62	yes
6	Lennie R. Whitlock	Jody Lane	yes
8	Ben McDermott - Pub works		no
9	BRIAN EDWARDS	JODY LANE	YES
10	Rebecca Francis	Rebecca Francis	no
11	Cody Selick	Jody Lane	yes
12	Mary Ann Herman Stutzman	Powell	NO
13	Bob Miller	Powell	NO
14	Fred Hopkins	Powell	if needed
15	Mary McKinney	cell	✓
16	Brett Whitlock		
17	Trat Reed	Shoshua Finsent	no
18	Nick Oliver	" "	no
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PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
December 15, 2021

		Jody Lane MS-63 Sketch Plan Cont.	
		Emerald MS-62 Sketch Plan	
		Tri Star Cabins SUP-221	
		Moore Custom Cabinets SUP-222	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Brittany Robertson	Rob Emerald MS	
2	Wayne Moore	Moore Sup	
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