

Planning & Zoning Commission Minutes

August 17, 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
Richard Jones
Robert Ferguson

Staff Present:

Joy Hill, Planning Director
Kim Dillivan, Planner II
Jenny Cramer, Planner I
Anthony Camiccia, Planning Tech
Jolene Brakke, Office Assistant III (by virtual means)
Brian Edwards, County Engineer (by virtual means)
Ben McDonald, Public Works (by virtual means)

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

APPROVAL OF MINUTES

Chairman Brandon-Wintermote asked the Commission for comments or changes to the July 20, 2022, meeting minutes. A MOTION was made by Commissioner Jones to approve the minutes; the motion was SECONDED by Commissioner Bonine to approve the minutes. All in favor. Motion carried.

REGULAR AGENDA

PUBLIC HEARING – Gillett North MS-66 Sketch Plan: Donald Gillett requests approval of the application and sketch plan for the Gillett North Minor Subdivision (MS-66). The proposed subdivision is comprised of two lots: one 12.9-acre lot and one 17-acre lot, both for residential use. The proposed subdivision is located approximately two miles south of Powell, northeast of the intersection of Lane 11½ and Road 10 within a 70-acre parcel in part of Lot 51-D and all of Lot 51-E, T55N, R99W of the 6th P.M., Park County, WY. The property is located in a General Rural Powell (GR-P) zoning district.

Chairman Brandon-Wintermote reviewed the rules of a public meeting and opened the public hearing at 1:03pm.

There being no comments from Commission members, Kim Dillivan, Planner II, presented the Staff Report. Kim added that Public Works provided a formal response prior to the meeting. Their response addressed legal access. Jennifer Cramer clarified that the gas utility is within 400 feet and will be required to be stubbed to the lots.

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

- Ben McDonald, Public Works, clarified that an easement across Lot 1 would not be needed. He recommended they first discuss the potential for a crossing with the irrigation district. Typically, Shoshone Irrigation District has allowed crossings if their requirements are met for culvert installs, etc.

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

- 57
- Rusty Blough, applicant's representative, said he indicated they have submitted changes to the perc tests and the need for an easement. He also addressed the culvert option. The irrigation plan has been completed with the drain and it will be shown on the final plat.
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61 Chairman Brandon-Wintermote asked if any Commission members had questions for the applicant.

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- Commissioner Bonine asked about the location of the irrigation drain. Is it known or unknown? Rusty said he believes they were able to locate one manhole. It is not mapped exactly as the drain leaves the manhole – therefore is approximate. They were unable to locate manholes at opposing ends. Rusty will show the known manhole and the estimated line of the irrigation drain – from the district's information.
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69 Chairman Brandon-Wintermote asked if there were comments from any members of the public. There were no comments from those in attendance.

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72 Commissioner Bonine asked about a comment in the staff report regarding no need for an easement across the neighboring property. He wondered if that should be required/conditioned. Jennifer Cramer mentioned that as part of the Subdivision Improvements Agreement, it will need to be addressed. The Planning Director said it would not hurt to add the condition as a reminder.

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77 Commissioner Ferguson made a MOTION to close the hearing at 1:28pm; SECONDED by Commissioner Jones. All in favor. Motion carried.

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

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- Finding #28 – has provided a response.
 - Remove Condition #8.
 - Add a condition that the applicant shall provide an easement for Garland Light and Power to install necessary power infrastructure.
 - Commissioner Bonine asked if an approved water distribution plan is required. It is addressed in Condition #5.
 - Commissioner Bonine asked about Conditions #6 and #7 – change condition #6 to show “approximate” location. Keep #7 as is.
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90 Commissioner Bonine made a MOTION to approve Gillett North MS-66 Sketch Plan by Resolution 2022-31 based on the findings presented and including the following conditions:

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- 93
1. The applicants shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
 2. The applicants shall provide a weed inspection report from Weed & Pest, and an approved Long-Term Noxious Weed Management Plan, if required, to the Planning and Zoning Department, prior to final plat review by the Board of County
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- 101 Commissioners;
- 102 3. The applicants shall clarify access for Proposed Lot 2 and if a shared access point
103 on proposed Lot 1 is planned, then an access easement across Lot 1 to benefit Lot
104 2 shall be shown on the sketch plan, prior to Board of County Commissioners
105 sketch plan review;
- 106 4. The applicants shall place the locations of the percolation test holes and the
107 excavation cut on the sketch plan, prior to Board of County Commissioners sketch
108 plan review;
- 109 5. The applicants shall provide to the Planning & Zoning Department a review and
110 recommendations from the Shoshone Irrigation District regarding the final water
111 distribution plan, prior to final plat review by the Board of County Commissioners;
- 112 6. The applicants shall show the approximate location of the buried irrigation tile drain
113 on the final plat;
- 114 7. The applicants shall place a note on the final plat stating a buried irrigation tile drain
115 exists across the subdivision and the exact location is unknown. Each individual lot
116 owner should contact Shoshone Irrigation District prior to commencing
117 construction;
- 118 8. The applicants shall obtain a utility easement from the neighboring property to
119 benefit Garland Light and Power for the installation of power infrastructure prior to
120 final plat review by the Board of County Commissioners;
- 121 9. The applicant shall place a condition on the final plat that any access approach that
122 is intended to serve the lots of this subdivision shall meet Park County Road &
123 Bridge Standards and will require a Right-of-Way Permit from Park County Public
124 Works Department;
- 125 10. Following Board approval of the sketch plan and prior to the Board's review of the
126 final plat, the applicants shall submit an appropriate Subdivision Improvements
127 Agreement addressing all applicable required improvements (ex. utilities, etc.) for
128 review by staff and approval of the County Attorney and the Board;
- 129 11. The applicants shall place the following note on the final plat: "Any proposed water
130 wells on these subdivision lots shall be permitted by the Wyoming State Engineer's
131 Office prior to installation";
- 132 12. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act
133 of 1991; and
- 134 13. The applicants shall otherwise comply with standards in the Park County
135 Development Regulations and the minimum subdivision requirements as set forth
136 in Wyoming Statute 18-5-306.

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138 The motion was SECONDED by Commissioner Ferguson. All in favor. The motion carried. See
139 Resolution 2022-31 attached hereto and incorporated herein.

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141 **PUBLIC HEARING – Diamond View Ranch SUP-240:** Jesse & Jamie Blankenship request
142 approval of the Special Use Permit (SUP) application for Diamond View Ranch SUP-240. The
143 applicants are proposing a minor commercial use to operate an event venue. The use is proposed
144 on less than one acre within a 35-acre unaddressed parcel located approximately eight miles
145 northwest of Powell, 5.5 miles northwest of Ralston, and west of State Highway 294. The parcel
146 is described as part of Farm Unit B, within the N/2 of Section 6, T55N, R100W of the 6th P.M.,
147 Park County, Wyoming. The property is in a General Rural-Powell (GR-P) zoning district.
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149 Chairman Brandon-Wintermote opened the public hearing at 1:37pm.
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151 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
152 Staff Report.
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154 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 155 • Commissioner Ferguson asked about Figure 3 and the location of the individual who was
156 in opposition to the use in relation to the property for the use. He asked if the Dreifuss
157 property was developed – it is not. He asked about the property to the west – it is
158 Linebaugh property. He also sought clarification on access.
- 159 • Ben McDonald, Public Works, stated that legal access does exist from Hwy 294 to the
160 parcel. Their only concern as far as the access road is that a large part of the driveway is
161 already serving another special use and is likely in decent shape. He would like to see a
162 plan from the applicant for an all-weather road – such as a crushed gravel surface – to
163 provide ease of access for emergency services. They are seeking a
164 runoff/erosion/drainage plan (not professionally prepared) showing surface materials for
165 road, parking, etc. Stormwater runoff is not a concern currently. This does not impact the
166 County Road system at all. The applicant, once receiving building permits, will need to
167 request an address permit for the location.
- 168 • Commissioner Bonine asked about the number of properties along the road – accessing
169 the tree farm and the arena. Is there a point at which it should become a named road. Ben
170 said at this time there is only one address (Linebaugh). There are three parcels that are
171 using it, but only one official address. Once it reaches three addresses, it will need to be
172 named. The Planning Director asked if it would be more appropriate to name the road
173 now, rather than waiting, to prevent the need for address changes. Ben said the applicant
174 can initiate that, but Public Works will not require it until another development occurs.
- 175 • Commissioner Jones asked about the events expected in summer months and the traffic
176 that could result. Is the road surface adequate for that amount of traffic? Ben said they
177 really don't have concerns since it will be a per event thing. They haven't seen any impacts
178 from the Silver Spur/Linebaugh use. For the Linebaugh use, the applicant maintains that
179 road. This new use (applicant) may want to discuss that with them.
180

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

- 182 • Jamie Blankenship, the applicant, has already spoken with the neighbor. They will toggle
183 on who maintains it. There is the parcel between (35 acres) them and the Dreyfuss's –
184 with hills in between. Where the building will be located will be out of sight of them.
185 Electricity will be installed soon.
186

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

- 189 • Commissioner Ferguson asked if there will be indoor and outdoor events. Jamie said
190 weather-permitting. The building is a Quonset hut with 18-foot doors that roll up to allow

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- 191 for outside dancing or inside protection. Commissioner Ferguson was just concerned
192 about music and noise carrying to neighboring properties. The Linebaughs to the west just
193 have horses grazing in that area.
- 194 • Commissioner Bonine asked about the ADA restroom in the 1,600-square foot building.
195 He didn't see that in the plan. Commissioner Bonine also asked about the propane for
196 heating. Jesse Blankenship addressed the type of heat that will be used.
 - 197 • Chairman Brandon-Wintermote asked about the single restroom and the size of those
198 facilities.

199
200 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
201 There were no comments from those in attendance.

202
203 Commissioner Jones made a MOTION to close the hearing at 2:10pm; SECONDED by
204 Commissioner Spiering. All in favor. Motion carried.

205
206 Chairman Brandon-Wintermote asked Commission members if they had any discussion.

- 207 • Commissioner Bonine asked if there were items that Public Works wanted to see as
208 conditions. Chairman Brandon-Wintermote mentioned a general condition about the
209 applicant shall comply with the recommendations of Public Works.
- 210 • The Planning Director mentioned the requirement for a drainage plan as well as updating
211 the SWW application to reflect the restroom in the main building.

212
213 Commissioner Jones made a MOTION to approve Diamond View Ranch SUP-240 by Resolution
214 2022-32 based upon the findings presented and including the following conditions:

- 215 1. Park County noise, lighting, and other nuisance regulations shall apply;
- 216 2. The applicant shall provide a response from the Park County Weed & Pest, prior to
217 review by the Board of County Commissioners;
- 218 3. The applicant shall provide a comprehensive surface plan to Public Works prior to
219 review by the Board of County Commissioners;
- 220 4. The applicant shall otherwise comply with the recommendations of Park County Public
221 Works;
- 222 5. The applicants shall provide evidence of approval of plan review from the Wyoming
223 Department of Fire Prevention and Electrical Safety, prior to commencement of the
224 use, and shall otherwise comply with the terms of said approval; and
- 225 6. The applicant shall otherwise comply with standards in the Park County Development
226 Standards and Regulations.

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229 The motion was SECONDED by Commissioner Ferguson. All in favor. Motion carried. See
230 Resolution 2022-32 attached hereto and incorporated herein.

231
232 **PUBLIC HEARING – Merit Energy SUP-242 (Elk Butte Communications Tower):** Merit Energy
233 Company requests approval of the Special Use Permit (SUP) application for the Merit Energy Elk
234 Butte Communications Tower SUP-242. The applicant is proposing a major utility use to construct
235 a 180' communications tower to replace an existing tower. The proposed use is located on un-
236 zoned Bureau of Land Management lands approximately 10 miles southeast of Cody in Oregon

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237 Basin. The parcel is situated southeast of County Road 3EM and west of County Road 3FK in
238 Section 31, T55N, R100W, of the 6th P.M., Park County, Wyoming. The site of the tower is:
239 Latitude 44.3529°N, Longitude -108.9237°W.

240

241 Chairman Brandon-Wintermote opened the public hearing at 2:24pm.

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

245

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

247 • Ben McDonald, Public Works, said he provided comments this morning in writing. The
248 proposed site is an existing tower – the proposal is to replace the tower. They have a
249 question about the height of the existing tower vs. what is proposed. They also expect no
250 changes to the roadways or new accesses to 3FK so no concerns about access. Also,
251 they do not do a comprehensive evaluation of the structure, but they do recommend that
252 the plans include geotechnical review under the supervision of a licensed Wyoming
253 Engineer. Drainage is not a concern. If there are new accesses or roads proposed, that
254 may become something they would want to look at for drainage.

255 • Commissioner Jones asked about their concern about tower height. It is under FAA
256 requirements for lighting. Ben said in their normal reviews they would note that – they do
257 not necessarily have concerns.

258

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

260 • Mark Barringer, applicant, said the difference in tower height is due to their changing
261 needs. They are setting up a network so their radios can talk to different towers. If there
262 is a failure, they need to continue communications. The additional height will allow them
263 to communicate through other towers. The existing tower is failing. It is going to fall apart
264 and cause a significant issue if not replaced. There will be no additional roads. Previously,
265 the commission expressed a concern about Game and Fish comments. They will be
266 placing flags to deter birds. There is a clerical issue – self-supporting towers do not require
267 guy wires.

268 • Kim Dillivan asked if we should take out the mention of self-support tower as this is not
269 one of those.

270

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

273 • Chairman Brandon-Wintermote asked if the tower will be taken down. Mark said they will
274 take down the tower and remove the existing foundation. There is a comms shack that will
275 be moved.

276 • Commissioner Spiering asked about the guy wires – going up to 144 feet. Mark said they
277 have one at about 175 feet. There are multiple levels. They must maintain a certain
278 amount of tension in each section to keep it steady. Commissioner Spiering asked if the
279 unguided portion of the tower is 40 feet. Mark said it is about 50 feet. The very base of the
280 tower is a single pole that somehow supports it better than the three legs. This was drawn
281 up by a Wyoming State licensed engineer.

282 • Commissioner Ferguson asked if it is just for 2-way comms. Mark said it is for 3-way and
283 industrial comms. Their buildings and internet will also be carried through. It is the main
284 tower in Oregon Basin. They do have a 2-way radio repeater.

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- 285 • Commissioner Jones said today all their facilities are wired up and communicating real-
286 time information. It is a web for their many stations. Mark said they have a little over 600
287 radios communicating with the existing tower.
288

289 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
290 There were no comments from those in attendance.
291

292 Commissioner Spiering made a MOTION to close the hearing at 2:44pm; SECONDED by
293 Commissioner Jones. All in favor. Motion carried.
294

295 Commissioner Jones made a MOTION to approve Merit Energy SUP-242 (Elk Butte
296 Communications Tower) by Resolution 2022-33 based upon the findings presented and including
297 the following conditions:
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- 299 1. Park County noise, lighting, and other nuisance regulations shall apply;
300 2. The applicant shall provide a weed inspection report from Weed & Pest, and an
301 approved Long-Term Noxious Weed Management Plan, if required, to the Planning
302 and Zoning Department, prior to SUP review by the Board of County Commissioners;
303 3. The applicant shall submit the project to Wyoming Game & Fish for review via the
304 Density Disturbance Calculation Tool to assess SGEO compliance, prior to SUP
305 review by the Board of County Commissioners;
306 4. The applicant shall provide an engineering review from Park County Public Works
307 to the Planning and Zoning Department, prior to SUP review by the Board of County
308 Commissioners; and
309 5. The applicant shall otherwise comply with standards in the Park County
310 Development Standards and Regulations.

311 The motion was SECONDED by Commissioner Spiering. All in favor. The motion carried. See
312 Resolution 2022-33 attached hereto and incorporated herein.
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315 **PUBLIC HEARING – Salmo Trutta Major Sketch Plan:** Nick Grigas & Mary Ann Swope request
316 approval of the application and sketch plan for the Salmo Trutta Major Subdivision. The proposed
317 subdivision is comprised of two lots; each approximately 5.06-acres for residential use. The
318 proposed subdivision is the re-subdivision of Lot 20A of the Amended Plat of 4 Star Subdivision,
319 a 10.12-acre parcel located approximately 4.25 miles southwest of Cody, south of State Highway
320 291, at the terminus of Moonlite Drive. The property is in a General Rural 5-Acre (GR-5) zoning
321 district with an address of 32 Moonlite Drive.
322

323 Chairman Brandon-Wintermote opened the public hearing at 2:47pm.
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325 There being no comments from Commission members, Kim Dillivan, Planner II, presented the
326 Staff Report.
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328 Chairman Brandon-Wintermote asked if any Commission members had questions for Staff.

- 329 • Ben McDonald, Public Works, said they are working on a written response. Legal access
330 does exist. Proposed Lot 2 will be evaluated as a single, separate driveway. He will provide
331 written comments. They do not see a need for drainage to be addressed.
332

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

- 334 • Nicholas Hummel, the applicant's representative, mentioned that he met with Cody Canal
335 Irrigation District Board last week and they almost have the water distribution plan
336 finalized. They will also need to send it to the State Engineer's Office. He spoke with
337 NRWD today. They are on the list for a tap for Lot 2 for a few months. They did approve
338 the expansion of the service area. A weed plan has been signed and send back to Weed
339 and Pest.
- 340 • Tim Grigas, the applicant, said he spoke with NRWD today and they are in the process of
341 providing an estimate for the tap to service Lot 2.
342

343 Chairman Brandon-Wintermote asked if any Commission members had questions for the
344 applicant. There were none.
345

346 Chairman Brandon-Wintermote asked if there were comments from any members of the public.
347 There were no comments from those in attendance.
348

349 Commissioner Ferguson made a MOTION to close the hearing at 3:07pm; SECONDED by
350 Commissioner Jones. All in favor. Motion carried.
351

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

- 353 • Planning Director to confirm if state review of water rights is required.
354

355 Commissioner Spiering made a MOTION to approve Salmo Trutta Major Sketch Plan by
356 Resolution 2022-34 based upon the findings presented and including the following conditions:

- 357 1. The applicant shall provide all easements as requested by applicable utilities and
358 special districts, irrigation districts or public agencies providing services. The width of
359 any utility easement shall be sufficient to allow adequate maintenance of the system,
360 but in no case shall such utility easement be less than 20 feet in width. Easements
361 must be identified on the final plat;
- 362 2. The Cody Canal Irrigation District must be provided a water distribution plan for their
363 review and recommendations prior to preliminary plat review;
- 364 3. The applicant shall submit evidence that water service has been secured from
365 Northwest Rural Water District for proposed Lot 2 prior to preliminary plat review;
- 366 4. An approved Long-Term Noxious Weed Management Plan must be submitted to the
367 Planning and Zoning Department prior to final plat review;
- 368 5. The applicant shall provide a response from Park County Public Works to the
369 Planning and Zoning Department prior to preliminary plat review;
- 370 6. The applicant shall reference the existing Covenants for 4 Star Subdivision, as
371 Amended, together with their recording information on the Final Plat;
- 372 7. A Subdivision Improvements Agreement will be required to address installation of
373 utilities (ex. Water and Gas) prior to Final Plat Review with the Board of County
374 Commissioners; and

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

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379 The motion was SECONDED by Commissioner Bonine. All in favor. Motion carried. See
380 Resolution 2022-34 attached hereto and incorporated herein.


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382 Chairman Brandon-Wintermote delivered the Chair's report.

383
384 The Planning Director delivered a report for the Planning and Zoning Department.

385
386 There being no other business, a MOTION was made by Commissioner Jones to adjourn the
387 meeting at 3:23pm. The motion was seconded by Commissioner Bonine. All in favor. Motion
388 carried.

389
390 Respectfully submitted,

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Jolene Brakke, Secretary

**RESOLUTION 2022 - 31
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
GILLETT NORTH MINOR SUBDIVISION-66 (MS-66) SKETCH PLAN**

WHEREAS, Donald S. Gillett proposes to create a two-lot subdivision consisting of one 12.9-acre lot and one 22.0-acre lot, each 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 August 17, 2022 to consider the sketch plan application and made findings as follows:

1. A Minor Subdivision Application, including payment, was received on March 23, 2022;
2. A sketch plan was received on June 23, 2022;
3. The applicants request approval of a two-lot subdivision consisting of one 12.9-acre lot and one 22.0-acre lot, each for residential use;
4. Ownership is affirmed by Warranty Deed (dated November 16, 2020, Doc. #2020-7589) to Donald S. Gillett and Dana K. Gillett, husband and wife, as tenants by the entirety;
5. Applicable Regulations for this development are the *Park County, Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015 (“Regulations”);
6. This subdivision is classified as a Minor Subdivision;
7. The property is in a GR-P zoning district;
8. The lot sizes as proposed are consistent with the GR-P zoning district;
9. The parcel is located within Lot 51-E and Lot 51-D, 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;
10. The proposed subdivision is located approximately one-and-a-half miles south of Powell and approximately a half-mile west of Highway 295 on the east side of County Road 10;
11. The property is currently vacant, irrigated cropland and is relatively flat;

12. Neighboring land uses are a combination of agricultural and residential. Existing subdivisions border the parcel on part of the west, the north and east property lines;
13. This property is not located within one mile of any municipality; therefore, municipal review is not required;
14. Public notice requirements have been met;
15. Agency referral requirements have been met;
16. Park County Fire Protection District #1 stated they can provide fire protection, provided accesses are constructed to accommodate fire equipment;
17. USPS stated they are able to deliver mail for the new addresses;
18. Garland Light & Power stated they have the ability to supply residential service from existing power on the west side of County Road 10 and easements will be required;
19. TCT stated they have terrestrial wireless service available in this area and may be able to provide internet and VOIP phone to his location, depending on line-of-site to one of their towers;
20. The Park County Treasurer stated property taxes are current on this parcel;
21. Wyoming DEQ provided agency contacts and information for permitting associated with various construction activities;
22. 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;
23. Park County School District #1 stated they will have bus stops at all exit points onto Road 10;
24. Montana-Dakota Utilities Company stated they have capacity to serve the proposed subdivision. Extension of a gas main and an easement across proposed Lot 1 will be necessary;
25. The Powell Clarks Fork Conservation District has provided a soils report;
26. Park County Weed & Pest has not provided a response;
27. Shoshone Irrigation District has not provided a review of the water distribution plan;
28. Park County Public Works has provided a response;
29. No public comments have been received;
30. Application submission requirements for sketch plan have been met;
31. A pre-application meeting was held on September 9, 2021;
32. Access to each lot will be directly from County Road 10;
33. Proposed Lot 1 and Lot 2 may share an access point from County Road 10 onto Lot 1;

34. If a shared access point is proposed on Lot 1, an access easement will need to be identified on the sketch plan across Lot 1 to benefit Lot 2;
35. Overhead power lines are not yet adjacent to each lot;
36. Natural gas has not been stubbed to each lot;
37. No hazardous features are known to exist on the property;
38. Wastewater requirements pertaining to sketch plan review have been met with the exception that the location of percolation test holes and excavation cut have not been identified on the sketch plan;
39. Based upon subsurface evaluation information provided by the applicant, conventional septic systems will likely be sufficient to serve the subdivision;
40. Domestic water requirements pertaining to sketch plan review have been met;
41. Domestic water will be provided by on-site wells;
42. 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;
43. Agricultural impacts have been addressed including impacts to and from agricultural activities on or near the property;
44. Water rights requirements pertaining to sketch plan review have been met;
45. A buried tile drain exists on the property, but the exact location is not known;
46. No stream/river passes within or adjacent to the proposed subdivision lots;
47. Electricity is not adjacent to each lot;
48. Natural gas is not stubbed to each lot line;
49. Utility requirements have not been met; therefore, a Subdivision Improvements Agreement will be required;
50. Lot standards have been met;
51. Common maintenance of facilities is not proposed;
52. An HOA will not be required unless common facilities maintained by lot owners are proposed;
53. The subdivision is not within any Overlay District; and
54. 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 Gillett North Minor Subdivision-66 (MS-66), subject to the following conditions:

1. The applicants shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The applicants shall provide a weed inspection report from Weed & Pest, and an approved Long-Term Noxious Weed Management Plan, if required, to the Planning and Zoning Department, prior to final plat review by the Board of County Commissioners;
3. The applicants shall clarify access for Proposed Lot 2 and if a shared access point on proposed Lot 1 is planned, then an access easement across Lot 1 to benefit Lot 2 shall be shown on the sketch plan, prior to Board of County Commissioners sketch plan review;
4. The applicants shall place the locations of the percolation test holes and the excavation cut on the sketch plan, prior to Board of County Commissioners sketch plan review;
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 show the location of the buried irrigation tile drain on the final plat;
7. The applicants shall place a note on the final plat stating a buried irrigation tile drain exists across the subdivision and the exact location is unknown. Each individual lot owner should contact Shoshone Irrigation District prior to commencing construction;
8. The applicants shall obtain a utility easement from the neighboring property to benefit Garland Light and Power for the installation of power infrastructure prior to final plat review by the Board of County Commissioners;
9. The applicant shall place a condition on the final plat that any access approach that is intended to serve the lots of this subdivision shall meet Park County Road & Bridge Standards and will require a Right-of-Way Permit from Park County Public Works Department;
10. 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 addressing all applicable required improvements

(ex. utilities, etc.) for review by staff and approval of the County Attorney and the Board;

11. 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";
12. The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991; and
13. 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.

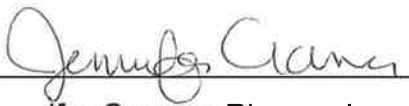
ADOPTED by the Park County Planning & Zoning Commission this 17th day of August, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jennifer Cramer, Planner I

RESOLUTION 2022 - 32
PARK COUNTY PLANNING & ZONING COMMISSION

TITLE: RECOMMENDATION TO APPROVE DIAMOND VIEW RANCH
SPECIAL USE PERMIT-240 (SUP-240)

WHEREAS, Jesse & Jamie Blankenship, submitted a Special Use Permit Application requesting review and approval of a Special Use Permit to operate an event center serving as a venue for weddings, family reunions, class reunions, retirement parties, team building events, wedding showers, baby showers, and other similar events. This business will operate in a proposed 1,600 sq. ft. event center building, with a 480 sq. ft. lounge building containing restrooms and changing facilities. A concrete patio and an outdoor ceremony area will be located nearby;

WHEREAS, the property is unaddressed and is located approximately 0.5 miles west of Highway 294, approximately 6.5 miles north of the intersection of Highway 294 and Highway 14A;

WHEREAS, this project is defined by Park County Development Standards and Regulations as a Minor Commercial Business: Retail and service businesses and office uses 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 August 17, 2022, to consider the Special Use Permit application and made findings as follows:

1. A Special Use Permit Application, including payment, was received from Jesse & Jamie Blankenship on June 2, 2022;
2. The applicants propose to establish and operate an event center business with a focus on weddings, family reunions, class reunions, retirement parties, team building events, wedding showers, baby showers, and other similar events;
3. The use will consist of a proposed 1,600 sq. ft. event center building, with a 480 sq. ft. lounge building containing restrooms and changing facilities. A concrete patio and an outdoor ceremony area will be located nearby;
4. Applicable regulations are the *Park County, Wyoming 2015 Development Standards and Regulations* (adopted September 15, 2015);
5. The proposed use is classified as a Minor Commercial Business;

6. Ownership is affirmed by Warranty Deed to Jamie Lynn Blankenship and Jesse Dale Blankenship from David A. Stegman and Deborah A. Stegman (Document #2021-160);
7. The property is a 35-acre parcel in Section 6, T.55N., R.100W. Park County, Wyoming;
8. The property is unaddressed but is located 0.5 miles west of Highway 294, approximately 6.5 miles north of the intersection of Highway 294 and Highway 14A, in the Cody/Powell Rural planning area;
9. The proposed use is in a General Rural Powell (GR-P) zoning district;
10. Minor commercial business uses are allowed in the GR-P zoning district provided a Special Use Permit is approved;
11. The property is currently vacant and slopes upward from southeast to northwest (see Figure 2), with a range in elevation from approximately 4,824 feet to 4,863 feet (average 1.7% slope; maximum slope of 7%);
12. The property is currently used for grazing and some row-crop and forage production;
13. Surrounding land uses are primarily residential vacant and agricultural, with land managed by BLM to the north;
14. The applicants provided a project plan depicting the location of the event center on the 35-acre parcel;
15. The applicants also provided an enlarged site plan showing the building floor plans and entire facility area including fencing, utilities, parking, small wastewater;
16. The property is not within a mile of a municipality;
17. Public notice requirements have been met;
18. Agency referral requirements have been met;
19. Black Hills Energy submitted requirements for extending natural gas to property;
20. Garland Light & Power submitted requirements for extending electricity to property;
21. Heart Mountain Irrigation District confirmed the property has no water rights;
22. Wyoming DEQ provided contact information for agencies regarding permitting for construction activities;
23. The Park County Treasurer has stated that property taxes are paid in full;
24. WYDOT has no concerns with project provided access is accomplished via an approved easement;
25. The Big Horn Basin Fire Inspector stated this project must proceed through a plan review process with the Department of Fire Prevention and Electrical Safety;
26. The Wyoming Department of Agriculture has approved an application for the applicants;
27. Park County Fire District #1 stated fire protection is available, provided accesses

- are constructed to accommodate fire equipment;
28. Wyoming Game & Fish Department stated they have no comments;
 29. Park County Public Works has not provided any comments;
 30. Park County Weed & Pest has not provided any comments;
 31. One public comment has been received from a neighbor who indicated the development may negatively impact the surrounding area;
 32. The applicant provided a statement addressing how the use will be compatible with the neighborhood and area;
 33. Event capacity will not exceed 120 individuals, unless a reduction in occupancy is dictated by the fire inspector;
 34. The applicant anticipates between three to fifteen events per month, dependent upon the time of year;
 35. Domestic water will be provided by an existing well;
 36. Days of operation will be Monday through Sunday;
 37. The applicants will be the only employees (non-resident);
 38. The proposed use will not be within 20 feet of a county road right-of-way;
 39. No covenants exist or are proposed;
 40. Down-directed outdoor lights are proposed;
 41. There are no known nonconformities on the property;
 42. No nuisances have been reported at this location;
 43. A soils report has been provided for this use;
 44. Access exists to this property from Highway 294;
 45. Domestic water for this use has been sampled for quality;
 46. Water sample results confirmed the absence of Total Coliform and E-coli. Nitrogen (Nitrate+Nitrite as N) was detected at 1.8 mg/L, which is below the maximum contaminant level of 10.0 mg/L. Neither arsenic, copper, iron, lead, manganese, nor zinc was detected in the sample. Total Dissolved Solids (TDS) was also not detected.
 47. The use is not expected to impact irrigation facilities;
 48. Parking appears to be adequate to serve the use;
 49. Septic will be provided by a proposed system adequately sized for the use;
 50. Electricity will be available to serve the use;
 51. Heat for structures will be provided by propane;
 52. No signs are proposed;
 53. Solid waste, if any, will be disposed of by a private company and according to

County regulations;

54. No specific criteria are identified for this use;
55. This property is located in an Agricultural Overlay District;
56. The proposed use is not expected to impact surrounding agricultural uses;
57. The use should not be impacted by agricultural practices in the vicinity;
58. The use may decrease a small portion of productive land; and
59. 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 Diamond View Ranch Special Use Permit-240 subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall provide a response from the Park County Weed & Pest, prior to review by the Board of County Commissioners;
3. The applicant shall provide a comprehensive surface plan to Park County Public Works, prior to review by the Board of County Commissioners;
4. The applicant shall otherwise comply with the recommendations of Park County Public Works;
5. The applicants shall provide evidence of approval of plan review from the Wyoming Department of Fire Prevention and Electrical Safety, prior to commencement of the use, and shall otherwise comply with the terms of said approval; and

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

ADOPTED by the Planning & Zoning Commission this 17th day of August, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jennifer Cramer, Planner I

**RESOLUTION 2022 - 33
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF MERIT ENERGY COMMUNICATION TOWER
SPECIAL USE PERMIT-242**

WHEREAS Merit Energy applied for a Special Use Permit to allow construction of a 180-foot-tall, communication tower;

WHEREAS the tower will be constructed in the NE/4 of Section 31, T51N R100W, 6th P.M., Park County, Wyoming;

WHEREAS the lands are exempt federally owned and un-zoned. Private development activities on federal land are subject to county regulations and shall be reviewed according to the zoning district of the majority of adjoining properties. The majority of adjoining properties are zoned GR-35;

WHEREAS this project is defined by Park County as a Major Utility Use; a communication tower over 35 feet in height, a use which requires a Special Use Permit in a GR-35 zoning district;

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

WHEREAS the Planning & Zoning Commission held a duly noticed public hearing on August 17, 2022 to consider the Special Use Permit application and found the following:

1. An application for an SUP was received from Merit Energy Company on June 22, 2022;
2. BLM provided consent for filing of the application;
3. The applicant is seeking review and approval of a Special Use Permit to construct and use a 180' tall communication tower with seven omnidirectional antennas and four small to medium antennas;
4. The largest antennas will be 26" x 17" x 12" and the dishes will vary in diameter from 1.5' to 1.8';
5. No lighting or sound will be produced by the tower;
6. Applicable regulations are the Park County, Wyoming 2015 Development Standards and Regulations (adopted September 15, 2015);
7. The proposed communication tower is classified as a Major Utility Use;
8. The tower will be located on BLM land and will operate by rights under BLM Oil and Gas Lease WYC-0 051916;

9. UTM (NAD83) coordinates for the project site are: 108° 55'25.16"W and 44° 21'10.60" North;
10. The project site is located within Tract 31, T51N, R100W, 6th PM on Elk Butte;
11. The tower will be constructed on an unaddressed site southeast of Cody, east of State Highway 120, and just west of County Road 3FK near other Merit Energy infrastructure in the Oregon Basin oil field;
12. The proposed use is located on BLM land which is un-zoned by the County;
13. Private development activities on federal land are subject to County regulations and these activities shall be reviewed according to the zoning district of the majority of adjoining properties, which in this case is General Rural 35-Acre (GR-35);
14. GR-35 zoning districts require SUP approval for major utility uses;
15. The elevation of the build site is 6,194 feet and is proximate to pre-existing Merit Energy infrastructure;
16. The proposed tower will replace the existing Elk Butte Tower;
17. The nearest private lands not owned by Merit Energy are lands owned by Quarter Circle Eleven Ranch, LLC, approximately one mile southwest of the tower site;
18. Surrounding uses are primarily oil and natural gas extraction, and agricultural grazing;
19. The tower will be self-supported with a concrete base and guided wires from the center of the tower;
20. A communication shack will be placed eight feet from the tower;
21. Legal notice requirements have been met;
22. Relevant agencies were notified on July 11, 2022;
23. DEQ provided information on permitting that may be needed;
24. According to the records of the Park County Treasurer, taxes are paid current;
25. WGFD indicated that project is in Sage-Grouse Core Area and provided comments and recommendations;
26. Park County Public Works has not responded;
27. Park County Weed and Pest has not responded;
28. Park County Fire District #2 has not responded;
29. The Wyoming State Fire Inspector has not responded;
30. No public comments have been received;
31. The applicant states that negative impacts from this tower, to the neighborhood/general area, will be negligible;
32. The tower site is not within 20 feet of a County Road right-of-way;
33. No covenants are proposed or existing;
34. No lights are proposed;

35. The property has no known nonconformities;
36. No nuisances have been reported on the property;
37. Due to the small footprint of the use, no soil review is required;
38. Legal access exists from County Road 3FK;
39. Domestic water is not required for this use;
40. The parcel is not located in an irrigation district;
41. Adequate area for parking to service the tower is available;
42. A septic system is not needed or required for this use;
43. Electricity for this tower will be provided by Merit Energy;
44. No signs are proposed;
45. The proposed use will not generate solid waste;
46. No special criteria are identified for this use;
47. The use is not located in an overlay district; and
48. Site plan review is not required.

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

WHEREAS the Planning & Zoning Commission concludes the following:

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

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Planning & Zoning Commission hereby recommends approval of the Special Use Permit for Merit Energy Communication Tower SUP-242, subject to the following conditions:

1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall provide a weed inspection report from Weed & Pest, and an approved Long-Term Noxious Weed Management Plan, if required, to the Planning and Zoning Department, prior to SUP review by the Board of County Commissioners;

3. The applicant shall submit the project to Wyoming Game & Fish for review via the Density Disturbance Calculation Tool to assess SGEO compliance, prior to SUP review by the Board of County Commissioners;
4. The applicant shall provide an engineering review from Park County Public Works, to the Planning and Zoning Department, prior to SUP review by the Board of County Commissioners; and
5. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 17th day of August, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chairman



Jennifer Cramer, Planner I

**RESOLUTION 2022-34
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE
SALMO TRUTTA MAJOR SUBDIVISION SKETCH PLAN**

WHEREAS, Nicholas Grigas proposes to vacate and re-subdivide Lot 20A of the Amended Plat of 4 Star Subdivision (Lot 20) into two 5.06-acre lots, each for residential use, in a General Rural 5-Acre (GR-5) zoning district;

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

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

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on August 17, 2022 to consider the sketch plan application for Salmo Trutta Major Subdivision, and made findings as follows:

1. A Major Subdivision Permit Application, including payment, was received on June 9, 2022;
2. The applicants request approval to vacate and re-subdivide Lot 20A of the Amended Plat of 4 Star Subdivision (Lot 20) into two 5.06-acre lots, each for residential use;
3. Applicable Regulations are the *Park County, Wyoming 2015 Development Standards and Regulations* adopted September 15, 2015;
4. This subdivision meets the requirements for classification as a Major Subdivision;
5. The subdivision is located in a General Rural 5-Acre (GR-5) zoning district;
6. The lots are configured to conform to the GR-5 zoning district where they are located;
7. Ownership of the original Lot 20, 4 Star Subdivision is affirmed by 1) Quitclaim Deed dated May 22, 1991 from David P. Swope to Mary Ann Swope (Wife) and David P. Swope (Book 192, Page 835), and 2) an Order Approving Final Report, Inventory, Accounting, Petition for Approval of Statutory and Extraordinary Fees, and Request for Distribution and Final Discharge dated February 26, 2021 to set over any and all interest of David Preston Swope in Lot 20 of the 4 Star Subdivision to Mary Ann Swope (Document 2021-1602), resulting in all interest of the original Lot 20 of the 4 Star Subdivision to vest in Mary Ann Swope;

8. Ownership of the lands in Lot 20A of the Amended Plat of 4 Star Subdivision outside of the original Lot 20 of 4 Star Subdivision is affirmed by Affidavit of Survivorship dated September 1, 2020, executed and sworn to by Mary Ann Swope, stating that the property was held as husband and wife as tenants by the entirety with right of survivorship by David P. Swope and Mary Ann Swope and on August 3, 2020, David P. Swope passed away, evidencing that by operation of law, title in the lands is now owned solely by Mary Ann Swope;
9. The property is described as Lot 20A of the Amended Plat of 4 Star Subdivision (Lot 20) in Book "P" of plats, Page 171, Park County, Wyoming;
10. The proposed subdivision is located approximately four miles southwest of Cody at the terminus of Moonlite Drive;
11. Surrounding land uses are primarily residential and agricultural;
12. Both proposed lots are developed with a residence and accessory structures. The topography is relatively flat with a gentle slope from south to north;
13. This property is not located within one mile of a municipality; therefore, a municipal review request is not required;
14. Public notice requirements have been met;
15. Relevant agencies were notified on July 25, 2022;
16. Rocky Mountain Power currently provides power to proposed Lot 1 and Lot 2;
17. United States Postal Service is able to provide mail service;
18. Park County Fire District #2 is able to provide fire protection to the proposed subdivision;
19. Park County School District #6 was notified and responded that school bus service is available;
20. TCT has terrestrial wireless available in this area and can possibly provide internet and VOIP phone service to this location, depending upon line of site and tower availability;
21. Cody Canal Irrigation District indicated there is a 120-foot easement along the main canal and an easement for the Swope property to the north will be needed;
22. A water distribution plan is required;
23. The applicant has proposed domestic water service from Northwest Rural Water District, and the District currently has the capacity to serve proposed Lot 2 and currently serves proposed Lot 1;
24. Northwest Rural Water District stated the landowner will first have to petition the NRWD Board to modify its boundaries to include the north halves of the proposed subdivision;

25. Park County Weed & Pest determined a Long-Term Noxious Weed Management Plan will be required;
26. Cody Conservation District has provided a soils report and have concerns regarding development on the southern portion of the lots due to flooding, depth to saturated zone, seepage and slow water movement characteristics of the existing soils;
27. Park County Treasurer states property taxes are paid in full;
28. Wyoming Department of Environmental Quality provided agency contacts and information for permitting associated with various construction activities;
29. Wyoming Game & Fish has wildlife concerns with the recent uptick in proposed subdivisions and offered their standard recommendations for subdivisions;
30. Black Hills Energy stated they have the capacity to serve the subdivision from an existing main running north - south along Sunburst Drive;
31. Wyoming Department of Environmental Quality has determined that a DEQ Chapter 23 Subdivision Review (governed by W.S. § 18-5-301 - 315) will not be required;
32. Since the DEQ has declined to evaluate wastewater system adequacy, review of the proposed subdivision will be subject to standard wastewater requirements for simple and minor subdivisions;
33. The Park County Small Wastewater Administrator has determined that conventional septic systems will likely be sufficient;
34. Park County Public Works has been notified but a response has not yet been received;
35. No public comments have been received;
36. Application submission requirements for sketch plan have been met;
37. Access is from Moonlite Drive and will be shared by proposed Lot 1 and Lot 2;
38. Proposed Lot 1 and Lot 2 will have separate driveways;
39. An easement across Lot 1 for access and a driveway to benefit Lot 2 is proposed;
40. Solid waste disposal services are available from private service providers;
41. The proposed subdivision is subject to the Covenants as amended, of the 4 Star Subdivision;
42. Agricultural impacts to the subdivision have been addressed, as well as impacts of surrounding agricultural activities on the subdivision;
43. No stream or river passes within or adjacent to the subdivision;

44. Rocky Mountain Power is currently serving both of the proposed Lots, therefore service has been made adjacent to each lot;
45. Natural Gas is not within 400 ft. of the proposed subdivision, therefore it will not be required to be stubbed to each lot;
46. The applicant will be required to provide Northwest Rural Water District service to proposed Lot 2;
47. A Subdivision Improvements Agreement is required for this subdivision;
48. Lot standards have been met;
49. No new roads, sidewalks, street lighting, alleys or open spaces are proposed;
50. This subdivision is not located in an overlay district;
51. Hazardous conditions such as landslides, rock falls, polluted or danger from fire or explosion or other hazardous features on the property are not known.

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 the Salmo Trutta Major Subdivision, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. The Cody Canal Irrigation District must be provided a water distribution plan for their review and recommendations prior to preliminary plat review;
3. The applicant shall submit evidence that water service has been secured from Northwest Rural Water District for proposed Lot 2 prior to preliminary plat review;
4. An approved Long-Term Noxious Weed Management Plan must be submitted to the Planning and Zoning Department prior to final plat review;
5. The applicant shall provide a response from Park County Public Works to the Planning and Zoning Department prior to preliminary plat review;

6. The applicant shall reference the existing Covenants for 4 Star Subdivision, as Amended, together with their recording information on the Final Plat;
7. A Subdivision Improvements Agreement will be required to address installation of utilities (ex. Water and Gas) prior to Final Plat Review with the Board of County Commissioners; and
8. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 17th day of August, 2022.

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

ATTEST:



Kimberly Brandon-Wintermote, Chair



Jennifer Cramer, Planner I



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, August 17, 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 July 20, 2022 meeting.

REGULAR AGENDA

[PUBLIC HEARING – Gillett North MS-66 Sketch Plan](#)

[PUBLIC HEARING – Diamond View Ranch SUP-240](#)

[PUBLIC HEARING – Merit Energy SUP-242](#)

[PUBLIC HEARING – Salmo Trutta Major Sketch Plan](#)

OTHER BUSINESS

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

ADJOURN

PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
August 17, 2022

		Gillett North MS-66 Sketch Plan	
		Diamond View Ranch SUP-240	
		Merit Energy SUP-242 (Elk Butte Comm Tower)	
		Salmo Trutta Major Sketch Plan	
	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Jesse Blankenship	u	yes
2	Jessie Blankenship	Diamond View	yes
3	Mark Barringer	Merit Energy	yes
4	JOEL JOHNSON	MERIT ENERGY	NO
5	Megan Murphy	4 star subdivision	NO
6	RUSTY SLOUGH	DON GILLET	IF NEEDED
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PLEASE SIGN IN
PLANNING and ZONING COMMISSION
REGULAR MEETING
August 17, 2022

	Gillett North MS-66 Sketch Plan
	Diamond View Ranch SUP-240
	Merit Energy SUP-242 (Elk Butte Comm Tower)
	Salmo Trutta Major Sketch Plan

	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	NICHOLAS HUMMEL	SALMO TRUTTA	IF NEEDED
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