

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
March 30th, 2023

I. ROLL CALL: A special meeting of the Sublette County Planning and Zoning Commission was held in the Commissioners Room of the Sublette County Court House and was called to order at 6:09 pm by Chairperson, Chris Lacinak.

Members Present: Blake Greenhalgh, Ken Marincic, Pat Burroughs, and Chris Lacinak

Members Absent: Maike Tan

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

Staff Members Absent: None

II. Amendments to the Agenda: None

III. New Business: None

IV. Public Hearings: None

Agenda Item #1. Discussion of Ch. 6 Conditional Use & Ch. 7 Variance

***Carrie over of Ch. 10 Family Division & Ch.11 Floodplain Management and Ch. 3**

*Approximately 4 members of the public present in the room. Approximately 5 members of the public on Zoom.

Comments for Ch.10 Family Division. Comm. Burroughs asks Mr. Fornstrom to dive deeper into this chapter for clarity, specifically boundary line adjustments and time-frames to initiate divisions.

Comments for Ch.11 Floodplain Management. No comments

Comments for Ch. 3 consisted of cap for events on Guest Ranches, how to delineate a commercial business in A-1 zoned land, use of conservation property in the density calculation for guest ranches, limit activities to things that are relevant to ranching, size thresholds for guest cabins and no kitchen facility,

Mr. Fornstrom summarized changes that have been made to this section and directs Comm. Lacinak to the green text representing those changes. Comm. Burroughs questions Mr. Fornstrom regarding the lined out "single ownership", dark skies definition & light pollution, and limiting ppl specifically for guest ranches hosting events.

Mr. Bailey would like to revisit landing strips; commercial vs private, and more discussion on Ag PUDs. Comm. Lacinak would also like more clarity on landing strips and being "grandfathered" in.

Comment for Ch. 6 CUP consisted of Comm. Burroughs would like CUPs to be on contiguous parcels, and would also like a system in place to limit or prohibit negotiations with the applicant and commission at public hearings.

Mr. Bailey would like a mechanism for the applicant to engage experts for specific application issues and be required to pay for the costs and would like applications/reports posted on the county website, has an issue with the word significantly vs. materially injurious, Sec. 9 lapses and the stated time frame.

Kyle Odderman suggests objective measures of major and minor for example, major vs. minor developments for example, pertaining to CUP applications, and clarity on 'vicinity' who is an adjacent landowner and how can we make that more objective verse subjective.

Comment for Ch.7 Variance consisted of a brief discussion around why current property owners would be subject to conditions of the property that were in place by the previous owner, reason from the time frame of 6 months for a lapse. Mr. Bailey suggests that variance should not be granted purely for economic purposes.

V. Old Business: RFP for Consult on the Zoning Regulations. Comm Lacinak would like more clarity from Mr. Fornstrom regarding the RFP process.

Next public workshop is on May 4th

Agenda items for regular meeting on April 20th. If time permits discuss by-laws and regulation revisions on Ch.1.

VI. General Public Comment:

Kyle Odderman comments on the RFP discussion with regard to public comment on the final draft.

Dan Bailly asks the time frame for comment on the final document

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak at 8:45 p.m.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING



Chris Lacinak, Chairman

Vile 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.**