

Planning & Zoning Commission Minutes

March 16, 2022

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
Bob Ferguson

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 (by virtual means)
Ben McDonald, Public Works (by virtual means)
Mary McKinney, Weed and Pest

Chairman Brandon-Wintermote opened the meeting at 1:03pm.

APPROVAL OF MINUTES

Chairman Brandon-Wintermote asked the Commission for comments or changes to the February 16, 2022 meeting minutes. A MOTION was made by Commissioner Bonine to approve the minutes as amended; 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.

Kim Dillivan asked to remove DePierro SS-286 Sketch Plan from the agenda. It has been brought to staff's attention that the size of the lots does not meet the requirements of the GR-5 zoning district and, as such, the subdivision cannot go forward.

Commissioner Bonine MADE A MOTION to approve the consent agenda. SECONDED by Commissioner Ferguson.

Abraham SS-287 Sketch Plan: Shelly Williams requests approval of the sketch plan for a simple subdivision comprised of two lots; one 20-acre lot and one 9.69-acre lot, both for residential use. This proposed subdivision is located within Lot 58-L, T55N, R99W of the 6th P.M., Park County, Wyoming. This location is approximately 1 mile southwest of Powell on the east side of Road 11 and is within the General Rural-Powell (GR-P) zoning district.

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54 Commissioner Bonine read the conditions of approval of Abraham SS-287 Sketch Plan into the
55 record:
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- 57 1. The applicant shall provide all easements as requested by applicable utilities and
58 special districts, irrigation districts or public agencies providing services. The width of
59 any utility easement shall be sufficient to allow adequate maintenance of the system,
60 but in no case shall such utility easement be less than 20 feet in width. Easements
61 must be identified on the final plat;
- 62 2. The applicant shall provide to the Planning & Zoning Department a response from
63 Shoshone Irrigation District, including an approved water distribution plan if required,
64 prior to final plat review by the Board of County Commissioners;
- 65 3. The applicant shall provide an approved Long-Term Noxious Weed Management
66 Plan from Park County Weed & Pest prior to final plat review by the Board of County
67 Commissioners;
- 68 4. The applicant shall provide a water analysis from a well within ½ mile of the proposed
69 subdivision to Planning and Zoning, prior to final plat review by the Board of County
70 Commissioners;
- 71 5. The applicant shall place the following note on the final plat: "Any proposed water
72 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
73 Office prior to installation";
- 74 6. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
75 1991; and
- 76 7. The applicant shall otherwise comply with standards in the Park County
77 Development Regulations and the minimum subdivision requirements as set forth
78 in Wyoming Statute 18-5-306.

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80 See Resolution 2022-09 attached hereto and incorporated herein.

81

82 **REGULAR AGENDA**

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84 **PUBLIC HEARING – Beartooth Cabins SUP-231**: William & Susan O'Mara request approval of
85 the Special Use Permit (SUP) Application for Beartooth Cabins SUP-231. The applicant is
86 proposing a highway commercial business use to operate a vacation rental business comprised
87 of eight rental cabins, two bath houses and one homestead cabin. The use is proposed on 0.25-
88 acre of a 140-acre parcel located approximately one mile northwest of the intersection of Highway
89 295 and County Road 1AB. The parcel is described as within part of Section 25, T57N, R102W
90 of the 6th P.M., Park County, Wyoming with an address of 106 Road 1AB, Clark, Wyoming and is
91 in a General Rural 20-acre (GR-20) zoning district.

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93 Chairman Brandon-Wintermote reviewed the rules of a public meeting and opened the public
94 hearing at 1:10pm.

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96 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
97 Staff Report. The Planning Director added that a response was just received from Public Works
98 and read a summary of their response into the record relating to access, addressing, and a
99 drainage plan for the use.

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- 101 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.
102 • Ben McDonald, Public Works, asked about addressing and consideration of clarity of
103 addresses for emergency responders.
104 • Mary McKinney, Weed and Pest, said that the disturbance has already occurred on the
105 property. These landowners historically have a relationship with Weed and Pest.
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- 107 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.
108 • Bill O'Mara, landowner (present by virtual means) and applicant, said he agrees that there
109 should be some form of identification specific to the cabins and he will work with Public
110 Works on that. He sees this as a low-key camping-type destination. No activities are
111 intended.
112 • Chairman Brandon-Wintermote brought up the lighting concerns.
113 • Bill O'Mara sought clarification.
114 • Chairman Brandon-Wintermote staff is concerned about customers having exterior lights
115 for safety.
116 • Bill said there are exterior lights on each cabin as well as lights for walkways in the
117 complex.
118 • Chairman Brandon-Wintermote said staff also had a concern about parking.
119 • Bill said there are currently 10 spaces offered. His hope would be to not exceed that. If
120 need be, the road that accesses is a shared driveway with his home and the other cabin.
121 There are several "parallel" parking type spaces. That could expand the parking capacity.
122 The drive access has the width capable of providing parking.
123 • The Planning Director mentioned concerns regarding parallel parking along the access
124 due to the potential to restrict emergency vehicle access. She mentioned the potential of
125 guests having additional friends visiting during their stay and this may require additional
126 parking spaces. She would like the applicant to provide a more detailed parking plan for
127 Public Works to review.
128 • Chairman Brandon-Wintermote asked about the size of the parking spaces since no
129 dimensions are shown.
130 • Bill said there is plenty of space and the access is currently 40 feet wide. The parking
131 space was intended for single vehicles.
132 • Chairman Brandon-Wintermote if someone would show up with a trailer in tow, would they
133 be able to turn around? Bill said yes.
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135 Chairman Brandon-Wintermote asked if any Commission members had questions for the
136 applicant. There were none.
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138 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
139 There were none.
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- 141 Commissioner Bonine requested discussion.
142 • Finding #23 – a response has been received.
143 • Finding #37 – outdoor lighting exists
144 • Finding #28 – 8 proposed cabins
145 • Condition #2 – A runoff and erosion control plan is required.
146 • Condition #4 – The applicant shall provide an updated plan for parking and movement of
147 traffic on the site.
148 • Chairman Brandon-Wintermote was concerned about the landowner moving these cabins
149 in without permits and now they are asking for 10 structures. Should there be something
150 limiting them to a certain number of structures or months of operation? The Planning

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151 Director stressed to the applicant that whatever they are approved for on this SUP is what
152 it will have to remain. If they wish to expand or grow beyond what is approved, it will
153 require an amended SUP.

- 154 • Commissioner Spiering is hesitant to limit the use according to dates. Commissioner
155 Ferguson agreed.
- 156 • Commissioner Ferguson said he would be in favor of clarification on the number and size
157 of cabins.
- 158 • Chairman Brandon-Wintermote suggested limiting the use to 10 cabins, two of which are
159 bath houses and 8 being cabins, as well as one 1,150 square foot homestead cabin.
- 160 • Commissioner Bonine asked for a condition to address the addressing of the cabins with
161 Public Works.

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163 Commissioner Bonine made a MOTION to close the hearing at 1:47pm; SECONDED by
164 Commissioner Spiering. The motion was carried unanimously.

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166 Commissioner Bonine made a MOTION to approve Beartooth Cabins SUP-231 by Resolution
167 2022-10 based on the findings presented and including the following conditions:

- 168
169 1. Park County noise, lighting, and other nuisance regulations shall apply;
- 170 2. The applicants shall submit a formal response from Public Works prior to review by
171 the Board of County Commissioners, including a drainage plan as well as a plan for
172 cabin addressing;
- 173 3. The applicants shall submit a plan for outdoor lighting, for the nighttime safety of
174 guests, to the Planning and Zoning Department, prior to review by the Board of County
175 Commissioners;
- 176 4. The applicants shall provide an updated plan for parking and traffic movement;
- 177 5. The applicants shall enlarge or replace the existing septic system, or add a new septic
178 system to serve the historic cabin and residence, prior to commencing the use;
- 179 6. The applicants shall install an approved septic system to serve the bath houses, prior
180 to commencing the use;
- 181 7. The applicants shall submit building permit applications for each of the eight rental
182 cabins, and two bath houses, prior to commencing the use;
- 183 8. The applicants shall adhere to County sign standards;
- 184 9. The use shall be limited to ten (10) cabins (8 rental cabins and 2 bath houses) and
185 one (1) homestead cabin, any modifications will require an amended SUP or new SUP;
186 and
- 187 10. The applicants shall otherwise comply with standards in the Park County Development
188 Standards and Regulations.

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190 The motion was SECONDED by Commissioner Ferguson. The motion carried. See Resolution
191 2022-10 attached hereto and incorporated herein.

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193 **PUBLIC HEARING – Copper Mountain Shed Sales SUP-232:** Gerald Loewen requests
194 approval of the Special Use Permit (SUP) Application for Copper Mountain Shed Sales SUP-232.

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195 The applicant is proposing a minor commercial business use to operate a storage shed sales
196 business. The proposed use will be located within a 7.05-acre parcel west of Powell, immediately
197 northeast of the intersection of Highway 14A and County Road 11. The property is described as
198 the SW1/4SW1/4 of Lot 64, Resurvey T55N, R99W of the 6th P.M., Park County, Wyoming in a
199 General Rural-Powell (GR-P) zoning district with an address of 999 Road 11, Powell. Copper
200 Mountain Irrigation operates on the same property.

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202 Chairman Brandon-Wintermote opened the public hearing at 1:52pm.

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

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

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- Commissioner Ferguson asked about Figures 4 and 5 – is the area for display going to be fenced? Kim said he is not aware that a fence is planned. He was just there a few days ago. He assumes the space identified for display is already evident at the site. Bob wanted to make sure that the planned space for display is not within the highway right-of-way. It is unclear if WYDOT has setback requirements.

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- Commissioner Spiering asked if there was any access from the main highway. Staff said no. There is none and there is none allowed.

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- Ben McDonald, Public Works, said they really don't have any concerns. It wraps back into the original Copper Mtn irrigation SUP. They do not have record of a right-of-way permit for the new access. They would like evidence of a permit or for the applicant to obtain a permit for that access.

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- Mary McKinney, Weed and Pest, said similar to the previous SUP, they will not require a weed management plan. She would like to require that the 2-3 acres that will not be utilized be replanted. The area is surrounded by agricultural production and weed species can wreak havoc on those fields. Planting desirable species would help to alleviate dust issues as well.

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

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- Gerald Loewen, applicant, said the driveway is put in with about 150' of space from existing driveway to the new one. They put in a 50', 12-inch culvert. They put crushed concrete down and it is extremely dusty. They had Fry haul in clean rock to help. As far as the permit for the culvert, they were asked to move the driveway. [The current driveway] is too close, so we moved it over far enough. He doesn't think there will be an issue with the truckers. They plan to use the new driveway coming in. As for the one-acre display, he identified the area. As far as the existing sign, there is none at this time.

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- The Planning Director sought clarification on the separate access allowance. Public Works will check.

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- The Planning Director also addressed the ROW permit requirement and sign permits requirements.

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

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- Trent Reed, Shoshone Irrigation District, mentioned their right-of-way along the highway ROW. It is 50 feet. Gerald asked how far their pipe is from the fence. Trent explained. Gerald said they left the concrete one and the new culvert could be removed easily if needed.

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245 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
246 There were none.

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248 Commissioner Ferguson made a MOTION to close the hearing at 2:18pm; SECONDED by
249 Commissioner Spiering. The motion was carried unanimously.

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

- 252 • Add a condition for irrigation.

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254 Commissioner Bonine made a MOTION to approve Copper Mountain Shed Sales SUP-232 by
255 Resolution 2022-11 based upon the findings presented and including the following conditions:

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257 1. Park County noise, lighting, and other nuisance regulations shall apply;
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259 2. The total area for the display and selling of the finished structures shall not exceed one acre;
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261 3. The applicant shall provide evidence that the new gravel driveway has an approved
262 ROW permit from Park County Public Works, prior to review by the Board of County Commissioners;
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264 4. The applicant shall provide a response from the Park County Public Works, prior to review by the Board of County Commissioners;
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266 5. The applicant shall provide an updated site plan to include Shoshone Irrigation District easements and approval from the District; and
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268 6. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

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270 The motion was SECONDED by Commissioner Spiering. The motion carried. See Resolution
271 2022-11 attached hereto and incorporated herein.

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273 **PUBLIC HEARING – Go Mama Go Arena SUP-233:** Julie Thompson requests approval of the
274 Special Use Permit (SUP) Application for Go Mama Go Arena SUP-233. The applicant is
275 proposing a major recreation facility use to operate an outdoor event arena. The proposed use
276 will utilize approximately ten acres within a 396-acre parcel approximately three miles southwest
277 of Powell with an address of 1155 Road 11. The parcel is described as Lots 43A, H, & R, Lots 53I
278 & P, Lots 42D, E & V and Lots 52L & M in T55N, R99W of the 6th P.M., Park County, Wyoming in
279 a General Rural-Powell (GR-P) zoning district.

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281 Chairman Brandon-Wintermote introduced the commission and staff and opened the public
282 hearing at 2:30pm.

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284 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
285 Staff Report. Kim and the Planning Director added information about newly received public
286 comments, some in favor, some with concerns.

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

- 289 • Commissioner Spiering asked if there has been any provision made for lighting for
290 crosswalks for crossing the County road? Kim said not to his knowledge. It is his
291 understanding that these events will be during daylight hours.

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- Ben McDonald, Public Works, said they do have comments but have not yet submitted a formal response. He shared information about the existing road surface and average daily traffic counts. Based on past trends, they are confident that count is higher now than back in 2018 when data were collected. It is a secondary collector road. The range is 100-700 – it is a higher volume road in the County. The use itself would not affect the classification of the roadway so no road improvements would be required. They looked at the detailed erosion control plan – they have no issues with that. The speed limit is 45mph. Based on traffic data the low speed is 7mph and the high speed is 74.6mph. The 85th percentile is closer to 50mph. That shows that most traffic is traveling above the posted speed limit. The access point on the north side of the Lane 11H to serve a storage area is about 106-110 feet from the intersection of Road 11. It should be closer to 200 feet, but this is grandfathered in for ag purposes. The access on the south side of Lane 11H is from Road 11. If this use goes through, we do not want to see vehicles stacking on the County road, it does serve one other resident to the south and access should not be blocked. As for the Lane 11H crossing, the applicant has not addressed traffic control and safety adequately. We have big concerns about 40-50 minimum people/trucks going back and forth from contestant parking to the arena with the higher traffic counts. Definite safety concerns for pedestrians and motorists. If the parking was moved south of Lane 11H, it would clear up our concerns. Lastly, he knows there are addresses, but they would like the applicant to consider getting an address for the arena/Crow's nest in case of an emergency. There could be a marker right there for responders.
 - Commissioner Ferguson asked if any signage was proposed for crossings, events, etc. to make sure that there is something to slow people down. Ben said they really haven't because when you talk about temporary or permanent signage, they would need a traffic control plan per use. Any signage requirement would require a traffic study. We haven't considered it as a logical solution to this case.
 - Commissioner Bonine asked if there is a provision in the standards to allow an approach (pedestrian or equine) where the applicant could create a specific crossing to the arena? Would the county even consider it to consolidate the crossings to a single location. Ben said he isn't aware of any. In all reality, the only solution would be to consider stop signs and then look at the crossing at the stop sign. That would require a traffic study and quite a bit of study of the road and how that would impact the road to do something like that.
 - Brian Edwards, County Engineer, said he thinks this would be great, but when we start talking about children crossing the road and not paying attention and it looks like a potential safety issue, we are asking for trouble. If there is any way to move the parking area to the other side of the road...we would not be doing our job if we didn't look at it. If there is a crossing proposed, an engineer study of the traffic, at the expense of the applicant, would be needed with recommendations. A lot of people ignore signs. Some caution needs to be exercised here. If it is necessary to have parking on the north side of the road, better analysis will be required.
 - Mary McKinney, Weed and Pest, met with the applicant. According to them there won't be any additional disturbances. She does recommend best management practices like bare ground control and using weed-free forage (if possible).

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

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- Julie Thompson, the applicant, said they started Go Mama Go before they knew they needed a permit. She doesn't know how this simple idea got so complicated. It is their way of giving back to the community. It is not a moneymaker. It is a \$25/head barrel race. The amount of money already invested is already more than the first 3 or 4 races.

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- Chairman Brandon-Wintermote said she has been out there and witnessed a little boy run into the road when she was in a concrete truck. She is very concerned about the parking on the other side of the road.
 - Steve Thompson asked if Public Works knows when the heaviest traffic is on the road – weekdays or weekends. Ben said they do have data that can be shared. He indicated the heaviest traffic is mornings or afternoons, but it is just a snapshot of what the traffic is. It is not done during any particular period of time. It can vary. This was collected in July. There are peak hours and that information could be provided to the applicant.
 - Julie Thompson addressed parking being on the south side. She said they do have more property there. The arena is where it is because it was hard to irrigate there. They are farmers and they don't have time to travel, so they figured why not put an arena there. The north side is pasture, soft on a hillside that doesn't have to be corrugated. It was perfect for trailers to park on and horses to walk on. If she moves parking to the south side, she would have to break out good farmland. It is flat and she would have to corrugate if she wanted to have grass. Putting gravel in would be against her interest. She would hate to see this one thing stop this. In her mind, she understands the safety issue, she has had this race for 5 years. She knows horse people and these people care about others and we keep an eye out. The benefit for this whole event is worth looking into to see how we can keep it safe enough. When we start talking big expenses, it might just put her out of doing it.
 - Chairman Brandon-Wintermote said most of the events are over before dusk? Julie said without lights they have to be over by dark. Commissioner Spiering said he was wondering about a light along the road up high to get the attention of drivers to help make them slow down.
 - Chairman Brandon-Wintermote asked where people are currently parking. She has seen people parked on the road during a race and a boy ran out from between those vehicles. Julie said they have always been to the north in the pasture. When people park where they aren't supposed to, they are asked to move. There was one race where it rained and people were afraid they would get stuck. They parked in the driveway and were asked to move.

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

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- Commissioner Ferguson said he thinks the events are great and obviously have a huge amount of support from the community and he thinks we should do what we can to work it out. He agrees that the process may be more complicated than it needs to be He asked her to describe the traffic flow along 11H during the races with hundreds of cars. Julie said when they started 10 years ago, they didn't have that many. Their first event is at barley harvest, lots of semi-trucks. They all slowed down. The traffic was polite. She may not have been paying attention to traffic on the road so much.
 - Commissioner Ferguson asked if she noted problems. Julie said she is not aware of regular occurrences of problems. Other people in the room could possibly speak better because they park over there. Commissioner Ferguson sought clarification on the arena area and parking, etc. Julie pointed out the electric fence that she drops, about 300 feet, for the crossing. Commissioner Ferguson said there is likely not enough traffic to justify rumble strips, etc. He asked what would happen if they narrowed the crossing.
 - Commissioner Bonine asked about water – specifically livestock water. Julie said the applicants bring their own. The racers are particular about what their horses drink. She said she has tested her water and it wasn't good. She plans to put up signs about the water not being potable/for public use.

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392 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
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- Kim Decker is in favor. She lives about a mile and a half away. She rides down and uses the arena. She has also brought her granddaughter to the event – it is great. The road has never been an issue the whole time she has been there. She has been to events along much busier roads. People with horses are aware. Now people will even be more aware. It would be good for the community, brings people in to stay and spend money in the area.
 - Dawna Barnett attended a big barrel race in Las Vegas – crossed 6 lanes of traffic with a crosswalk and a light. This has no comparison to it at all. She has been to races at this property in the past and never had a problem. She is cautious with her horses. We all learned how to cross the road. Those with kids should be responsible for their kids. If it comes to narrowing it down to a certain place to cross the road, that is very doable.
 - Sarah Kincheloe said she has had these events in the past. She wouldn't put her kids in harm's way, but she wants them to experience life. This is what they do. They live in the mountains. This is the closest they have to go to. This is just something that would help her girls in building confidence in their riding to go to other bigger events.
 - Rusty Berchtold, assistant manager of Murdoch's, and on days of the race he has seen an uptick in sales.
 - Miranda Baker agrees with everyone. Being in the equestrian world they know there are risks, as with everything in life. She believes parents should be responsible for their children at all times. They all look out for everybody in this community.
 - Maria Berchtold agrees with what everyone has said. Her son rides his bike down the road and crosses the road. The number sounds big, but it is only for a short time in the morning and in the evening. During the day, there isn't that much traffic. She understands wanting to keep kids safe, but she has to teach her kid to be safe. We can't live in a bubble because we are scared. We can work out the safety issues.
 - Jeri Gillett agrees. This facility saved her life after her son died. It is great for the community and barrel racers.
 - Ashley Smallwood watches a lot of children and their horses. The kids come to learn. It is a great place for kids to come. They have rules before they get out of the truck. Kids have a lot of fun. As far as the traffic, she has watched it and most of it slows down.
 - Karen Johnston said it is a supportive event. It is a community thing. Crossing the road is the big concern, as it is other places. People can be oblivious. Put up a flashing light. Limit the crossing width. Be aware and be responsible for yourself. It comes down to using some common sense. This is a flat stretch of road. They can see you; you can see them. The benefits far outweigh the risks. This should not be shut down due to safety on a road.
 - Karl Johnston has gone to many of these events. Crossing the road could be an issue. He works the gate and watches everything that is going on. During these events there is not a person speeding down the road. They are slowing down to watch what is going on in the arena or watching for people. It is a flat road and you can see if something is coming. As far as parking across the street, he doesn't see a huge detriment to narrowing the access. People watch out for each other. There can be things implemented to help the access issue. It would be a disservice to not allow the use.
 - Michelle Brenner said she can't say enough good about this facility. It is the most amazing thing. She would stand on the road with a flag if that were what was needed. It is an awesome event and it is so low pressure and there is so much support. Everyone is amazing. She spoke in favor of the use. She works at the hospital and takes folks there for equine assisted exercises.
 - Bob Mason lives on Lane 11H. He is thinking about the signs he sees during the school, slow down when flashing. Why couldn't something like that work really well.

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- 441 • Commissioner Bonine commented that he understands the benefit of the activity, he
442 relates, but the weight we have is how do we mitigate the risk of the child who slips out of
443 someone's view...how do we weigh that against the guy driving 74mph down the road.
444 That is where the risk lies.
- 445 • Jeri Gillett mentioned Big Horn Ave and she has seen people nearly hit.
- 446 • Brian Edwards, County Engineer, said on Big Horn Ave it is being studied right now for
447 safety concerns. School Board, WYDOT, City of Cody are all looking into that. From an
448 engineering perspective, they are not the final say. He is also part of the barrel racing
449 community and thinks the events are great. He agrees most people watch out for their
450 kids, but we have all seen it. The one that gets away. We all say we won't let it happen,
451 but that is why we have speed limit signs and traffic signs. These things do happen. People
452 drive impaired, things happen (sun in your eyes). He cannot in good conscience disregard
453 the issue of safety and crossing. Some thought needs to be given to mitigate those risks.
454 He cannot support this without more thought given to that. He is not the final say, but there
455 are concerns and the traffic is only going to get worse. Will all events only be at one time,
456 will more people come as this (event) catches on? It is hard for the County to be able to
457 see those scenarios. There's personal responsibility. We have to protect against the
458 unmitigated risks. Things do happen. He exercises caution.
- 459 • Chairman Brandon-Wintermote asked how he feels about a designated pedestrian
460 crossing? Brian said it could be an option. There are some things that could be done, it
461 just needs to be part of the plan. A designated crossing, fencing for horses that break
462 loose. Maybe it isn't a bad idea to have someone designated to keep an eye on traffic.
- 463 • The Planning Director stated that the number one role of the County, as tasked by the
464 State, is in evaluating uses to look out for health, safety and welfare. This use is not being
465 denied, that has not been stated. There are options in how to address the issue of safety
466 and that is what is being discussed. The applicant will need to address the safety issues
467 and what may be done to mitigate them and work with Public Works to see what kind of a
468 plan they can come up with prior to Board of County Commissioner review.

469
470 Commissioner Bonine sought discussion.

- 471 • Condition addressing communication requirement for the applicant to work with Public
472 Works to address the concern of crossing the road.
- 473 • Commissioner Spiering likes the idea of something temporary being placed during the
474 event. Even just traffic cones. Then when the event is done, pull them up.
- 475 • The applicant shall provide a traffic and safety plan to Public Works for their review prior
476 to the Board of County Commissioners' review of this application.
- 477 • Commissioner Ferguson said when you have events having something temporary would
478 help, but to be honest, people are going to pay less attention to a small sign on the side
479 of the road than an official yellow sign with a flashing light. We are making this too
480 complicated. Traffic study, etc. He's not sure if that is an official requirement for putting in
481 a sign. To be honest, I don't care how many cars you run through, putting a sign up is a
482 good idea. He honestly feels that that is all we really need. For the applicant to work it out
483 with Public Works. He is not concerned with any of the people here crossing with horses.
484 He is worried about the guy driving by, not paying attention. The risk is the same on any
485 road they drive in this county. You can't mitigate every single risk. Our goal is to protect
486 the public, but you can't mitigate every risk. We can't compare Big Horn Ave to Lane 11H.
487 Perhaps getting these folks together with Public Works...he feels this could be taken care
488 of very easily. Even an advertised access or crossing.

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- 489 • Karen Johnston asked about an easement sign; are there rules? Is there a way that we
490 can work on that? She agrees that we are making a bigger issue out of this than it has to
491 be.
492 • Chairman Brandon-Wintermote feels it is best for the applicant to work with Public Works
493 on a plan.
494

495 Commissioner Ferguson made a MOTION to close the hearing at 3:59pm; SECONDED by
496 Commissioner Spiering. The motion was carried unanimously.
497

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

- 499 • Finding #29 – public comments have been received.
500

501 Commissioner Spiering made a MOTION to approve the Go Mama Go Arena SUP-233 by
502 Resolution 2022-12 based upon the findings presented and including the following conditions:
503

- 504 1. Park County noise, lighting, and other nuisance regulations shall apply;
505 2. The applicant shall obtain the approval of the Board of County
506 Commissioners for a variance to allow three or more principal uses on this
507 property prior to SUP review by the Board of County Commissioners;
508 3. The applicant shall submit a response from Park County Public Works to the
509 Planning and Zoning Department prior to this application being scheduled for
510 review by the Board of County Commissioners;
511 4. If the applicant contracts with food vendors, the Wyoming Department of
512 Agriculture must be contacted;
513 5. Overnight camping is prohibited;
514 6. The applicant shall have no more than four chemical toilets on the property
515 to serve events, and each toilet must be emptied immediately following each
516 individual event;
517 7. The applicant shall work with Public Works to provide a traffic and safety plan
518 to the Planning and Zoning Department prior to the Board of County
519 Commissioners' review of this application; and
520 8. The applicant shall otherwise comply with standards in the Park County
521 Development Standards and Regulations.
522

523 The motion was SECONDED by Commissioner Ferguson. The motion carried. See Resolution
524 2022-12 attached hereto and incorporated herein.
525

526 **PUBLIC HEARING – GraceLand MS-64 Sketch Plan:** Grace, Inc by Tye Whitlock, President
527 requests approval of the sketch plan for GraceLand Minor Subdivision (MS-64). The proposed
528 subdivision is comprised of five lots varying in size from 3 to 7.3 acres, each for residential use.
529 The proposed subdivision is located within a 28.35-acre parcel in Lot 51-K, T55N, R99W of the
530 6th P.M., Park County, WY with an address of 970 Lane 11H, Powell, in a General Rural Powell
531 (GR-P) zoning district.
532

533 Chairman Brandon-Wintermote opened the public hearing at 4:05pm.
534

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

537
538 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 539 • Commissioner Ferguson asked about the conservation district comments regarding septic
540 tank absorption fields. Kim said those comments crop up at times. The information we
541 have in terms of perc rate and groundwater cut suggest that conventional systems should
542 be fine.
- 543 • Brian Edwards, County Engineer, said for Lots 1, 3, 4 and 5, there is good distance on the
544 frontages for access. They may have questions as it relates to the access easement for
545 Lot 2 on the west side of Lot 1. He thought that was a shared driveway with the land to
546 the west and considered future development. After looking at it, it appears they may not
547 have legal easement to use that access. There is also a concrete structure on that side
548 that may prevent access. We feel 20 feet is pretty narrow even for a shared driveway. Lot
549 1 may come off of the main road, but it would still have access to that drive. We have to
550 look ahead to potential future lot splits. We feel it should be a minimum 40-foot easement.
- 551 • Mary McKinney, Weed and Pest, said her big concern is the portion that is in row crops
552 sitting fallow. She is not sure what the plans are with the producer – keep it going until
553 land is sold? She would like clarification on that.

554
555 Chairman Brandon-Wintermote asked if the applicant had any questions or comments.

- 556 • Russ Whitlock said there is some confusion on the part of Road and Bridge in that there
557 is a public easement. The 20 feet being addressed is maybe not clear enough on the plan
558 review, it is just for utilities, not for access. Access would be down the existing road to
559 Copenhaver's place (and Borchert and Trent Gillett) have access through that road. Their
560 intent would be to go to Lot 2 and then have an access across that concrete supply ditch.
- 561 • Chairman Brandon-Wintermote asked how wide the access to Lot 2 is. Russ said it is at
562 least 40 feet.
- 563 • Brian Edwards said he was going off of what was submitted. It is west of the development,
564 30' access and utility easement. He wasn't aware that Lot 2 would access that existing
565 access easement.
- 566 • The Planning Director mentioned that the legal access has not been confirmed.
- 567 • Tye Whitlock said in their deed it shows that there is a 30' easement granted to them. If
568 they have to, they will say that Lot 1 has access off of the County road. The 20' is just for
569 irrigation and utility. Also, in our covenants we will have verbiage and deed restrictions on
570 further splitting of the lots being restricted.
- 571 • Brian Edwards said if there are only two addresses being accessed, they would be okay
572 with 30'.
- 573 • Tye Whitlock addressed the concern about the fallow lands. He indicated that a crop would
574 be planted and weeds controlled.
- 575 • The Planning Director indicated that the deed is unclear. Further discussion will be
576 necessary to determine and clarify the access.
- 577 • Trent Reed, Shoshone Irrigation District, said that the property to the west is in the process
578 of being split. There were questions about the waste ditch; it is an historical waste ditch.
579 Unless the people on the west would be interested in moving the ditch to the south, it
580 would need to remain as it is. They also want to make sure no houses are built on the tile
581 drain.
- 582 • Commissioner Spiering asked where the pipeline is. Trent pointed it out on the sketch
583 plan.
- 584 • Kim Dillivan said that the applicants are planning for the lots to have well water.

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- 585 • Chairman Brandon-Wintermote asked about the acreages shown. She would like to see
586 them labeled for clarification. She asked about a setback for building. Tye said there is an
587 easement south of the irrigation district's easement. 30' will be for the utilities. Trent said
588 they have 50 feet from the center of the pipeline. Tye said they could put a setback from
589 pavement or utilities. The water distribution plan will include verbiage about tile drains and
590 maintenance, restrictions for structures.
- 591 • The Planning Director stated that the plat will need to show the irrigation district's
592 easement.
- 593 • Ken Mitchell mentioned an easement for cleaning the drain. Material sloughed up. He is
594 curious if the east lot sells, can that person fence up to the property line. Trent said he
595 could fence up to the 50-foot easement. Tye said they are trying to do as much as they
596 can to make sure people understand the irrigation easements and maintenance.
597

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

- 599 • Bob Mason asked which road they are talking about. He is directly south of this property.
600 He uses the access down the west side of this property. It is just used by him and
601 Copenhaver and they maintain that road. He added that they are getting a problem with a
602 weed that detaches the top and it blows. It accumulates all over. He would like to see it
603 treated.
- 604 • Ken Mitchell said he had most of his questions and concerns addressed before the
605 meeting.
606

607 Commissioner Bonine asked for clarification on the property immediately to the south that is
608 owned by Gillett, is it accessed from that road to the west. Does it make Lot 2 a fourth property
609 on the road?
610

611 Commissioner Ferguson made a MOTION to close the hearing at 4:52pm; SECONDED by
612 Commissioner Spiering. The motion was carried unanimously.
613

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

- 615 • Finding #40 – has been satisfied.
616 • Remove Condition #5.
617

618 Commissioner Bonine made a MOTION to approve GraceLand MS-64 by Resolution 2022-13
619 based upon the findings presented and including the following conditions:
620

- 621 1. The applicants shall provide all easements as requested by applicable utilities and
622 special districts, irrigation districts or public agencies providing services. The width of
623 any utility easement shall be sufficient to allow adequate maintenance of the system,
624 but in no case shall such utility easement be less than 20 feet in width. Easements
625 must be identified on the final plat;
- 626 2. The applicants shall confirm legal use of the existing access road to serve Lots 1 and
627 2 and provide such clarification to Public Works prior to Board of County
628 Commissioner review;
- 629 3. The applicants shall provide an updated response from Public Works addressing
630 access requirements for Lots 1 and 2;
- 631 4. The applicants shall otherwise comply with the recommendations proposed by Park
632 County Public Works;

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- 633 5. The applicants shall provide to the Planning & Zoning Department a review and
634 recommendations from the Shoshone Irrigation District regarding the final water
635 distribution plan, prior to final plat review by the Board of County Commissioners;
- 636 6. The applicants shall provide an approved Long-Term Noxious Weed Management
637 Plan to the Planning and Zoning Department, prior to final plat review by the Board
638 of County Commissioners;
- 639 7. Following Board approval of the sketch plan and prior to the Board's review of the
640 final plat, the applicants shall submit an appropriate Subdivision Improvements
641 Agreement for review by staff and approval of the County Attorney and the Board;
- 642 8. The applicants shall show the location of the buried irrigation tile drain and easements
643 on the final plat;
- 644 9. The applicants shall place the following note on the final plat: "Any proposed water
645 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
646 Office prior to installation";
- 647 10. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of
648 1991; and
- 649 11. The applicants shall otherwise comply with standards in the Park County
650 Development Regulations and the minimum subdivision requirements as set forth
651 in Wyoming Statute 18-5-306.

652
653 The motion was SECONDED by Commissioner Spiering. The motion carried. See Resolution
654 2022-13 attached hereto and incorporated herein.

655
656 Chairman Brandon-Wintermote delivered the Chair's report.

657
658 The Kim Dillivan, Planner II, delivered a report for the Planning and Zoning Department.

659
660 There being no other business, a MOTION was made by Commissioner Bonine to adjourn the
661 meeting at 5:07 pm. The motion was seconded by Commissioner Ferguson. All in favor.

662
663 Respectfully submitted,

664
665
666


Jolene Brakke, Secretary

**RESOLUTION 2022-09
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
ABRAHAM SIMPLE SUBDIVISION-287 (SS-287) SKETCH PLAN**

WHEREAS, Shelley Williams proposes to create a two-lot subdivision consisting of one 20.0-acre lot, and one 9.69-acre lot for residential use. The existing parcel is 29.69 acres. The subdivision is located in a General Rural Powell (GR-P) 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 March 16, 2022 to consider the sketch plan application and made findings as follows:

1. A Simple Subdivision Permit Application, including payment, was received on February 11, 2022;
2. The applicant proposes to create a subdivision comprised of two lots, one 20.0-acre lot and one 9.69-acre lot, for residential use;
3. Applicable regulations are the *Park County Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
4. The subdivision is classified as a simple subdivision;
5. Ownership is affirmed by an Affidavit of Survivorship dated March 2, 2022 (Doc. #2022-1147), executed and sworn to by Shelley R. Williams, stating that the property was held as Tenants by the Entireties by John T. Williams and Shelley R. Williams, aka Shelley Rae Williams and that on January 4, 2022 John T. Williams passed away, evidencing that by operation of law, title in the lands is now owned solely by Shelley R. Williams
6. The parcel is located within Lot 58-L, T.55N., R99W., 6th P.M., Park County, Wyoming;
7. The proposed subdivision is located just over one mile southwest of the Powell, approximately one-half mile south of US Highway 14A on the east side of Road 11, with an address of 1051 Road 11;
8. The subdivision is located in the General Rural Powell (GR-P) zoning district;
9. The lot size proposed is consistent with the GR-P zoning district;
10. The subdivision is located in the Powell planning area;

11. Parcels to the north, northeast, east and west boundaries of the proposed subdivision are agricultural. The properties adjacent to the south and the northwest corner of this parcel are residential. The Krause View Subdivision (reference Second Amended Plat) borders the parcel to the south;
12. Approximately one acre of the property is developed for residential use with the remainder being vacant, irrigated land;
13. The topography is relatively flat;
14. The proposed subdivision is not within a mile of any municipality;
15. A Notice of Intent to Subdivide was published in the *Powell Tribune* on February 3, 2022 and February 8, 2022;
16. All agency referral requirements have been met;
17. Rocky Mountain Power has the capacity to provide electrical services to this subdivision;
18. The Park County Treasurer stated property taxes are current on this parcel;
19. Park County School District #1 has bus service available to this subdivision;
20. Park County Fire Protection District #1 is able to provide fire protection to the proposed subdivision;
21. The Wyoming Game & Fish Department has no major terrestrial wildlife concerns;
22. The Wyoming Game & Fish Department recommends following their standard subdivision recommendations with regard to wildlife;
23. Montana-Dakota Utilities Company stated natural gas service is available;
24. Park County Public Works stated that proposed Lot 1 has existing legal access and a new access requiring a right-of-way permit will be required for Lot 2;
25. USPS has confirmed mail delivery is available to this proposed subdivision;
26. Park County Weed & Pest indicated a Long-Term Noxious Weed Management Plan is required;
27. The Park County Small Wastewater Administrator stated that conventional septic systems will likely be sufficient for this proposed subdivision;
28. Powell-Clarks Fork Conservation District identified one soil type on the property which is rated as somewhat limited for septic tank absorption fields;
29. Shoshone Irrigation District has been notified of the proposed subdivision and the applicant's intent to retain the water rights;
30. A response has not been received from Shoshone Irrigation District;
31. TCT has not provided a response;
32. No public comments have been received;

33. A pre-application meeting was held on September 2, 2021;
34. Application submission requirements for sketch plan review have been met;
35. No new roads are proposed as a part of this subdivision;
36. Simple subdivisions are not required to install utilities;
37. No hazardous features are known to exist on the property;
38. Wastewater requirements pertaining to sketch plan review have been met;
39. Domestic water requirements have been met;
40. Agricultural impacts have been addressed;
41. The subdivision is located in an Agricultural Overlay District;
42. Water rights requirements pertaining to sketch plan have been met;
43. Lot standards have been met;
44. No common maintenance of facilities is proposed;
45. Easement standards apply;
46. No drainage, sidewalks, street lighting or alleys are proposed;
47. The subdivision is not within an Airport or Flood Overlay District; and
48. 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 Abraham SS-287, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicant shall provide to the Planning & Zoning Department a response from Shoshone Irrigation District, including an approved water distribution plan if required, prior to final plat review by the Board of County Commissioners;
3. The applicant shall provide an approved Long-Term Noxious Weed Management Plan from Park County Weed & Pest prior to final plat review by the Board of County Commissioners;

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";
5. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
6. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

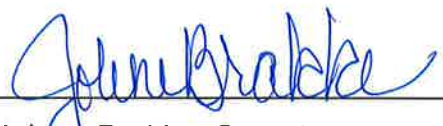
ADOPTED by the Park County Planning & Zoning Commission this 16th day of March, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2022 - 10
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE BEARTOOTH CABINS
SPECIAL USE PERMIT-231 (SUP-231)**

WHEREAS, William and Susan O'Mara, submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to operate a highway commercial business use that will consist of an eight-cabin-complex, one historic log cabin, two bath house structures, and a common area for grilling and dining;

WHEREAS, the property is located approximately 0.5 miles northwest of State Highway 120, on the south side of County Road 1AB (see Figure 1). The property has an address of 106 County Road 1AB, Powell, WY;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Highway Commercial Business: A business that provides a substantial portion of its goods and services to tourists and travelers, including motels, hotels, restaurants, gift shops, automobile service stations, gasoline filling stations, and truck stops;

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 March 16, 2022, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from the applicants on January 25, 2022, with supplemental materials received thereafter;
2. The applicants request approval of a Special Use Permit for a highway commercial business consisting of an eight-cabin-complex, one historic log cabin, two bath house structures, and a common area for grilling and dining;
3. Applications for building permits have not been submitted for the rental cabins or bath houses;
4. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations*, adopted September 15, 2015;
5. The use is classified as a highway commercial business

6. Ownership is affirmed by Warranty Deed dated April 4, 2003, to William R. O'Mara and Susan M. O'Mara, husband and wife, from Bear Tooth Bison Ranch, recorded as Document #2003-2965;
7. The property is 140 acres described as NW/4NE/4, N/2SW/4NE/4 SW/4SW/4NE/4, NE/4NW/4, N/2SE/4NW/4, SE/SE/4NW/4, Sec. 25, T57, R102;
8. The property is located approximately 0.5 miles northwest of State Highway 120, on the south side of County Road 1AB with an address of 106 County Road 1AB, Powell, WY;
9. The property is located in a General Rural 20-Acre (GR-20) zoning district;
10. Highway commercial businesses are permitted in the GR-20 zoning district with an approved Special Use Permit;
11. Neighboring land uses are a mixture of residential, residential vacant land and agricultural. The closest neighboring residence is approximately 0.25 miles northwest of the property. BLM land is immediately to the northeast;
12. The proposed cabin site is relatively flat and there is an existing barn and residence;
13. The applicants reside on the property which is otherwise agricultural;
14. Legal notice requirements were met, including notice to property owners within 660 ft. of the property boundary;
15. The application was forwarded to relevant agencies as required;
16. Beartooth Electric indicated that adequate electricity has been provided;
17. Clarks Fork Irrigation District stated the use will not impact any irrigated land and they have no concerns;
18. The Park County Treasurer stated property taxes are paid current;
19. Wyoming Department of Agriculture indicated they have no concerns;
20. Wyoming Game & Fish have no wildlife comments on this project;
21. Park County Weed and Pest stated that a Long-Term Noxious Weed Management Plan will not be required, but recommends following *Best Management Practices for Controlling the Spread of Noxious Weeds*;
22. No response has been received from Clark Fire Protection District;
23. A response has been received from Park County Public Works;
24. A response has been received from the Powell-Clarks Fork Conservation District;
25. No response has been received from the Wyoming State Fire Inspector;
26. No public comments have been received;
27. The applicants made a statement of how compatibility will be achieved;

28. The applicants propose eight cabins, none of which will have bathrooms or be supplied water;
29. The applicant proposes two bath houses, each containing a shower, changing area and toilet;
30. An historic cabin on the property, containing two bedrooms and a bathroom, will also be used;
31. The proposed use is seasonal, operating from May 15 through November 1;
32. A noise ordinance will be strictly enforced;
33. The applicants live on the property and will manage the facility;
34. Total floor area is approximately 2,820 square feet, with the total area of development at approximately ½ acre;
35. The proposed use will not be within 20 feet of a County road right-of-way;
36. No covenants are proposed or existing;
37. Outdoor lighting is proposed;
38. There are no known nonconformities on the property;
39. No nuisances have been reported at this location;
40. No soils report is required;
41. Access is proposed via a short driveway off of County Road 1AB;
42. Domestic water will be provided by an existing well;
43. Lab results of a water quality test showed the well water was bacteriologically safe because no coliform was detected, nitrogen and arsenic were detected at levels below maximum contaminant levels, and no lead was detected;
44. The use is located within the Clarks Fork Irrigation District;
45. The use requires a total of 18 parking spaces; however, only ten spaces are proposed. The applicants may ask for a reduction in parking of no more than 50%;
46. The historic, two-bedroom cabin, shares a septic system with the existing residence;
47. The existing, permitted septic system is sized to serve only the residence and, therefore, will need to be expanded or replaced, or a new system to serve the cabin will be required;
48. The applicants propose a new septic system to serve the bath houses to be used by cabin guests;
49. The septic tank to serve the bath house septic system must be a minimum of 2,000 gallons;
50. Adequate utilities, public services and infrastructure exist or will be available to serve the proposed use;

51. One sign is proposed for this use and permitting requirements apply;
52. Solid waste will be disposed of according to County regulations;
53. No specific criteria are identified for this use;
54. The proposed use is not located in an Overlay District; and
55. Site plan review is required for this Highway Commercial Business use; however, given the size of development this project is exempt from site plan review.

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 Beartooth Cabins Special Use Permit-231 subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicants shall submit a formal response from Park County Public Works, prior to review by the Board of County Commissioners, including a drainage plan as well as a plan for cabin addressing;
3. The applicants shall submit a plan for outdoor lighting, for the nighttime safety of guests, to the Planning and Zoning Department, prior to review by the Board of County Commissioners;
4. The applicants shall provide an updated plan for parking and traffic movement;
5. The applicants shall enlarge or replace the existing septic system, or add a new septic system to serve the historic cabin and residence, prior to commencing the use;
6. The applicants shall install an approved septic system to serve the bath houses, prior to commencing the use;
7. The applicants shall submit building permit applications for each of the eight rental cabins, and two bath houses, prior to commencing the use;

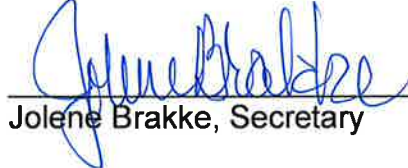
8. The applicants shall adhere to County sign standards;
9. The use shall be limited to ten (10) cabins (8 rental cabins and 2 bath houses) and one (1) homestead cabin, any modifications will require an amended SUP or new SUP; and
10. The applicants shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 16th day of March, 2022.

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

ATTEST:


Kimberly Brandon-Wintermote, Chairman


Jolene Brakke, Secretary

RESOLUTION 2022 - 11
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMENDATION TO APPROVE COPPER MOUNTAIN SHED SALES
SPECIAL USE PERMIT-232 (SUP-232)

WHEREAS, Gerald Loewen, submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to operate a business displaying and selling small storage barns, cabins, greenhouses, and storage sheds to the public. This business will operate on a 7.7-acre parcel of land, owned by Gerald Loewen and having an address of 999 County Road 11. The property is also the location of Copper Mountain Irrigation agricultural support business. The applicant plans to use two offices, two bathrooms, and a reception area in the Copper Mountain Irrigation building for this use;

WHEREAS, the property is addressed as 999 County Road 11, Powell and is located approximately 0.9 miles southwest of Powell, Wyoming;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Minor Commercial Business: Retail and service businesses and office use with building sizes less than 5,000 square feet of floor area and less than one acre of land developed in association with the use;

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 March 16, 2022, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received on February 1, 2022;
2. The applicant also provided supplemental application materials, and a statement that the owner of Copper Mountain Irrigation has no concerns with this use negatively impacting his business;
3. The applicant proposes to operate a business displaying and selling small storage barns, cabins, greenhouses, and storage sheds to the public;
4. The use will operate on a 7.7-acre parcel of land;
5. This property is the location of the Copper Mountain Irrigation, an agricultural support business;
6. The applicant plans to use two offices, two bathrooms, and a reception area in the

- Copper Mountain Irrigation building for this use;
7. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations* (adopted September 15, 2015);
 8. The proposed use is classified as a Minor Commercial Business;
 9. Ownership is affirmed by Warranty Deed to Gerald Loewen, from Copper Mountain Irrigation, LLC, a Wyoming limited liability company (Document #2021-4310);
 10. The property is described as a parcel of land located within the SW1/4W1/4 of Lot 64, Resurvey Township 55 North, Range 99 West, 6th P.M., Park County, Wyoming,
 11. The property is addressed as 999 County Road 11 and is located approximately 0.9 miles southwest of Powell, Wyoming;
 12. The property is located in the General Rural Powell (GR-P) zoning district;
 13. Minor Commercial Business uses are allowed in the GR-P zoning district provided a Special Use Permit is approved;
 14. The proposed use will be located on a parcel that is relatively flat, with an existing business use;
 15. Surrounding land uses are primarily agricultural with two residential uses to the west;
 16. The applicant provided two simple site plan drawings identifying the existing structure and planned access and parking;
 17. The outdoor storage and display area is approximately 40,500 sq. ft.;
 18. The structures will be displayed on a flat, gravel surface;
 19. The proposed use is within a mile of Powell city limits;
 20. Public notice requirements have been met;
 21. Agency referral requirements have been met;
 22. The Park County Treasurer stated no property taxes are currently owed on this parcel;
 23. Park County Fire District #1 is able to provide fire protection;
 24. The Wyoming Game & Fish Department has no wildlife comments regarding this permit;
 25. The City of Powell indicated they have no concerns with this proposal;
 26. Park County Weed & Pest stated that a Long-Term Noxious Weed Management Plan is not required, but recommends that the applicant follow *Best Management Practices for Controlling the Spread of Noxious Weeds*;
 27. No response has been received from Park County Public Works;
 28. No response has been received from TCT;
 29. No response has been received from Rocky Mountain Power;
 30. No response has been received from the Wyoming State Fire Inspector;

31. No response has been received from the Shoshone Irrigation District;
32. No public comments have been received
33. The applicant provided a statement addressing how the use will be compatible with the neighborhood;
34. Labor will be provided by three full-time Copper Mountain Irrigation employees;
35. The business will operate Monday – Friday, 8 am to 5pm;
36. The proposed use will not be within 20 feet of a county road ROW;
37. No covenants exist or are proposed;
38. No new outdoor lighting is proposed for this use;
39. There are no known nonconformities on the property;
40. No nuisances have been reported at this location;
41. A soils report is not required for this use;
42. Access is proposed from a new gravel driveway directly from County Road 11;
43. It is unknown whether a ROW permit has been issued for the new gravel driveway;
44. Domestic water will be provided by NRWD;
45. The property is located within the Shoshone Irrigation District;
46. The only parking necessary is for the applicant, employees, and occasional customers;
47. Parking will be gravel and appears to be adequate to serve the use;
48. Septic will be provided by an approved system that serves Copper Mountain Irrigation;
49. Electricity is provided by Rocky Mountain Power;
50. Natural gas is provided by Montana Dakota Utilities;
51. One new sign is proposed and permitting requirements apply;
52. Solid waste, if any, will be disposed of by a private company and according to County regulations;
53. There are no specific criteria identified for this use;
54. This property is located in an Agricultural Overlay District, but not in an Airport or Flood Overlay District;
55. This use will likely not have a significant impact on area agricultural operations, and this use will likely not be significantly impacted by area agricultural operations; and
56. Site Plan Review is required for Minor Commercial Business uses; 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 Copper Mountain Shed Sales Special Use Permit-232 subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The total area for the display and selling of the finished structures shall not exceed one acre;
3. The applicant shall provide evidence that the new gravel driveway has an approved ROW permit from Park County Public Works, prior to review by the Board of County Commissioners;
4. The applicant shall provide a response from the Park County Public Works, prior to review by the Board of County Commissioners;
5. The applicant shall provide an updated site plan to include Shoshone Irrigation District easements and approval from the District; and
6. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.


ADOPTED by the Planning & Zoning Commission this 16th day of March, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jolene Brakke, Secretary

**RESOLUTION 2022 - 12
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE GO MAMA GO RECREATION FACILITY
SPECIAL USE PERMIT-233 (SUP-233)**

WHEREAS, Julie Thompson submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to host equine arena events such as barrel racing, gymkhanas, cattle sorting and cuttings, clinics, and livestock shows in an existing 37,500 square-foot outdoor riding arena. Initially, the arena will be used primarily for barrel racing events; however, the applicant would like the opportunity to expand into other equine and livestock events in the future;

WHEREAS, the property is located on a portion of a 2.5-acre parcel of land, a portion of a 70-acre parcel of land, and a portion of a 396-acre parcel of land, all owned by Steve Thompson and Julie Thompson, approximately three miles southwest of Powell. The properties are located east, northeast, and southeast of the intersection of County Lane 11H and County Road 11;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Major recreation facility: Any commercial recreation business or outdoor recreation facility with over 5,000 square feet of building floor space or over one acre of land developed in association with use including driving ranges, golf courses, shooting ranges, skeet and trap ranges, commercial bird raising and hunting operations, outdoor riding arenas, and cross-country (Nordic) ski centers;

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 March 16, 2022, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from the applicant, Julie Thompson on February 4, 2022;
2. Additional application material was received from the applicant on February 11, 2022;
3. The applicant requests approval of an SUP to host equine arena events such as barrel racing, gymkhanas, cattle sorting and cuttings, clinics, and livestock shows in an existing 37,500 square-foot outdoor riding arena. Initially, the arena will be used primarily for barrel racing events; however, the applicant would like the opportunity to expand into other equine and livestock events in the future;

4. Applicable regulations are *Park County, Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015;
5. In 2007, the County approved a Special Use Permit for a Value-Added Business (processing of corn, oats, barley, etc.) and an Agricultural Support Business (sale of processed feed), each of which has been in continuous use on parts of two of the subject properties;
6. County regulations prohibit the establishment of three or more principal uses on any lot or parcel of land. Approval of this SUP would allow the establishment of three principal uses on both parcels of land. The applicant has submitted an application to the Board of County Commissioners requesting a variance to the prohibition of three or more principal uses on a lot or parcel;
7. The use is classified as a Major Recreation Facility;
8. Ownership is affirmed by Warranty Deed (dated December 16, 1992) to Steve Thompson and Julie Thompson, husband and wife from N. Wilbur Reed and Marianne F. Reed, husband and wife (Book 0219 and Page 782);
9. The properties wherein the use is proposed are part of Lots 52-E and 52-L of Lot 52, T.55N., R.99W.;
10. The proposed use will occur in an existing outdoor riding arena located on a 2.5-acre parcel of land and a 396-acre parcel of land, both owned by Steve Thompson and Julie Thompson, approximately three miles southwest of Powell;
11. The property is located at the intersection of County Lane 11H and County Road 11;
12. The property is located within a General Rural Powell (GR-P) zoning district;
13. Major recreation facility uses are permitted in the GR-P zoning district provided a Special Use Permit is approved;
14. Surrounding land uses are agricultural in the immediate vicinity, with residential properties nearby, particularly to the east where significant residential subdivision development has occurred;
15. There is an existing residence, other farm buildings, and an outdoor riding arena on this property;
16. The property is relatively flat where the use is proposed;
17. Access to the arena will be from County Road 11, with spectator parking west of the arena, adjacent to the facility entrance;
18. Contestant parking will be northeast of the intersection of County Lane 11H and County Road 11;
19. The property owner's residence is southwest of the arena;
20. All public notice requirements have been met;
21. All agency referral requirements have been met;
22. Wyoming Department of Agriculture stated their involvement is unnecessary if no food

- sales are planned;
23. The Park County Treasurer states that 2021 property taxes have been paid;
 24. Park County Fire District #1 is able to provide fire protection;
 25. Wyoming Game & Fish stated they have no wildlife concerns with this project;
 26. No response has been received from Park County Public Works;
 27. A response has been received from Park County Weed & Pest;
 28. No response has been received from Rocky Mountain Power;
 29. Public comments have been received;
 30. The applicant provided statements as to how compatibility with surrounding land uses and the neighborhood will be achieved;
 31. The applicant states that negative impacts from this use to the neighborhood/general area will be minimal;
 32. The applicant anticipates operating the use from June to October, with no more than one event per week and no more than 20 events per season;
 33. The applicant expects 40-50 vehicles pulling horse trailers;
 34. There will be an announcer's booth to provide amplified music and address spectators;
 35. No overnight camping or overnight stays will be allowed at this facility;
 36. The applicant is entertaining the idea of contracting with one or two food vendors per event;
 37. No artificial lighting is proposed;
 38. The proposed use has no buildings or structures within 20 feet of a County road right-of-way;
 39. No covenants exist or are proposed;
 40. No outdoor lighting is proposed for this use;
 41. There are no known nonconformities on the property;
 42. No nuisances have been reported at this location;
 43. No soils review is required for this use;
 44. Access exists from County Road 11 and County Lane 11H. however, Public Works has not provided confirmation of approved access;
 45. Domestic water will be provided by bottled water, supplied by some combination of the applicant and participants;
 46. The property is located within the Shoshone Irrigation District. This use will not impact any irrigation facilities;
 47. There is adequate parking for this use;

48. Competitors and their horses will be required to cross Park County Lane 11H without the benefit of a designated pedestrian crosswalk. This action is a potential hazard and does not appear to be consistent with public health, safety, and welfare standards;
49. Chemical toilets are proposed to serve the use;
50. Rocky Mountain Power provides electricity to the property;
51. No permanent signs are proposed. Sandwich board signs will be used to caution motorists regarding pedestrians and horses;
52. Solid waste will be disposed of according to County regulation standards;
53. No specific criteria are identified for this use;
54. The proposed use is not located in a Floodplain Overlay District or Airport Overlay District;
55. This property is located in an Agricultural Overlay District. The proposed use is not expected to impact neighboring agricultural operations, nor should area agricultural operations impact the use;
56. Site Plan Review is required for the proposed use;
57. No hazardous substances will be stored, handled or disposed of on the site;
58. The use is not expected to impact any lakes, reservoirs, or streams;
59. No federally protected wetlands are expected to be impacted by this use;
60. A runoff and erosion control plan is not required;
61. Air quality is not expected to be impacted by this use;
62. The proposed use is not considered a specific use; and
63. Special Site Plan Standards do not apply.

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 Go Mama Go Recreational Facility Special Use Permit-233 subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall obtain the approval of the Board of County Commissioners for a variance to allow three or more principal uses on this property prior to SUP review by the Board of County Commissioners;
3. The applicant shall submit a response from Park County Public Works to the Planning and Zoning Department prior to this application being scheduled for review by the Board of County Commissioners;
4. If the applicant contracts with food vendors, the Wyoming Department of Agriculture must be contacted;
5. Overnight camping is prohibited;
6. The applicant shall have no more than four chemical toilets on the property to serve events, and each toilet must be emptied immediately following each individual event;
7. The applicant shall work with Public Works to provide a traffic and safety plan to the Planning and Zoning Department prior to the Board of County Commissioners' review of this application; and
8. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 16th day of March, 2022.

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

ATTEST:


Kimberly Brandon-Wintermote, Chairman


Jolene Brakke, Secretary

**RESOLUTION 2022 - 13
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
GRACELAND MINOR SUBDIVISION-64 (MS-64) SKETCH PLAN**

WHEREAS, Grace Incorporated proposes to create a five-lot subdivision consisting of one 3.93-acre lot, one 3.02-acre lot, one 6.95-acre lot, one 7.33-acre lot and one 7.13-acre lot, 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 March 16, 2022 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received on February 3, 2022;
2. A revised sketch plan was received on February 9, 2022;
3. The applicants request approval of a five-lot subdivision consisting of one 3.93-acre lot, one 3.02-acre lot, one 6.95-acre lot, one-7.33-acre lot and one 7.13-acre lot, 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 is classified as a Minor Subdivision;
6. Ownership is affirmed by Warranty Deed (dated January 28, 2022, Doc. #2022-483) to Grace Incorporation, a Wyoming corporation;
7. The parcel is located in Lot 51-K, Resurvey, T.55N., R.99W., 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 two miles south of Powell and approximately a half-mile west of Highway 295 on County Lane 11½. The property is situated south of County Lane 11½;
9. The property is currently vacant, irrigated cropland and is relatively flat;
10. Neighboring land uses are a combination of residential and agricultural. Properties bordering the west, northwest and south boundary of this parcel

- are in agricultural use. The neighboring parcel to the northeast is residential. The properties directly to the north and east are residential subdivisions;
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 Fire Protection District #1 stated they can provide fire protection, provided accesses are constructed to accommodate fire equipment;
 16. The Powell Clarks Fork Conservation District submitted a soils report that addresses soil types and suitability of the soils for dwellings with or without basements, as well as septic tanks and absorption fields;
 17. USPS stated they are able to deliver mail for the new addresses;
 18. TCT stated they have terrestrial wireless service available and maybe be able to provide internet and VOIP phone service;
 19. Garland Light & Power Co. stated they have the ability to supply residential service;
 20. Park County School District #1 stated they will have bus stops at all exit points onto Lane 11½;
 21. Park County Weed & Pest stated noxious weeds were discovered and a Long-Term Noxious Weed Management Plan is required;
 22. Montana-Dakota Utilities Company stated they have the capacity to serve the lots in this proposed subdivision and they can bring the main line across Lane 11½ before structures are in place, at the developer's expense;
 23. Shoshone Irrigation District stated they have received a preliminary water distribution plan;
 24. Shoshone Irrigation District stated a buried tile irrigation drain is located under the proposed subdivision.
 25. Wyoming Game & Fish stated they have no major concerns with this subdivision, but they do continue to have concerns with the number of subdivisions proposed recently in Park County;
 26. The Park County Treasurer stated property taxes are current on this parcel;
 27. Park County Public Works stated the following: 1) They requested clarification from the applicant as to whether both subdivision lots will have legal use of the existing access road west of the subdivision; 2) they recommend the proposed access easement on the west side of Lots 1 and 2 be increased to 40' minimum in width; 3) right-of-way permits are required for new accesses or improvements to existing accesses off County Lane 11½; and they have no concerns with runoff and erosion control at this time;

28. Overhead power lines are along the west side of the access to Lot 2 and on the north side of County Lane 11½, and therefore are not adjacent to each lot.
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 December 9, 2021;
32. No new roads are proposed for this subdivision;
33. Access to proposed lots 3, 4 and 5 will be directly from County Lane 11½;
34. Access to Lot 1 may be from County Lane 11½ or the existing driveway the west of the subdivision;
35. Access to Lot 2 may be along the existing driveway to the west of the subdivision;
36. The applicant has not provided evidence of legal access to Lots 1 and 2 using the existing driveway to the west of the subdivision;
37. Wastewater requirements pertaining to sketch plan review have been met and, based upon subsurface evaluation information provided by the applicant, conventional septic systems will likely be sufficient to serve the subdivision;
38. Domestic water will be provided by on-site wells;
39. A well water sample was collected from a well located at 996 County Lane 11½. The analysis indicates the water sample meets the Safe Drinking Water Act (SDWA) requirements for bacteria;
40. All domestic water requirements pertaining to sketch plan review have been met;
41. Agricultural impacts have been addressed including impacts to and from agricultural activities on or near the property;
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. Electricity is not adjacent to each lot;
45. Gas is not stubbed to the lot lines for proposed Lots 1, 3, 4 and 5;
46. Utility requirements pertaining to sketch plan review have not been met; therefore, a Subdivision Improvements Agreement will be required;
47. Lot standards have been met;
48. No common maintenance of facilities is proposed thus far;
49. Easement standards apply;
50. No roads, drainage, sidewalks, street lighting or alleys are proposed or required;
51. The subdivision is not within any Overlay District;

52. No hazardous features are known to exist on the property; and
53. 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 GraceLand Minor Subdivision-64 (MS-64), 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 confirm legal use of the existing access road to serve Lots 1 and 2 and provide such clarification to Public Works prior to Board of County Commissioner review;
3. The applicants shall provide an updated response from Public Works addressing access requirements for Lots 1 and 2;
4. The applicants shall otherwise comply with the recommendations proposed by Park County Public Works;
5. The applicants shall provide to the Planning & Zoning Department a review and recommendations from the Shoshone Irrigation District regarding the final water distribution plan, prior to final plat review by the Board of County Commissioners;
6. 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;
7. 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 by staff and approval of the County Attorney and the Board;
8. The applicants shall show the location of the buried irrigation tile drain and easements on the final plat;
9. 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";

- 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 16th day of March, 2022.

**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, March 16, 2022** 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 February 16, 2022 meeting.

CONSENT AGENDA

[DePierro SS-286 Sketch Plan](#)

[Abraham SS-287 Sketch Plan](#)

REGULAR AGENDA

[PUBLIC HEARING – Beartooth Cabins SUP-231](#)

[PUBLIC HEARING – Copper Mountain Shed Sales SUP-232](#)

[PUBLIC HEARING – Go Mama Go Arena SUP-233](#)

[PUBLIC HEARING – GraceLand MS-64 Sketch Plan](#)

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
March 16, 2022

		Beartooth Cabins SUP-231	
		Copper Mountain Shed Sales SUP-232	
		Go Mama Go Arena SUP-233	
		GraceLand MS-64 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Robert Savala	SUP - CLARK	NO
2	Eric Barton		No
3	BOB MARSON	GILLET PROPERTY	MAJRE
4	Karen Johnson	Thompson Use Permit	NO
5	Ashley Smallwood	Go Mamma Go Use Permit	NO
6	Karl Johnston	Go Mamma Go use Permit	NO
8	Abigail Eaton	Go Mamma Go use permit	no
9	Trent Beed	Shoshone River Distat	
10	MICK OLIVER	SHOSHONE RIVER DIST.	NO
11	Gerald Loewen	Copper Mt Ironyphian	IF I Need to
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PLEASE SIGN IN

PLANNING and ZONING COMMISSION REGULAR MEETING March 16, 2022

		Beartooth Cabins SUP-231	
		Copper Mountain Shed Sales SUP-232	
		Go Mama Go Arena SUP-233	
		GraceLand MS-64 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Julie Thompson	GMG	
2	Kim Decker	GMG	
3	Deena Barnett	GMG	
4	Sarah Kuscheloe Clis & Mace	GMG	
5	Coyde O'Brien	GMG	
6	Rusty Brechtow	GMG	
8	Miranda Baker	GMG	
9	Steve Thompson	GMG	
10	Maria Berchtold	GMG	
11	Jeri Gillett	GMG	
12	Jennises Fernandez	GMG	
13	Russ Whitlock	GraceLand Sub	
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PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
March 16, 2022

		Beartooth Cabins SUP-231	
		Copper Mountain Shed Sales SUP-232	
		Go Mama Go Arena SUP-233	
		GraceLand MS-64 Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	<i>Tye Whitlock</i>	<i>GraceLand MS</i>	
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