

# Sublette County, Wyoming Planning and Zoning Commission Official Minutes

Sept. 16th, 2021

The regularly scheduled meeting of the Sublette County Planning and Zoning Commission was held in the Commissioner's Room of the Sublette County Courthouse on this date. Present were Sublette County Planner Dennis Fornstrom, Assistant Planner Alan Huston. Commissioners Blake Greenhalgh was absent and Maike Tan acted as Chairman. Pat Burroughs, Chris Lacinak and Ken Marincic and Clayton Melinkovich were present. Members of the public numbered two: Chauncey Goodrich and Roy Dewitt.

Maike Tan called the meeting to order at 6:00 PM. and welcomed everyone to the evening meeting. Comm. Tan requested a motion to approve the August minutes.

## **First order of business:**

Minutes of the Aug. 19th, 2021 meeting were approved unanimously with a motion by Pat Burroughs and a second by Chris Lacinak. Motion carried unanimously.

## **Items on the agenda were introduced by the Comm. Tan as follows:**

### **Agenda Item #1.**

Item #1 was a request for a vacation of subdivision road and utility easement requested by Mark and Regina Anselmi. Mr. Fornstrom expanded upon the request and noted no opposition was forthcoming. Brief questions and comments were addressed from the board regarding particulars which seemed to have no repercussions to any party excepting the applicant.

## **Action # 1**

Comm. Marincic made a motion to approved the applicant's request as recommended by staff. Comm. Burroughs seconded the motion. Motion carried unanimously.

### **Agenda Item #2.**

Comm. Tan introduced Mr. Goodrich's request seeking an amendment to the County regulations regarding signs and the current development standards. Mr. Fornstrom spoke to the nature of the request, noting the current prohibition of off-premise signage and the overlapping WYDOT guidelines also in force. Mr. Fornstrom indicated much of the history of the regulation mirrored state and federal signage efforts. Many of the signs that exist today trace their existence to this era and remain permitted. The applicant's proposal was two-fold; (1) deletion of off-premise prohibition and amended to permit such signs within ten miles of incorporated areas if use was for promotion of locally owned businesses, and (2) increase in size limits for local real estate signs.

Mr. Goodrich spoke regarding his proposal. He was unaware of the off-premise prohibition when placing a sign at the location noted, (pending the outcome of his proposal he has been allowed to maintain his sign location, but lacking any regulatory change, the sign will be removed). While generally supportive of sign limitations along remote highways Mr. Goodrich felt commercial signage approaching populated areas was helpful to all in identifying services. Some clarification regarding availability of signage leases on the Town of Pinedale's airport property was given.

The size, location and quantity of signs that could be forthcoming with a change to regulations was an expressed concern of all commissioners. Options ranging from a workshop, denial or tabling the matter were entertained. Mr. Melinkovich spoke to the regulation of speech, commercial speech in particular.

## **Action # 2**

It was motioned by Comm. Burroughs to table the applicant's request pending further analysis/information to be performed by staff. Comm. Marincic Seconded the motion. Motion carried unanimously.


**Agenda Item #3.**

Comm. Tan introduced the matter of forthcoming amendments. As advertised the Planning and Zoning Board discussed proposed amendments to the resolution. Mr. Huston presented several topics for consideration. Possible changes to the definitions such as accessory use and accessory structure were among those discussed. In addition, the term Accessory Dwelling Unit was introduced, possibly replacing the existing use of "guest house or cabin". Non-conforming parcels which fail to meet the minimum site area was also discussed.

No particular action was taken, in what is sure to be an ongoing and lengthy process.

There being no other business, Comm. Tan adjourned the meeting at 8:39 P.M.

PLANNING AND ZONING COMMISSION  
SUBLETTE COUNTY, WYOMING

  
Marke Tan, Co-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.