

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
December 8th 2022

I. ROLL CALL: A special meeting of the Sublette County Planning and Zoning Commission was held in the Lovett room of the Sublette County Library and was called to order at 6:02 pm. Chairperson, Chris Lacinak chaired the meeting.

Members Present: Maike Tan, Ken Marincic, Pat Burroughs, and Chris Lacinak

Members Absent: Blake Greenhalgh

Staff Members Present: Sublette County Planner, Dennis Fornstrom, Associate Planner, Tess Soll, and Deputy County Attorney, Clayton Melinkovich

Staff Members Absent: None

II. Amendments to the Agenda: None

III. New Business: None

Agenda Item #1. Continued discussion on the proposed amendments to Chapter 1 and Chapter 4, of the Sublette County Zoning and Development Regulations.

This was the only agenda item and focused solely on public comment on the proposed Zoning Regulations. The chapters discussed were Ch.1 and Ch. 4

Approximately 10 people attended in person and approximately 12 people attended via zoom. A summary of comments is as follows:

Melissa Harrison- supported the engagement of a consultant, organization of the special meetings, gave feedback on the definitions such as customarily, incidental, and Guest Ranch, and would like to see the Planner's Dictionary used, and generally commented on developments in the Bondurant area.

Carla Bird- would like to see more transparency with the BOCC and asked where to find the current regulations online

Marilyn Filkins- would like a red-lined copy online and had general concerns with recent developments in Bondurant.

Rick Johnson- representing the Green River Ranches HOA had comment regarding Plat Amendments and stated he is working with Clayton on a proposal for platted Sub. Div. roads to be dedicated to the public in the future and felt the delineation between home business and home occupation was good for the residents of Green River Ranches.

Joy Ufford- gave feedback on the clarity of definitions such as tiny homes (not in the regs) mobile and manufactured homes, home occupations, home business and would like to see more support for small ag operators in the regulations. Had several concerns regarding working ranches developing guest ranches and the logistics with that, voiced heavy concern to protect working ranches, and had questions regarding the powers of the BOCC.

Bettina Sparrow- commented on the overall clarity of the proposed regulations and the current ones being poor and confusing and feels the proposed regulations do not support the comp plan. Made general comments related to the character of county residents with proposed ideas to engage residents better.

Tia Leo- felt neighborhood notices should have a wider radius (maybe 2 miles) so that more people would be notified of developments, would also like to see a sub-category for light industrial when in close proximity to residential and felt that respect for old and new property owners should be equal and made general comments on the definition of Guest Ranch.

Steve Robertson- had issues with the definitions of home business and Guest Ranch and would like Working Ranch to be defined.

Dan Bailey- Has general concerns with the pattern of development in the county, specifically in Bondurant and guest ranches, and asks about the possibility of creating a listserv for these meetings and also asked definitions be made for customarily, incidental, public facilities, and private facilities. Felt that development for guest ranches must have a primary Ag use first and would like the activities for guest ranches not to disturb surrounding neighbors.

Molly Nemetz- commented on Public Facility and Guest ranch definitions. Used Planner Dictionary for reference.

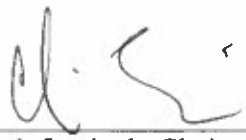
Lisi Krall- commented on the vagueness of definitions for Guest ranch and Resort and the importance of clarity. Made some general comments regarding natural guest ranch activities versus resort activities. Ideas of what may or may not be included with either operation.

V. Old Business: None

VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak at p.m.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING


Chris Lacinak, Chairman

Attest:


Dennis Fornstrom, Sublette County Planner

***** Please note that a digital audio recording of the meeting is available at the Planning and Zoning Office and online by going to the Sublette County Website. These minutes are a written summation of the meeting.**